



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, JANUARY 8, 2025, 5:30 P.M.
PORT OF THE DALLES 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
- F. UPCOMING MEETINGS/EVENTS
 - February 6-9, 2025: 2025 SDAO Annual Conference: Bend, Oregon
 - February 12, 2025: Port Commission Meeting
- G. CONCESSIONAIRE REPORTS
 - 1. The Dalles Marina, LLC, Q2/FY 2024-2025 Angie Macnab, Owner/Operator
- H. ACTION ITEMS
 - 1. December 11, 2024, Regular Session Meeting Minutes
 - 2. December 20, 2024, Special Session Meeting Minutes
 - 3. December 2024 Financial Reports Commissioner Coburn
 - 4. Secretary of State Corrective Action Plan: Year Ending June 30, 2024
- I. REPORTS
 - 1. Director's Report Executive Director Klaas
 - 2. The Dalles Community Outreach Team Commissioner Weast
 - 3. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn
 - 4. Dock Committee Commissioner Willer
- J. RECESS REGULAR SESSION
- K. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions, and ORS 192.660(2)(h) To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed *Media representatives are instructed not to report or disclose matters discussed in Executive Session
- L. RECONVENE REGULAR SESSION
- M. ACTION REQUIRED FROM EXECUTIVE SESSION
- N. COMMISSION CALL
- O. RECESS REGULAR SESSION
- P. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection *Media representatives are instructed not to report or disclose matters discussed in Executive Session
- Q. RECONVENE REGULAR SESSION

R. ACTION REQUIRED FROM EXECUTIVE SESSION

S. ADJOURN

PORT OF THE DALLES AGENDA ITEM

MEETING DATE January 8, 2025

CONCESSIONAIRE REPORTS
ITEM G-1.) The Dalles Marina, LLC, Q2/FY 2024-2025 Angie Macnab, Owner/Operator

The following report is from Angie Macnab, Owner/Operator, The Dalles Marina, LLC.

Meeting Date: **January 8, 2025**

Subject: **Marina Report for October-December 2024**

Items completed this quarter:

- Continue to do increased Algae removal at the marina
- Winterized water
- Fall and winter clean-up
- Finalized removal of B-1
- Prepared for snow

Projects in Progress:

What's going on at the Marina:

- To date there is one boathouse for sale at the Marina on A Finger.
- There are no spaces for rent in the Marina.

The Dalles Marina
Profit & Loss
October through December 2024

	<u>Oct - Dec 24</u>
Ordinary Income/Expense	
Expense	
Accounting Fees	785.00
Automobile Expense	206.31
Background Checks	96.00
Credit Card Fee	138.40
Insurance Expense	
Liability	2,877.90
Insurance Expense - Other	255.00
Total Insurance Expense	3,132.90
Keys Expense	300.00
Maintenance and Supplies	
Asset for Port	1,825.00
Winter	546.30
Maintenance and Supplies - Other	791.54
Total Maintenance and Supplies	3,162.84
Meals and Entertainment	236.55
Repairs and Maintenance	
Parking Lot	360.00
Repairs and Maintenance - Other	188.18
Total Repairs and Maintenance	548.18
Utilities	
Electricity	579.76
Garbage	463.26
Water	2,776.06
Total Utilities	3,819.08
Total Expense	12,425.26
Net Ordinary Income	-12,425.26
Net Income	<u><u>-12,425.26</u></u>

PORT OF THE DALLES AGENDA ITEM

MEETING DATE

January 8, 2025

ACTION ITEM H-1.)

December 11, 2024, Regular Session Meeting Minutes

STAFF RECOMMENDATION

Approve December 11, 2024, Regular Session Meeting Minutes as presented

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Friday, December 11, 2024, 5:45 p.m.
The Dalles Country Club, 4550 Highway 30W, The Dalles, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by Vice-President Weast at 6:00 p.m.

ROLL CALL Executive Director Klaas

- o COMMISSION Greg Weast, Vice-President; John D. Willer, Secretary; Mary Hanlon, Assistant Secretary/Treasurer (present at 6:05 p.m.)
Absent: Robert Wallace, President
- o STAFF Andrea Klaas, Executive Director; Bill Dick, Attorney, Dick, Dick & Corey
Absent: Jennifer Toepke, Executive Assistant

PLEDGE OF ALLEGIANCE *None*

AGENDA CORRECTIONS OR ADDITIONS *None*

PUBLIC COMMENT OR QUESTION *None*

UPCOMING MEETINGS/EVENTS *Stands as included in meeting packet*

ACTION ITEMS

1. November 14, 2024, Regular Session Meeting Minutes *Accepted as presented*
2. September 2024 Financial Reports Stand as presented *Accepted as presented*
3. October 2024 Financial Reports Stand as presented *Accepted as presented*
4. November 2024 Financial Reports Stand as presented *Accepted as presented*

REPORTS

1. Director's Report Executive Director Klaas *Stands as included in meeting packet*
2. Dock Committee Commissioner Willer *Jerry Meninick is very interested and wants to be kept updated. Grants would seem to be the best way to fund the project. The rest of the initial meetings will be held in January.*
3. The Dalles Community Outreach Team Executive Director Klaas *Stands as included in meeting packet*
4. Wasco County Economic Development Commission Executive Assistant Toepke *Stands as included in meeting packet*

COMMISSION CALL Thanks extended to Port Staff for November's Port Commission Meeting in Dufur and hosting together with President Wallace, a meeting with the Council on Foreign Relations RealEcon Initiative, to discuss challenges and impacts of the federal government's foreign trade policy on business in The Dalles and greater Gorge area.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, *the meeting adjourned at 6:10 p.m.*

PORT OF THE DALLES:

ATTEST:

Greg Weast, Vice-President
Board of Commissioners

John D. Willer, Secretary
Board of Commissioners

DATE APPROVED: January 8, 2025

Prepared by: Executive Assistant Toepke on behalf of Executive Director Klaas

PORT OF THE DALLES AGENDA ITEM

MEETING DATE January 8, 2025

ACTION ITEM H-2.) December 20, 2024, Special Session Meeting Minutes

STAFF RECOMMENDATION Approve December 20, 2024, Special Session Meeting Minutes as presented

PORT OF THE DALLES COMMISSION
Special Session Meeting Minutes
Friday, December 20, 2024, 12:00 p.m.
Virtual Meeting via Zoom

The Regular Session Meeting of the Port Commissioners was called to order by President Wallace at 12:03 p.m.

ROLL CALL Executive Assistant Toepke

- o COMMISSION Robert Wallace, President; Greg Weast, Vice-President; John Willer, Secretary; Mary Hanlon, Assistant Secretary/Treasurer Absent; Staci Coburn, Treasurer
- o STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant; Bill Dick, Attorney, Dick, Dick & Corey

PLEDGE OF ALLEGIANCE Commissioner Willer

AGENDA ADDITIONS *Update on The Dalles Marina as per request of Commissioner Hanlon, added as Agenda Item J. Reports, moving Adjourn to Agenda Item K.*

PUBLIC COMMENT OR QUESTION *None*

REGULAR SESSION ADJOURNED AT 12:06 P.M. & EXECUTIVE SESSION COMMENCED AT 12:07 P.M.

EXECUTIVE SESSION as allowed by ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions *Media representatives are instructed not to report or disclose matters discussed in Executive Session

EXECUTIVE SESSION ADJOURNED AT 12:20 P.M. & REGULAR SESSION RESUMED AT 12:20 P.M.

ACTION FROM EXECUTIVE SESSION Motion to accept staff recommendation that Port of The Dalles accepts the offer to purchase real property from the Port described in the Owner's Sale Agreement and Earnest Money Receipt document, presently signed on behalf of Northwest Natural by Mardi Lyn Saathoff, Senior Vice President, as distributed to Commissioners for this special meeting, for the consideration set forth in that Agreement and subject to all terms and conditions set forth therein. *M/G. Weast, S/J. Willer; Motion passed unanimously by four Commissioners present. *Commissioner Coburn not present in meeting to vote.*

REPORTS

1. Update on The Dalles Marina: Liability to Commission and Property Ownership Executive Director Klaas *The answer to these two points was researched by legal counsel and shared with Port Staff this week. The Port does own the entirety of The Dalles Marina. Further information on both points will be sent to the Commission prior to the next meeting in January.*

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, *the meeting adjourned at 12:23 p.m.*

PORT OF THE DALLES:

ATTEST:

Robert Wallace, President
Board of Commissioners

John Willer, Secretary
Board of Commissioners

DATE APPROVED: January 8, 2025

Prepared by: Executive Assistant Toepke

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	January 8, 2025
ACTION ITEM H-3.)	December 2024 Financial Reports <u>Commissioner Coburn</u>
STAFF RECOMMENDATION	Approve <u>December 2024 Financial Reports</u> as presented

Notable

- Savings
 - Oregon State Treasury Short Term Fund: 4.85%
 - First Interstate Bank Money Market: 4.54%
- Uncommon Fund Activity
 - General Fund
 - ❖ Income
 - Wasco County Property Taxes, Fund Revenue Distribution Period December 1-31, 2024: \$89,515.51
 - Business Oregon/State of Oregon, Office Rent (in Port Administrative Office Building) July-January 2024: \$1,200.00
 - ❖ Expense
 - Columbia River Affordable Portables LLC, Portable Toilet at The Dalles Marina Launch Ramp (restroom closed for the winter): \$335.00
 - Gary Denney Floor Covering, Final payment for new carpet and vinyl installed at Port Administrative Office: \$11,148.90
 - Jordan Ramis PC, Legal pertaining to The Dalles Marina & Waterfront: \$12,128.00
 - Roto Rooter, Inspected and cleaned clogged urinal in The Dalles Marina Launch Ramp Restroom: \$340.00
 - Torres Window Cleaning, Rain gutter cleaning, window cleaning in and out, at Port Administrative Office: \$790.00
 - Two Dogs Plumbing & Drain Cleaning, Inc., Reset toilet at Port Administrative Office: \$283.25
 - Marina Fund
 - ❖ Income
 - None
 - ❖ Expense
 - None
 - Port Development Fund
 - ❖ Income
 - None
 - ❖ Expense
 - Dick, Dick & Corey, LLP, Legal costs related to Port land sales: \$2,215.00

Cash Basis

PORT OF THE DALLES
Balance Sheet by Class
As of December 31, 2024

	<u>General Fund</u>	<u>Marina Fund</u>	<u>Port Development Fund</u>	<u>Unclassified</u>	<u>TOTAL</u>
ASSETS					
Current Assets					
Checking/Savings					
FIB Checking					
General Fund	11,586.18	0.00	0.00	0.00	11,586.18
Marina Fund	0.00	1,275.11	0.00	0.00	1,275.11
Port Development Fund	0.00	0.00	5,285.26	0.00	5,285.26
Total FIB Checking	<u>11,586.18</u>	<u>1,275.11</u>	<u>5,285.26</u>	<u>0.00</u>	<u>18,146.55</u>
FIB Money Market					
General Fund	11,683.45	0.00	0.00	0.00	11,683.45
Marina Fund	0.00	1,034.95	0.00	0.00	1,034.95
Port Development Fund	0.00	0.00	21,736.16	0.00	21,736.16
Total FIB Money Market	<u>11,683.45</u>	<u>1,034.95</u>	<u>21,736.16</u>	<u>0.00</u>	<u>34,454.56</u>
LGIP					
General	2,184,872.23	0.00	0.00	0.00	2,184,872.23
Marina	0.00	202,915.13	0.00	0.00	202,915.13
Port Development	0.00	0.00	4,415,124.95	0.00	4,415,124.95
Total LGIP	<u>2,184,872.23</u>	<u>202,915.13</u>	<u>4,415,124.95</u>	<u>0.00</u>	<u>6,802,912.31</u>
Petty Cash	66.28	28.48	55.24	0.00	150.00
Total Checking/Savings	<u>2,208,208.14</u>	<u>205,253.67</u>	<u>4,442,201.61</u>	<u>0.00</u>	<u>6,855,663.42</u>
Total Current Assets	<u>2,208,208.14</u>	<u>205,253.67</u>	<u>4,442,201.61</u>	<u>0.00</u>	<u>6,855,663.42</u>
TOTAL ASSETS	<u><u>2,208,208.14</u></u>	<u><u>205,253.67</u></u>	<u><u>4,442,201.61</u></u>	<u><u>0.00</u></u>	<u><u>6,855,663.42</u></u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Other Current Liabilities					
Payroll Liabilities	519.91	0.00	0.00	0.00	519.91
Total Other Current Liabilities	<u>519.91</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>519.91</u>
Total Current Liabilities	<u>519.91</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>519.91</u>
Total Liabilities	519.91	0.00	0.00	0.00	519.91
Equity					
Unrestricted Net Assets	1,920,016.29	200,036.33	4,336,400.88	0.00	6,456,453.50
Net Income	287,671.94	5,217.34	105,800.73	0.00	398,690.01
Total Equity	<u>2,207,688.23</u>	<u>205,253.67</u>	<u>4,442,201.61</u>	<u>0.00</u>	<u>6,855,143.51</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,208,208.14</u></u>	<u><u>205,253.67</u></u>	<u><u>4,442,201.61</u></u>	<u><u>0.00</u></u>	<u><u>6,855,663.42</u></u>

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-GENERAL FUND
 July through December 2024

	<u>Jul - Dec 24</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	555,794.00	0.0%
Interest from Earnings	50,219.86	27,790.00	180.71%
Other Resources			
Grants	5,000.00	4,020,000.00	0.12%
Launch Ramp & Transient Moorage	1,869.00	3,000.00	62.3%
Leased Land & Facilities	126,485.00	80,000.00	158.11%
Loan Repayments			
Marina Fund			
Interest	0.00	6,463.00	0.0%
Principal	0.00	78,003.00	0.0%
Total Marina Fund	<u>0.00</u>	<u>84,466.00</u>	<u>0.0%</u>
Total Loan Repayments	0.00	84,466.00	0.0%
Other Income	<u>17,766.47</u>	<u>50,000.00</u>	<u>35.53%</u>
Total Other Resources	151,120.47	4,237,466.00	3.57%
Previously Levied Taxes	5,653.56	5,000.00	113.07%
Property Taxes	408,286.07	448,268.00	91.08%
Transfer from Other Funds	<u>0.00</u>	<u>875,000.00</u>	<u>0.0%</u>
Total Income	<u>615,279.96</u>	<u>6,149,318.00</u>	<u>10.01%</u>
Gross Profit	615,279.96	6,149,318.00	10.01%
Expense			
Capital Outlay	56,553.31	4,250,000.00	1.33%
Material & Services	103,877.34	334,000.00	31.1%
Personal Services	167,177.37	470,000.00	35.57%
Transfers & Contingency	<u>0.00</u>	<u>600,000.00</u>	<u>0.0%</u>
Total Expense	<u>327,608.02</u>	<u>5,654,000.00</u>	<u>5.79%</u>
Net Ordinary Income	<u>287,671.94</u>	<u>495,318.00</u>	<u>58.08%</u>
Net Income	<u><u>287,671.94</u></u>	<u><u>495,318.00</u></u>	<u><u>58.08%</u></u>

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-MARINA FUND
 July through December 2024

	<u>Jul - Dec 24</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	206,233.00	0.0%
Interest from Earnings	5,217.34	10,312.00	50.6%
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	<u>5,217.34</u>	<u>1,716,545.00</u>	<u>0.3%</u>
Gross Profit	5,217.34	1,716,545.00	0.3%
Expense			
Capital Outlay	0.00	900,000.00	0.0%
Debt Service	0.00	84,466.00	0.0%
Transfers & Contingency	0.00	675,000.00	0.0%
Total Expense	<u>0.00</u>	<u>1,659,466.00</u>	<u>0.0%</u>
Net Ordinary Income	<u>5,217.34</u>	<u>57,079.00</u>	<u>9.14%</u>
Net Income	<u><u>5,217.34</u></u>	<u><u>57,079.00</u></u>	<u><u>9.14%</u></u>

Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July through December 2024

	<u>Jul - Dec 24</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	4,353,000.00	0.0%
Interest from Earnings	113,212.59	217,650.00	52.02%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Land Sales & Contract Interest			
V&G			
Interest	1,698.76		
Principal	2,861.24		
Total V&G	4,560.00		
Land Sales & Contract Interest - Other	0.00	2,500,000.00	0.0%
Total Land Sales & Contract Interest	4,560.00	2,500,000.00	0.18%
Other Income	0.00	4,000,000.00	0.0%
Total Other Resources	4,560.00	10,500,000.00	0.04%
Transfer from Other Funds			
General Fund	0.00		
Transfer from Other Funds - Other	0.00	500,000.00	0.0%
Total Transfer from Other Funds	0.00	500,000.00	0.0%
Total Income	117,772.59	15,570,650.00	0.76%
Gross Profit	117,772.59	15,570,650.00	0.76%
Expense			
Capital Outlay	0.00	9,000,000.00	0.0%
Material & Services	11,971.86	415,000.00	2.89%
Special Payments	0.00	2,000,000.00	0.0%
Transfers & Contingency	0.00	400,000.00	0.0%
Total Expense	11,971.86	11,815,000.00	0.1%
Net Ordinary Income	105,800.73	3,755,650.00	2.82%
Net Income	105,800.73	3,755,650.00	2.82%

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	January 8, 2025
ACTION ITEM H-4.)	Secretary of State Corrective Action Plan: Year Ending June 30, 2024
STAFF RECOMMENDATION	Adopt <u>Corrective Action Plan for Secretary of State</u> as presented

Background

Each year Port of The Dalles audit notes have a significant deficiency listed that pertains to Port Staff not having the advanced accounting training necessary to prepare our year-end financial statements. The Oregon Secretary of State Audits Division requires a corrective plan of action to be submitted to them that addresses the audit note. Our response continues to be that it is not cost-effective for the Port to hire additional staff to prepare the financial statements, and because of this, the Port contracts with RTO & Company to both conduct our annual audit and to prepare our financial statements.



January 8, 2025

Oregon State Audits Division
225 Capitol Street NE, Suite 500
Salem, Oregon 97310

RE: Corrective Action Plan

To Whom It May Concern:

A significant deficiency was noted in the 30 June 2024 audit report.

- 2024-1 The Port's accounting personnel do not possess the advanced training that would provide the expertise necessary to prepare the financial statements and related notes in accordance with the modified cash basis of accounting, and therefore may not be able to prevent or detect a material misstatement in the preparation and disclosure of the financial statements. Misstatements in financial statements may include not only misstated financial amounts, but also the omission of disclosures required by the modified cash basis of accounting. Consequently, the District has contracted with RTO & Company to prepare those statements. The staff and management of the District has the necessary skills, knowledge, and experience to take responsibility for the financial statements.
- Corrective action plan: It is not cost effective for the District to hire additional staff nor an independent contractor to prepare the financial statements.

Sincerely,

Robert Wallace, President
Port of The Dalles Board of Commissioners

PORT OF THE DALLES AGENDA ITEM

MEETING DATE January 8, 2025

REPORT ITEM I-1.) Director's Report Executive Director Klaas

Highlights from 2024

January

- Executive Director Klaas started a Cyber Security class offered to governments through Portland State University.
- Executive Assistant Toepke finished her capstone paper for the online eight-week Business Retention and Expansion Course as part of her Oklahoma University Economic Development Institute (OUEDI) course of study. *In November 2023 Executive Assistant Toepke attended her first in person week of the course program, taking the following courses: Credit Analysis (Required Core); Real Estate Development and Reuse (Required Core); CECD Essentials Workshop; and Mentoring Sessions.

February

- 2024 Annual Special Districts Association of Oregon (SDAO) Conference
- Port Administrative Office renovations started - due to flooding - including full waterproofing of basement (renovations finished at end of year)

March

- Executive Assistant Toepke finished her capstone paper for the online eight-week Small Business and Entrepreneurship Course as part of her Oklahoma University Economic Development Institute (OUEDI) course of study.
- The Port hosted Business Oregon Staff to show them available industrial sites in the Port area and to talk about the challenges of limited industrial land
- Contracted with a computer security company to improve the security of the Port's online footprint
- Commissioner Weast traveled to Washington, D.C. as part of The Dalles Community Outreach Team (COT)

April

- Executive Director Klaas completed the Cyber Security class through Portland State University.
- Tour of 280 Earth
- Met with Senator Merkley and Staff on his visit to The Dalles
- Participated in the City of The Dalles downtown parking discussion
- Port Strategic Planning workshop
- Hosted an electric vehicle ride and drive event

May

- Met with the Maritime Administration's (MARAD) regional representative to talk about possible funding for The Dalles Marina Launch Ramp improvements
- Executive Director Klaas Presented to Lions Club
- Turned over The Dalles Community Outreach Team (COT) meeting scheduling and project book development to the City of The Dalles

June

- 2nd Annual Gorge Pitch Fest help at the Granada Theater
- Met with Senator Wyden and Staff at his town hall in The Dalles
- Dufur loan from the Port paid off
- Columbia Gorge Community College loan from the Port paid off

July

- Executive Director Klaas presented to Kiwanis Club

August

- Participated in the City of The Dalles downtown parking discussion
- Joined discussion with the Center on Rural Innovation (CORI). This was a follow-on meeting to the work that was done two years ago that identified ways to support small tech businesses in rural communities like The Dalles.
- Participated in The Dalles COT's planning for the September Washington, D.C. trip

September

- Commissioner Weast and Executive Director Klaas traveled to Washington, D.C. as part of The Dalles COT
- Bernert Barge Lines hosted a tour of their barge facility and newest barge the Nora B
- Dog River Pipeline completion ceremony
- The Port hosted the Oregon Public Ports Association (OPPA) Annual meeting in The Dalles

October

- Entered into an Intergovernmental Agreement (IGA) with Wasco County Emergency Services as part of the Emergency Operations Plan Update
- Executive Director Klaas was a panelist at the Cyber Security conference to discuss the Portland State University Cyber Security class and ways small districts/governments can benefit from lessons learned.
- Executive Assistant Toepke attended her final in person week of OUEI in economic development coursework, specifically attending: Economic Development Ethics; Trends in Economic Development; Politics in Economic Development; Economic Development Marketing and Attraction (Required Core); and Managing Economic Development Organizations (Required Core). She is now eligible to become a Certified Economic Developer (CEd) through the OUEI and International Economic Development Council (IEDC).
- The Port Dock Committee held it's first meeting with Jerry Meninick and Lucy Begay of the Confederated Tribes and Bands of the Yakama Nation

November

- Monthly Port Commission Meeting held in Dufur, Oregon with government and business community partners providing important updates
- 2024 Columbia Gorge Economic Symposium

December

- Port of The Dalles hosted the RealEcon Initiative from the Council on Foreign Relations (CFR) for a meeting with area businesses to discuss how foreign trade policy could affect businesses in our area.

Office

- Executive Director Klaas met with City of The Dalles Planning Director Josh Chandler to talk about steps required to amend permitted business uses in Industrial and Commercial Zones. Specifically looking at including breweries in the Industrial Zone, and distilleries in the Commercial Zones as outright permitted uses. These are allowed conditionally, but since wineries and microbreweries are currently allowed it makes sense to amend the zones to allow these other uses. Executive Director Klaas and Director Chandler will continue to work on this in 2025.
- The year ending 06-30-2024 financial audit has been completed and the Port received another clean audit. A hard copy of the audit will be handed out at the meeting and a special virtual meeting to receive the audit presentation will be scheduled during January.
- The Land Use Application for a minor partition for V&G, LLC has been signed for the replat of the properties. This replat will adjust the common line between two properties 02N-13E28D 2700 & 2800 so that Tax Lot 2800 increases in size by 0.09 acre with the added land located on the east side of the existing building and east to the Riverfront Trail.
- The Poplar Project on the Riverfront Trail has been completed and the Port's attorney will be drafting the new easement and recording it with the Wasco County clerk's office. Bruce Lumper and the Riverfront Trail Board always express their thanks to the Port for their support for the trail in general and this project.

The Dalles Community Outreach Team (COT)

- Congressman Bentz's Oregon staffer, Bern Anders, paid a visit to The Dalles to get additional updates on community projects. Commissioner Weast was able to join the group and represent the Port and its projects.
- Two items that the COT brought to Washington, D.C., had positive outcomes this past month:
 - First, the Columbia Gorge Community College (CGCC) was selected to receive an Environmental Protection Agency (EPA) Community Change Grant for the Columbia Gorge Early Learning Center. The award amount of \$19,990,020.00 is to renovate Chenoweth Middle School. There are additional items that still need to be completed before the contract is awarded, and additional funds that need to be raised, but this is a big step for this project.
 - Second, the COT always promotes the importance of the U.S. Department of Commerce Economic Development Administration's (EDA) programs and the positive impact they have on small communities and ask that the programs be reauthorized and modernized. On December 19, 2024, the US EDA was reauthorized by Congress, through bipartisan legislation, for the first time in 20 years. From the press release:

The U.S. Department of Commerce's [Economic Development Administration](#) (EDA) celebrates its historic reauthorization by Congress, allowing it to continue its legacy of promoting American innovation and competitiveness by providing grants and support to communities across the country. Since 1965, EDA has led some of the nation's most impactful programs to strengthen public works and infrastructure, job creation and workforce development, disaster recovery, and technology and industry advancement. EDA has not been formally reauthorized since 2004. "Reauthorization will allow EDA to continue meeting its mission of ensuring communities across the country have the resources they need to expand economic opportunity, invest in innovation, and recover from disasters. This bipartisan support from Congress will allow EDA to evolve, modernize, and provide the services that communities across the nation need to build resilient, thriving local economies," said U.S. Secretary of Commerce Gina Raimondo. "EDA's investments have helped countless communities invest in their local workers and businesses, and reauthorization means they will continue creating and saving jobs, and bringing new investment to every corner of our country."

From the period of January 2021 through November 2024, EDA was responsible for directing nearly \$6 billion in investments in 3,393 awards across nearly every state and federal territory. These projects are creating or saving more than 554,700 jobs and generating more than \$67.7 billion in private investment. These investments include hundreds of construction projects, creating thousands of good-paying jobs that modernize American infrastructure and support long-term, resilient economic growth.

“The country has changed since EDA was last authorized, with new industries, new challenges, and the residual impacts of a global pandemic and the rising intensity of natural disasters. Over the last 20 years, EDA has evolved to ensure its programs make America’s communities more competitive, resilient, and secure. This reauthorization legislation will allow EDA to continue to meet the moment for generations to come,” said Acting Assistant Secretary for Economic Development Cristina Killingsworth.

Key benefits of EDA’s reauthorization include:

- **Strengthening Tools to Support EDA’s Role in Job Creation and Placement:**
 - Codifies EDA’s role in establishing industry-led workforce training partnerships that invest in innovative approaches to workforce development that will secure job opportunities for Americans.
 - Aligns EDA to better support other key Department of Commerce priorities, including:
 - **Supply Chain and Manufacturing:** including elements of The ONSHORE Act for prospective site development in industries with national security implications
 - **Broadband:** Modernizes EDA’s ability to deliver broadband projects via inclusion of the E-BRIDGE Act
- **Modernizing EDA’s Authorities for Critical Grants and Resource Delivery**
 - Establishes the Office of Disaster Recovery and Resilience: EDA is uniquely positioned to coordinate federal support for regional disaster recovery efforts in partnership with its extensive network of [Economic Development Districts \(EDDs\)](#), [University Centers](#), and other stakeholders in designated impact areas.
 - Adds and modernizes eligibility criteria considerations, allowing for the consideration of additional key statistical factors to support grant making.
- **Improving EDA Operational Efficiency and Transparency**
 - Codifies an EDA definition of pre-development enabling EDA to provide assistance to distressed communities to prepare for much larger infrastructure investments in the future.
 - Permanently enacts EDA’s disaster hiring authority enabling it to quickly respond to meet the needs of future disasters.
 - Formalizes the relationship between EDA and Regional Commissions, increasing efficacy of regional programs.

EDA’s reauthorization is a critical component of the [Thomas R. Carper Water Resources Development Act of 2024](#), which [passed](#) with bipartisan support in Congress.

About the U.S. Economic Development Administration

The mission of the U.S. Economic Development Administration (EDA) is to lead the federal economic development agenda by promoting competitiveness and preparing the nation’s regions for growth and success in the worldwide economy. An agency within the U.S. Department of Commerce, EDA invests in communities and supports regional collaboration in order to create jobs for U.S. workers, promote American innovation, and accelerate long-term sustainable economic growth.

The Dalles Marina

- With relatively fair winter weather conditions in December, the public boat launch ramp and guest moorage have remained quite busy.
- In late December, Aset Advanced Security and Electrical began installing the new security cameras located at the launch ramp restrooms that were destroyed by a hit and run incident in late fall. They finished the hardware installation and software programming in early January. The Port has been contacted by the insurance company of the driver that admitted to the hit and run, they are currently processing the claim. Further, the driver’s legal representation is asking if the Port will agree to a civil compromise agreement; Port Staff is utilizing its annual allotted membership benefit with SDAO (at no charge to the Port) for legal advice on this matter.