

PORT COMMISSION REGULAR SESSION MEETING**WEDNESDAY, SEPTEMBER 14, 2022, 7:00 P.M. AT PORT ADMINISTRATIVE OFFICE**

AGENDA

- A. ROLL CALL** Executive Director Klaas
- B. PLEDGE OF ALLEGIANCE** Commissioner Weast
- C. AGENDA CORRECTIONS OR ADDITIONS** Executive Director Klaas
- D. 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*
- E. ACTION REQUIRED FROM EXECUTIVE SESSION**
- F. PUBLIC COMMENT OR QUESTION**
- G. UPCOMING MEETINGS/EVENTS**
- September 16, 2022: Executive Director Klaas on KODL Coffee Break
 - **October 12, 2022: Port Commission Regular Session Meeting**
- H. ACTION ITEMS**
1. August 3, 2022, Special Session Meeting Minutes
 2. August 10, 2022, Regular Session Meeting Minutes
 3. August 25, 2022, Special Session Meeting Minutes
 4. August 2022 Financial Reports Treasurer Coburn
- I. REPORTS**
1. Staff Report Executive Director Klaas
 2. Committee Reports
 - Community Outreach Team Commissioner Weast
 - Urban Renewal Commissioner Coburn
 - Chamber of Commerce Commissioner Griffith
 - Dufur Commissioner Wallace
 - Wasco County EDC Executive Assistant Toepke September meeting postponed
- J. 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*
- K. ACTION REQUIRED FROM EXECUTIVE SESSION**
- L. COMMISSION CALL**

PORT OF THE DALLES AGENDA ITEM

MEETING DATE September 14, 2022

ACTION ITEM H-1.) August 3, 2022, Special Session Meeting Minutes

STAFF RECOMMENDATION Approve August 3, 2022, Special Session Meeting Minutes
as presented

PORT OF THE DALLES COMMISSION
Special Session Meeting Minutes
Wednesday, August 3, 2022, 3:00 p.m.
Video Conferencing, The Dalles, Oregon

The Special Session Meeting of the Port Commissioners was called to order by President Greg Weast at 3:00 p.m.

ROLL CALL Executive Director Klaas

- **COMMISSION** Greg Weast, Robert Wallace, Staci Coburn, David Griffith, John Willer
- **STAFF** Andrea Klaas, Executive Director; Bill Dick, Attorney
 - **ABSENT STAFF** Jennifer Toepke, Executive Assistant
- **GUESTS** Angie Wilson, Owner/Operator, The Dalles Marina, LLC
- **MEDIA** Alana Lackner, Columbia Gorge News

PLEDGE OF ALLEGIANCE President Weast

AGENDA CORRECTIONS/ADDITIONS None

ACTION ITEMS

1. **Resolution #22-005 Declaring an Emergency and an Exemption from Competitive Bidding for Containment and Cleanup of The Dalles Marina due to a Fire on August 1, 2022**
M/S. Coburn, S/D. Griffith Motion Approved Unanimously

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 3:12 p.m.

PORT OF THE DALLES:

ATTEST:

Greg Weast, President
Board of Commissioners

David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED: September 14, 2022

Prepared by: Jennifer Toepke, Executive Assistant

RESOLUTION 22-005

PORT OF THE DALLES
COMMISSION

A RESOLUTION DECLARING AN EMERGENCY AND AN EXEMPTION FROM COMPETITIVE BIDDING FOR CONSULTATION, CONTAINMENT AND CLEANUP ACTIVITIES REGARDING THE DALLES MARINA

WHEREAS, on August 1, 2022 in the early evening, a fire occurred on Finger B of The Dalles Marina (“Marina”).

WHEREAS, The Port of The Dalles owns the Marina.

WHEREAS, the fire burned boathouses and their contents to the waterline.

WHEREAS, the destruction of the boat houses has caused burned construction materials and household materials, including plastics, cleaning products, paint/stains, boat maintenance chemicals, batteries, gasoline, and damaged fuel containers, to fall into the waters of the Marina.

WHEREAS, DEQ has directed that the Port take containment and cleanup action to prevent the spread of the spill to public waters, groundwater or soils beyond the original spill site.

WHEREAS, OAR 340-142-0030 requires that the “person owning or having control over the oil or hazardous material” must “undertake every reasonable method to stop the spill and contain the oil or hazardous materials,” “arrange for properly trained and equipped personnel or contractor to stop any continuing release and manage the specific material spilled,” and “must clean up the spill or release, and take steps to mitigate any threatened spill or release of oil or hazardous materials.”

WHEREAS, The Port of The Dalles retained Advanced Underwater Systems to provide the initial consultation, containment and its ongoing measures as may be needed.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The Port of The Dalles approves and adopts the attached Findings in Support of this Resolution.

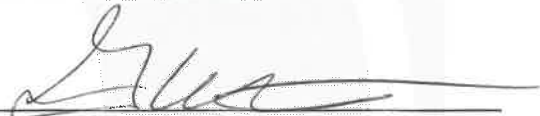
Section 2. The Port of The Dalles hereby declares that emergency circumstances exist that require prompt execution of a public contract for emergency consulting, containment and cleanup, salvage, and disposal work for the cleanup of the Marina. The fire has caused an emergency condition that may result in the release of petroleum products and other hazardous materials into the waters of the Marina (the “Release”). The presence of these substances require an immediate response, containment and cleanup action by the Port of The Dalles.

Section 3. The Port of The Dalles finds that it may enter into public contracts for the consultant and contractor without competitive bidding because it has been ordered to contain and clean up oil or hazardous waste pursuant to the authority granted the DEQ and this order necessitates the prompt establishment and performance of the contracts in order to comply with the statues regarding containment and cleanup of spill or release of oil or hazardous materials.

Section 4. The emergency caused by the fire and Release requires the Port of The Dalles to immediately procure the services of a qualified contractor to perform the services of consultation, containment, cleanup, salvaging and disposal of the potential sources of the Release. The Port of The Dalles has selected per the Findings adopted hereby, the contractor, Advanced Underwater Systems as the contractor who is deemed best able to timely start and complete the required emergency work in an economical manner. The Port of The Dalles will negotiate directly with the selected contractor on the terms of the contract.

PASSED AND APPROVED BY THE PORT COMMISSION THIS THIRD DAY OF AUGUST, 2022

PORT OF THE DALLES

By 
Greg Weast, President
Board of Commissioners

ATTEST:

By 
David A. Griffith, Secretary
Board of Commissioners

PORT OF THE DALLES COMMISSION
SPECIAL MEETING (August 3, 2022)
FINDINGS IN SUPPORT OF RESOLUTION NO. 22-005

(A)

Emergency Exemption from Competitive Bidding for Consultation, Containment and Cleanup in the Marina

(B)

Oil and Hazardous Materials Removal Exemption for Consultation, Containment and Cleanup in the Marina

1. General

ORS 279A.010 defines “emergency” as “circumstances that: (A) Could not have been reasonably foreseen; (B) Create a substantial risk of loss, damage or interruption of services or a substantial threat to property, public health, welfare or safety; and (C) Require prompt execution of a contract to remedy the condition.”

ORS 279C.320 permits entering into contracts for emergency work in accordance with ORS 279B.080.

ORS 279B.080 permits Executive Director to make emergency procurements of services in an emergency.

The Port’s Local Contract Board Rules established exceptions from competitive bidding, including:

Oil or Hazardous Material Removal. In situations where the Port is required by contract or by law, or when ordered by a court of governmental agency, to cleanup oil or hazardous waste, and the circumstances necessitate the prompt establishment and performance of the contract.

The Port’s Local Contract Review Board rules provide in part:

Emergency Contracts. The Port of The Dalles may award public contracts without formal competitive bidding if the emergency conditions require prompt execution of the public contract in accordance with ORS 279B.080..... the Port of The Dalles may by resolution at a regular, special or emergency board meeting, declare the existence of any emergency that requires prompt execution of the contract.

The Port's Local Contract Review Board rules allow the Executive Director to declare the emergency for entering into contracts of initially \$50,000.00 or less and the Port Commission to declare the emergency by Resolutions for contracts over \$50,000.00.

Port's Local Contract Review Board rules also provide

Emergency Procurements

The Port Manager or the Port Manager's authorized designee may award a Public Contract as an Emergency Procurement, in an amount not to exceed \$100,000, using a procurement method that is practicable under the circumstances.

Port's Local Contract Review Board rules also provide:

(j) Oil or Hazardous Material Removal. The Port may enter into public contracts without competitive bidding when ordered to cleanup oil or hazardous waste pursuant to the authority granted the Department of Environmental Quality (DEQ)...and necessitating the prompt establishment and performance of the contract in order to comply with the statutes regarding spill or release of oil or hazardous materials.

2. The Fire and resulting damage prompting emergency action:

On August 1, 2022 in the early evening, a fire occurred on Finger B of the Port's Marina.

The fire burned boat houses and their contents to the waterline. The destruction of the boat houses has caused burned construction materials and household materials including plastics, cleaning products, paint/stains, boat maintenance chemicals, batteries, gasoline, and damaged fuel containers, to fall into the waters of the Marina.

The Port has received Oregon DEQ communication to contain, and remediate this environmental disaster.

The Port retained Advanced Underwater Systems to provide the initial consultation and containment. The Port worked with Advanced Underwater Systems in remediating the effects of the fire in the Marina on July 3, 2021 and knows its work to be excellent, its staff highly qualified and dedicated and its costs reasonable and competitive with any other available options. Costs are anticipated to be saved by acting quickly to get Advanced Underwater Systems into the water and disaster site at/in the Marina and helping the Port meet its statutory and legal obligations in these circumstances. Any delay in doing so would actually be costly and problematic. The Port administration has first hand knowledge of how to handle the issues caused by this fire with the help of a first class consultant and contractor like Advanced Underwater Systems (and aware and knowledgeable of other "such contractors" in the field) all based on first hand experience and knowledge emanating from last year's July Marina fire and its aftermath. Burnt construction

materials from the boat houses and their pre-fire contents continue to be in the waters of the Marina and on the floor of the Marina.

3. The Emergency:

The Port hereby declares that emergency circumstances exist that require prompt execution of a public contract for emergency consulting, containment and cleanup, salvage and disposal work. The fire has caused an emergency condition that resulted in the release of petroleum products and other materials into the waters of the Marina (the "Release"). The continued presence of these substances requires an immediate response and cleanup action by the Port.

The emergency caused by the fire requires the Port to immediately procure the services of a qualified consultant to act as the Port's representative in evaluating the containment and scope of cleanup, salvaging and disposal of potential sources of the Release.

The emergency caused by the fire requires the Port to immediately procure the services of a qualified consultant and contractor to perform the containment, cleanup, salvaging and disposal of the potential sources of the Release. Advanced Underwater Systems is able to immediately work on this contract and saves the Port substantial ongoing costs.

Immediately contracting with the proposed consultant and contractor are imperative to prevent any further releases, to quickly cleanup the Marina, to protect nearby recreational locations and activities, to protect public health, to end as quickly as possible the substantial daily costs of containment, to preserve the Port's limited financial resources.

The Oil Spill and Hazardous Material Cleanup:

The Port finds that it may enter into public contracts for the consultant and contractor without competitive bidding because it has been ordered to clean up oil or hazardous waste by the DEQ necessitating the prompt establishment and performance of the contracts in order to comply with the statutes regarding spill or release of oil or hazardous materials.

PORT OF THE DALLES AGENDA ITEM

MEETING DATE September 14, 2022

ACTION ITEM H-2.) August 10, 2022, Regular Session Meeting Minutes

STAFF RECOMMENDATION Approve August 10, 2022, Regular Session Meeting Minutes
as presented

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, August 10, 2022, 7:00 p.m.
Mid-Columbia Economic Development District Office, The Dalles, Oregon

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

ROLL CALL Executive Assistant Toepke

- **COMMISSION** Greg Weast, Robert Wallace, Staci Coburn, David Griffith, John Willer
- **STAFF** Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant; Bill Dick, Attorney via Video Conferencing
- **GUESTS** Silvan Shawe, Community Philanthropy Manager, Columbia Gorge Food Bank, Oregon Food Bank; Michael Held, North Central Regional Development Officer, Business Oregon; Eric & Angie Macnab, Owner/Operators, The Dalles Marina, LLC

PLEDGE OF ALLEGIANCE President Weast

AGENDA CORRECTIONS/ADDITIONS Meeting location was changed from Port Administrative Office to Mid-Columbia Economic Development District Office due to flooding of Port basement

COMMUNITY PARTNER UPDATE

- **Silvan Shawe, Community Philanthropy Manager, Columbia Gorge Food Bank, Oregon Food Bank** See Meeting Packet Info Sheet & Slide Presentation. Introduction and Overview. Building larger facility to accommodate growth and need. Total project cost \$3.85 million. New facility will be like a community center, a welcoming space: artist painted wall murals; low water landscaping; connection to Riverfront Trail; bus stop. The food bank is supported by Federal and State Funds, but is by no means ever completely funded, sponsors and donors are needed. When construction is completed the Port Commission is welcome to take a tour of the new facility.
- **Michael Held, North Central Regional Development Officer, Business Oregon** Introduction and Overview: Wasco, Sherman and Hood River County's. 11 Regional Development Officer's that cover the whole state. An executive branch of the Governor's Office. 150 employees. \$2 billion biennium budget is now close to \$3 billion due to Federal stimulus. Focus: infrastructure and business development. Infrastructure: water, wastewater, broadband, levy, seismic, industrial land. Business development: global trade, innovation entrepreneurship division, regional solutions – connect partners/businesses to resources, ports programming (Port of The Dalles just applied for funding to pay for 75% of their strategic plan update). Recent projects funded or facilitated: Dog River, MCEDD, Mosier Fire District, Dufur Wastewater Project, The Dalles Downtown Project.

PUBLIC COMMENT OR QUESTION None

UPCOMING MEETINGS/EVENTS Stand as included in Meeting Packet

ACTION ITEMS

1. July 13, 2022, Regular Session Meeting Minutes *Stand as Presented*
2. July 2022 Financial Reports *Stand as Presented*

REPORTS

1. *Concessionaire The Dalles Marina, LLC: Q4/FY 2021-2022 Report Owner-Operator Macnab* Stands as included in the Meeting Packet, plus highlighted: Algae treated once already, going to get it treated again. Installed new security lighting. ASET checked the security cameras after the fire, none of them were damaged. After looking for divers since last October, finally found one and he refloated 20 boathouses and the B Dock. 1 Boathouse sold for \$165,000

and 2 are currently on the market for \$180,000 and \$350,000. MOLO system is working well, electronic signatures were all done on the leases by July 2nd.

2. *Staff Report* Executive Director Klaas Stands as included in the Meeting Packet

3. *Committee Reports*

- *Community Outreach Team* Commissioner Weast Next meeting is on August 26th and Washington, D.C. visit is the week of September 19th
- *Urban Renewal* Commissioner Coburn Alice Cannon resigned from the City of The Dalles effective end of July. She accepted a position with Wasco County parttime and is contracted with the City for a few hours per week. Grants are rolling out this week, there is a single application to complete for all the programs, a lot of money is available!
- *Chamber of Commerce* Commissioner Griffith The board meeting was an introduction to the new board.
- *Dufur* Commissioner Wallace Thanks to Port for coming out to Dufur last month. Was hoping to get a better update from the City of Dufur. Wastewater needs to be addressed, high likelihood of getting big fines from DEQ. ED Klaas and I plan to meet with David Stelzer, he currently has a lot of activity in going on in downtown Dufur. Activities/Events: The Dufur Threshing Bee is back; the parade is this Saturday morning; then the Fair in Tygh Valley; the 8-man Classic Labor Day weekend; Volleyball Tournament; then excited to get the kids back to school!
- *Wasco County Economic Development* Executive Assistant Toepke *Next meeting in September.

REGULAR SESSION ADJOURNED AT 8:22 P.M. & EXECUTIVE SESSION COMMENCED AT 8:22 P.M.

EXECUTIVE SESSION ADJOURNED AT 8:49 P.M. & REGULAR SESSION RESUMED AT 8:49 P.M.

ACTION REQUIRED FROM EXECUTIVE SESSION Execute document moving forward on sale agreement with Elementum Adventure Vehicles M/S. Coburn, S/D, Griffith, Motion Approved Unanimously

COMMISSION CALL Comments of encouragement and support to staff for going through a second fire at the marina.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:53 p.m.

PORT OF THE DALLES:

ATTEST:

Greg Weast, President
Board of Commissioners

David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED: September 14, 2022

Prepared by: Jennifer Toepke, Executive Assistant

PORT OF THE DALLES AGENDA ITEM

MEETING DATE September 14, 2022

ACTION ITEM H-3.) August 25, 2022, Special Session Meeting Minutes

STAFF RECOMMENDATION Approve August 25, 2022, Special Session Meeting Minutes
as presented

PORT OF THE DALLES COMMISSION
Special Session Meeting Minutes
Thursday, August 25, 2022, 12:00 p.m.
Video Conferencing, The Dalles, Oregon

The Special Session Meeting of the Port Commissioners was called to order by President Greg Weast at 12:00 p.m.

ROLL CALL Executive Director Klaas

- **COMMISSION** Greg Weast, Robert Wallace, Staci Coburn, David Griffith, John Willer
- **STAFF** Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant; Bill Dick, Attorney
- **GUEST** Steve Shropshire, Attorney, Jordan Ramis, PC

PLEDGE OF ALLEGIANCE President Weast

REGULAR SPECIAL SESSION ADJOURNED AT 12:03 P.M. & EXECUTIVE SESSION COMMENCED AT 12:03 P.M.

EXECUTIVE SESSION ADJOURNED AT 12:33 P.M. & REGULAR SPECIAL SESSION RESUMED AT 12:33 P.M.

ACTION REQUIRED FROM EXECUTIVE SESSION Port of The Dalles to tender the Marina Fire of 08-01-2022 to The Dalles Marina, LLC, together with appropriate tender letters to lessees, which should have named the Port of The Dalles as second insured. M/J. Willer, S/S. Coburn Motion Approved 4-0

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 12:36 p.m.

PORT OF THE DALLES:

ATTEST:

Greg Weast, President
Board of Commissioners

David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED: September 14, 2022

Prepared by: Jennifer Toepke, Executive Assistant

PORT OF THE DALLES AGENDA ITEM

MEETING DATE September 14, 2022

ACTION ITEM H-4.) August 2022 Financial Reports Treasurer Coburn

STAFF RECOMMENDATION Approve August 2022 Financial Reports as presented

Local Government Investment Pool

- Current Oregon Short Term Fund Rate is 1.90%

General Fund

- Income
 - Nothing unusual
- Expenses
 - Mid-Columbia Economic Development District-Annual Dues: \$3,119.00
 - Number Works Bookkeeping-Consultant Services: \$162.50
 - Rod Huante-Marina (Parking Lot/Launch Ramp/Guest Moorage) Cleanups: \$400.00
 - Oregon Equipment Company-HVAC Maintenance & Spare Part: \$140.80

Marina Fund

- Income
 - Nothing unusual
- Expenses
 - Nothing unusual

Port Development Fund

- Income
 - Nothing unusual
- Expenses
 - Nothing unusual

PORT OF THE DALLES

Account QuickReport

As of August 31, 2022

Cash Basis

Type	Num	Name	Paid Amount
CSB Checking			
General Checking			
Liability Check	EFT	Oregon Dept Revenue	-435.00
Liability Check	EFT	PERS	-848.82
Check	EFT	Ameritas Life Insurance ...	-47.60
Bill Pmt -Check	24857	Bohn's Printing, Inc.	-27.62
Bill Pmt -Check	24858	City of The Dalles	-494.07
Bill Pmt -Check	24859	Elias Lawn Maintenance	-300.00
Bill Pmt -Check	24860	H2Oregon	-8.65
Bill Pmt -Check	24861	MCEDD	-3,119.00
Bill Pmt -Check	24862	Northern Wasco County ...	-216.77
Bill Pmt -Check	24863	Number Works Bookkee...	-162.50
Bill Pmt -Check	24864	Rod Huante	-400.00
Bill Pmt -Check	24865	Sawyer's ACE Hardware	-28.99
Bill Pmt -Check	24866	Simply Clean LLC	-105.00
Bill Pmt -Check	24867	Special Districts Insuran...	-4,566.06
Bill Pmt -Check	24868	Streamline	-75.00
Bill Pmt -Check	24869	The Dalles Disposal	-191.79
Paycheck	24870	Andrea L Klaas	-3,578.45
Paycheck	24871	Jennifer C Toepke	-2,396.21
Deposit			100.00
Deposit			20.00
Liability Check	EFT	Oregon Dept Revenue	-501.00
Liability Check	E-pay	United States Treasury	-1,921.34
Liability Check	EFT	PERS	-885.43
Check	EFT	Verizon Wireless	-103.03
Bill Pmt -Check	24872	Cardmember Service	-789.80
Bill Pmt -Check	24873	Gorge Networks	-165.20
Bill Pmt -Check	24874	Oregon Equipment Com...	-140.80
Paycheck	24875	Andrea L Klaas	-3,578.35
Paycheck	24876	Jennifer C Toepke	-2,234.39
Liability Check	EFT	PERS	-865.60
Liability Check	E-pay	United States Treasury	-1,857.72
Liability Check	EFT	Oregon Dept Revenue	-483.00
Total General Checking			-30,407.19
Marina Checking			
Total Marina Checking			
Port Development Checking			
Deposit			760.00
Total Port Development Checking			760.00
CSB Checking - Other			
Total CSB Checking - Other			
Total CSB Checking			-29,647.19
TOTAL			-29,647.19

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

Cash Basis

	<u>Jul - Aug 22</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	924,904.00	0.0%
Interest from Earnings	2,688.54	5,549.00	48.5%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Launch Ramp & Transient Moorage	536.00	3,000.00	17.9%
Leased Land & Facilities	10,200.00	95,000.00	10.7%
Loan Repayments	0.00	12,000.00	0.0%
Other Income	11,107.29	2,000.00	555.4%
Total Other Resources	21,843.29	4,112,000.00	0.5%
Previously Levied Taxes	139.25	5,000.00	2.8%
Property Taxes	2,249.02	357,666.00	0.6%
Transfer from Other Funds	0.00	200,000.00	0.0%
Total Income	26,920.10	5,605,119.00	0.5%
Gross Profit	26,920.10	5,605,119.00	0.5%
Expense			
Capital Outlay	0.00	4,050,000.00	0.0%
Material & Services	13,040.39	216,000.00	6.0%
Personal Services	45,242.06	330,000.00	13.7%
Transfers & Contingency	0.00	600,000.00	0.0%
Total Expense	58,282.45	5,196,000.00	1.1%
Net Ordinary Income	-31,362.35	409,119.00	-7.7%
Net Income	-31,362.35	409,119.00	-7.7%

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

Cash Basis

	Jul - Aug 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	1,433,744.00	0.0%
Interest from Earnings	4,317.16	8,602.00	50.2%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Land Sales & Contract Interest			
V&G			
Interest	658.38		
Principal	861.62		
Total V&G	1,520.00		
Total Land Sales & Contract Interest	1,520.00		
Loan Repayments			
CGCC	0.00	539,310.00	0.0%
City of Dufur	0.00	39,310.00	0.0%
Total Loan Repayments	0.00	578,620.00	0.0%
Other Income	0.00	5,000,000.00	0.0%
Total Other Resources	1,520.00	9,578,620.00	0.0%
Transfer from Other Funds	0.00	500,000.00	0.0%
Total Income	5,837.16	11,520,966.00	0.1%
Gross Profit	5,837.16	11,520,966.00	0.1%
Expense			
Capital Outlay	0.00	8,500,000.00	0.0%
Material & Services	733.51	390,500.00	0.2%
Special Payments	0.00	3,000,000.00	0.0%
Transfers & Contingency	0.00	400,000.00	0.0%
Total Expense	733.51	12,290,500.00	0.0%
Net Ordinary Income	5,103.65	-769,534.00	-0.7%
Net Income	5,103.65	-769,534.00	-0.7%

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

Cash Basis

	<u>Jul - Aug 22</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	127,956.00	0.0%
Interest from Earnings	627.36	768.00	81.7%
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	627.36	1,628,724.00	0.0%
Gross Profit	627.36	1,628,724.00	0.0%
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	627.36	54,738.00	1.1%
Net Income	627.36	54,738.00	1.1%

PORT OF THE DALLES AGENDA ITEM

MEETING DATE September 14, 2022

REPORTS ITEM I-1.) Staff Report Executive Director Klaas

STAFF RECOMMENDATION N/A

Tree Cut on Port Property along Riverfront Trail

- No updates; the trial has been postponed to November 9-10, 2022

The Dalles Marina

- Fire 08-01-2022 Update
 - Port Staff worked with Special Districts to maximize available coverage to the Port. We believe that our expenses will come in below our insurance limits.
 - Portable office and toilet/wash area were removed.
 - The cleanup was turned over to The Dalles Marina, LLC starting September 6th.
 - There were challenges getting on contractor's schedules to do the cleanup, but as of 09/08/2022 we understand cleanup will begin the end of this week/early next week.
 - Material may be off-loaded at Bernert Barge Lines then hauled to Wasco County Landfill.
 - We are working in conjunction with The Dalles Marina, LLC to return the marina to normal operations as soon as possible.
 - The public boat launch remains open.
- Pikeminnow catches are tapering off as the season winds down. The Dalles basin shows 19,761 total caught this year, but August's total catch was only 177. 2021 yearly total catch was 10,058, so a substantial increase. The top angler in Oregon has received a payout of \$50,210 by catching 4,976 fish!
- 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, and North Wasco County Parks & Recreation does the same for the restrooms.

Business Inquiries

- New State Leads:
 - Project Green Fuel: Green hydrogen and ammonia plant. 177 acres. Will employ 500 people.
 - Project Stamper: Aviation manufacturing. 600,000 square foot building. 1,200 employees
- Other Leads:
 - Yurt company looking for a Pacific Northwest location on a good transportation corridor.
 - Wood products company looking for a location to process lumber.
 - Oregon-China company wants to lease land (then potentially purchase) for their crypto-currency business.

Center for Rural Innovation: The Dalles Technology Center

- MCEDD has hired a coordinator for this program, Kristyn Fix, through a grant from Business Oregon.
- Next event will take place in Maupin, Oregon on September 24th.

Brownfield Coalition Update

- No new information on this, other than to say that it has been quite successful.
- There are 9 properties, with 12 projects that are projected to be completed by the end of the year. Project types are: Phase I Environmental Assessment Survey (1), Phase II Environmental Assessment Survey (6), seismic evaluation (1), Regulated Building Materials survey (4)
- All \$600,000.00 of the Environmental Protection Agency (EPA) grant funds have been committed.
- The coalition is still reviewing applications and adding them to queue, but with the caveat that the project will happen if there are funds available.
- Due to the very strong response to this program the City of The Dalles is working with the EPA to apply for additional grant dollars

Other

- Old Port GMC truck was driven in the Dufur Threshing Bee Parade. Thanks to Tim McGlothlin for driving, and Commissioner Wallace for picking up the truck in The Dalles and delivering it to Dufur.
- Local business Meadow Outdoor Advertising was listed #63 on the Oregon Business 100 Best Green Workplaces in Oregon 2022! [Oregon Business - 2022 100 Best Green Workplaces in Oregon](#)
- President Weast and ED Klaas met with Dan Spatz, Director, Capital Projects and Community Relations, Columbia Gorge Community College, to learn more about a childcare proposal that the college is drafting. Spatz is hoping to create a childcare coalition to discuss ways to tackle this problem. The college has some funds available to get a program started, but they are projecting a \$200,000/year operating shortfall and would like to do a feasibility study to better understand what kind of subsidy is needed and how many enrolled children are needed to break even.
- The Port has applied for a safety grant through Special Districts. Our projects are: install additional security cameras at the Port Office; work with Salvos Training to develop a defense plan for the office and also do some self-defense training.
- ED Klaas met with Katie Franko, Public Affairs. The discussion focused on how Google can help support the CORI/Innovator efforts happening in The Dalles.
- ED Klaas, Tyler Stone, Chief Administrative Officer, Wasco County, and Wasco County Commissioner Hege, met with two representatives from Lockheed Martin to discuss ways Lockheed Martin and the community can work together on projects.
- Power Engineers will be moving on to property on River Trail Way the beginning of October.
- The City of The Dalles has moved off Lot 10 and that lease has ended.