

PORT OF THE DALLES COMMISSION  
Regular Session Meeting Minutes  
Wednesday, April 10, 2024, 5:30 p.m.  
Wasco County Water & Soil Conservation District, The Dalles, Oregon

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

ROLL CALL Executive Director Klaas

- o COMMISSION Robert Wallace, President; Greg Weast, Vice-President; Staci Coburn, Treasurer; John Willer, Secretary; Mary Hanlon, Assistant Secretary/Treasurer
- o STAFF Andrea Klaas, Executive Director; Jennifer Toepke Executive Assistant; Bill Dick, Attorney, Dick, Dick & Corey
- o GUESTS Dan Spatz, City of The Dalles Economic Development Officer; Jill Amery, Wasco County Assessor; Angie Macnab, Owner/Operator, The Dalles Marina, LLC

PLEDGE OF ALLEGIANCE Executive Director Klaas

AGENDA CORRECTIONS/ADDITIONS Executive Director Klaas added an Executive Session <sup>item 4</sup> added after Commission Call.

PUBLIC COMMENT OR QUESTION *None*

ACTION ITEMS

1. March 13, 2024, Regular Session Meeting Minutes: Approved as amended to annually, not monthly: 'Option of Commission Compensation to be reviewed annually at July's Port Commission Meeting' M/S. Coburn, S/M. Hanlon; Motion Approved Unanimously
2. March 2024 Financial Reports *Stand as presented*
3. Move the Five-year Enterprise Zone Abatement Request for 280 Earth Phase II Development to the May 8, 2024, Port Commission Meeting to give the Commission time to review M/G. Weast, S/J. Willer; Motion Approved by a Vote of 4-0: Commissioner Wallace abstained from the vote due to a perceived conflict of interest  
\*At the beginning of this Action Item 3., Commissioner Wallace stated that there may be a perceived conflict of interest because the company he works for received grant money from Google and asked that Vice-President Weast run this portion of the meeting. Vice-President Weast responded that President Wallace should run the meeting, but do not comment. President Wallace asked Port Attorney Dick if that would be okay, and Attorney Dick confirmed that would be fine. (Clarification was also given that Google does not own 280 Earth.)  
\*\*Dan Spatz, City of The Dalles Economic Development Officer and Jill Amery, Wasco County Assessor, gave a presentation and answered many questions from the Commission.
4. Accept Proposal from John's Waterproofing to Waterproof Basement of Port Administrative Office M/G. Weast, S/J. Willer Motion; Approved Unanimously

REPORTS

1. Director's Report Executive Director Klaas *Stands as presented, plus Executive Director Klaas highlighted that she received her certificate of completion for the Cybersecurity Class; the Port received funding through the Gorge Strategic Investment Fund: \$10,000 to do some improvements to the launch ramp, and the \$50,000.00 for the Strategic Business Plan was received from Oregon.*
2. The Dalles Marina, LLC, Q3/FY 2023-2024 Concessionaire Report Owner/Operator Macnab *Stands as presented, plus Owner/Operator Macnab highlighted: Head start on the cleanup getting ready for summer and have requested that some Marina tenants and the Yacht Club make it more presentable, so people are working on that. Would like to update the security system – so there would be no more keys, it would be an app on the phone. Also, would like to move the door on A-Finger so that people can access the Yacht Club only and give more privacy to the owners on A-Finger. Four boathouses are in process of being nearly finished and a boathouse on B-Finger has been put on notice that they must get it repaired, the boathouse wasn't selling, there were some structural issues – it's been fixed now and will be back up for sale soon. One thing that was not included in the report: the fire suppression system will be tested.*
3. The Dalles Community Outreach Team Commissioner Weast *COT met and did a recap of the trip to Washington, D.C.*
4. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn *No report, as there was no meeting.*
5. Wasco County Economic Development Commission Executive Assistant Toepke *No meeting, next meeting is scheduled for June.*
6. Dufur Commissioner Wallace *Crestline is working on redoing the sidewalks for the City. The school-based Health Center is nearing completion, it needs to be open by June this year per the grants. Community One Health is the partner. It was one of the projects on the EDC's Project Priority List.*

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

REGULAR SESSION ADJOURNED AT 6:24 P.M. & EXECUTIVE SESSION COMMENCED AT 6:24 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  
EXECUTIVE SESSION ADJOURNED AT 6:47 P.M. & REGULAR SESSION RESUMED AT 7:04 P.M.

ACTION FROM EXECUTIVE SESSION Authorize President Wallace to sign Country Club Agreement *M/S. Coburn, S/G. Weast; Motion Approved Unanimously*

COMMISSION CALL Commissioner Willer spoke of his international travels, focusing on scouting areas to install water systems to change as many lives as possible for the better. Commissioner Hanlon touched on her continued efforts to move her property development in The Dalles forward. Commissioner Coburn noted that Executive Director Klaas should share her capstone project paper on cybersecurity. Commissioner Wallace visited NW Natural Gas in Sherwood to learn about blending hydrogen.

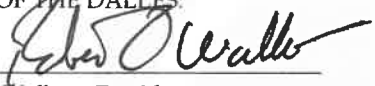
REGULAR SESSION ADJOURNED AT 7:13 P.M. & EXECUTIVE SESSION COMMENCED AT 7:13 P.M.

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

EXECUTIVE SESSION ADJOURNED AT 7:23 P.M. & REGULAR SESSION RESUMED AT 7:23 P.M.

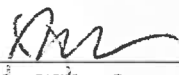
THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, *the meeting adjourned at 7:24 p.m.*

PORT OF THE DALLES:



Robert Wallace, President  
Board of Commissioners

ATTEST:



John Willer, Secretary  
Board of Commissioners

DATE APPROVED: July 10, 2024

Prepared by: Executive Assistant Toepke