

# NEWS

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FOR IMMEDIATE RELEASE  
Contact: Andrea Klaas

Date: October 27, 2016

## Port of The Dalles Commission to Hold Meeting

The Port of The Dalles will hold a Board of Commissioners Meeting Wednesday, November 2, 2016, at the Port Office at 3636 Klindt Dr. The meeting will begin with an Executive Session at 5:00PM. The Commission will dine at the Port Office at 6:00pm.

The meeting will address the main topics as follows (tentative agenda attached):

1. Staff Updates

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**PORT OF THE DALLES**  
November 2, 2016 Meeting Agenda  
5:00PM – Port of The Dalles Office

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. AGENDA CORRECTIONS or ADDITIONS
- D. EXECUTIVE SESSION *(as allowed by ORS 192.660 (2) (2) (f) (h). This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session)*
- E. 6:00PM – DINNER
- F. 7:00PM - RESUME MEETING
- G. VISITOR BUSINESS (For items not already on the agenda)
- H. PORT CALENDAR/EVENTS
- I. ACTION ITEMS:
  - 1. September 21, 2016 Regular Meeting Minutes
  - 2. Financial Reports
- J. STAFF REPORT
  - 1. Director's Report
  - 2. Marketing Update
  - 3. Marina Update
  - 4. Reports of Committees
    - Urban Renewal – Coburn
    - Chamber of Commerce – Griffith
    - Wasco County EDC – Ursprung
    - Community Outreach Team – Weast/Klaas
- K. EXECUTIVE SESSION *(as allowed by ORS 192.660 (2) (2) (f) (h). This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session)*
- L. COMMISSION CALL
  - a. President
  - b. Other Commissioner business

UPCOMING MEETINGS / EVENTS / DATES:

December 14, 2016 - Port Commission Meeting, Port office, 6:00pm (Staff & Family Christmas Dinner)

# November 2016

October 2016

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| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 |    |    |    |    |    |

November 2016

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December 2016

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| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

- Birthdays
- ALK work

| Sunday | Monday                            | Tuesday                          | Wednesday   | Thursday   | Friday   | Saturday  |    |
|--------|-----------------------------------|----------------------------------|---|--|--|---|----|
|        |                                   | 1<br>■ 8:30 AM ALK out           | 2<br>■ 12:00 PM Bob lunch<br>■ 5:00 PM Port Meeting             | 3<br>■ 5:00 AM Chris / Carolyn / Legislators / Bus OR<br>■ 3:00 PM SDAO Nominating Committee | 4<br>■ ... Chris / Carolyn / Legislators / Bus OR  | 5   |    |
|        |                                   | 6-8<br>■ SDIS/SDAO joint meeting |   |  | 9-10<br>■ 12:00 PM GoToWebinar - Driving Without Gas: How Electric Vehicles are Transforming the Education and Workforce Landscape | 11<br>■ ALK Out<br>■ 10:00 AM KODL Coffee Break | 12 |
|        |                                   | 13<br>■ 8:30 AM KHR Radio        | 14<br>■ 9:00 AM CRCC staff report on legal boundary description | 16-17<br>■ OPPA Quarterly Meeting  |  | 18-19   |    |
|        |                                   |                                  |   |  | 24<br>■ 12:00 PM COT   | 25-26   |    |
|        | 27<br>■ 12:00 PM Lunch with Julie |                                  |   |  |  | 30-31   |    |

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# December 2016

| November 2016 |    |    |    |    |    |    | December 2016 |    |    |    |    |    |    | January 2017 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|--------------|----|----|----|----|----|----|
| S             | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  | S            | M  | T  | W  | T  | F  | S  |
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| 13            | 14 | 15 | 16 | 17 | 18 | 19 | 11            | 12 | 13 | 14 | 15 | 16 | 17 | 15           | 16 | 17 | 18 | 19 | 20 | 21 |
| 20            | 21 | 22 | 23 | 24 | 25 | 26 | 18            | 19 | 20 | 21 | 22 | 23 | 24 | 22           | 23 | 24 | 25 | 26 | 27 | 28 |
| 27            | 28 | 29 | 30 |    |    |    | 25            | 26 | 27 | 28 | 29 | 30 | 31 | 29           | 30 | 31 |    |    |    |    |

- Birthdays
- ALK work

| Sunday                  | Monday                              | Tuesday | Wednesday                  | Thursday                              | Friday   | Saturday |
|-------------------------|-------------------------------------|---------|----------------------------|---------------------------------------|--|----------|
| 27<br>12:00 PM LUNCH    | 28                                  | 29      | 30                         | 1                                     | 2  | 3        |
| 4                       | 9:00 AM Oregon Business Plan Summit | 5       | 6                          | 7                                     | 9:00 AM MCEDD Economic Dev Strategy mtg<br>7:00 AM Chamber Econ. Dev<br>10:00 AM IFA Board meeting | 10       |
| 11<br>3:00 PM Imago PDX | 8:30 AM KIHHR Radio                 | 12      | 13<br>5:00 PM Port Meeting | 14<br>11:00 AM Drive OR Board Meeting | 15<br>10:00 AM KODL Coffee Break   | 17       |
| 18                      | 19                                  | 20      | 21                         | 22<br>12:00 PM COT                    | 23   | 24       |
| 25                      | 26                                  | 27      | 28                         | 29                                    | 30   | 31       |

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## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 2, 2016

Subject: I -1.) Meeting Minutes

Background:

- November 2, 2016 Regular Meeting Minutes

Staff Recommendation:

**Motion to approve September 21, 2016 Regular Meeting Minutes as presented**

Fiscal Impact: None

**PORT OF THE DALLES COMMISSION**  
**Regular Meeting Minutes**  
**October 12, 2016**  
**Port of The Dalles**

The Regular Meeting of the Port Commissioners was called to order by President Greg Weast at 7:00PM

**ROLL CALL**

Present: Greg Weast, Mike Courtney, Kristi Timmons, Staci Coburn

Staff: Andrea Klaas, Executive Director; Kathy Norton, Assistant to the Executive Director; Kathy Ursprung, Marketing & Communications; Angie Wilson, Bookkeeper; Bill Dick, Attorney

Guests: Kurt Conger, Phil Scoles, Mark McCavic, AJ Kitts

Pledge of Allegiance: Commissioner Timmons

**AGENDA CORRECTIONS or ADDITIONS**

None at this time

**PUBLIC COMMENT-VISITOR BUSINESS**

None at this time.

**PORT CALENDAR/EVENTS**

Andrea Klaas reviewed the September and October 2016 calendars.

**ACTION ITEMS**

1. **September 21, 2016 Regular Meeting Minutes approved as presented.**
2. **The August 2016 Financials were approved as presented.**
3. **Motion to confirm the Port Commission has reviewed and approved the 2016 SDAO Best Practices Survey. M/K.Timmons, S/M.Courtney. Motion approved unanimously.**
4. **The 2011-2015 Legislative Updates were received and reviewed by the Port Commission.**

**STAFF REPORT**

1. *WM3 Presentation* – Phil Scoles of Terra Science, Inc. presented an Initial Proposal for Tax Lot 2900 Wetland Mitigation Easement. Following discussion President Weast asked WM3 to research further taking into consideration the discussion points and bring the matter back to the Port Commission at its November meeting.
2. *Director's Report* – Andrea Klaas provided full report in meeting packet. Receiving inquiries for building 10K sqft and 5K sqft; have met 3 times with developers interested in the parcel between the greenhouse and Dean Cameron's project; several parties still interested in the old DaKine warehouse; Insitu moving ahead to lease

space in the old DaKine warehouse; State leads continue to trickle in but are for facilities much larger than we can accommodate; met with the Energy Trust to get a better understanding of the energy efficiency programs that might benefit Port businesses. Energy Trust can only participate if natural gas is involved; Greg Walden presented Bob McFadden with a "thank you for your service" in the form of a Congressional Record reading; Oregon Aviation Summits discussed the need for transportation dollars to support Oregon's regional airports; Following up with the DC contacts; Kathy U. hosted a meeting with educators, small businesses, WorkSource Oregon and CGCC to talk about what businesses need for employees and how to partner on mentorship programs; COT will be traveling to Salem this spring and we are gathering State issues to present; Regional Solutions Team met at the Port. I gave a quick update on the state of industrial land here; boathouses are being connected to the new water system and we are testing some approved chemical treatments to reduce the algae in the marina basin; Lockheed contact got back to me about wind turbines and a possible relationship here.

3. *Marketing & Communications Update:* Kathy Ursprung provided full report in meeting packet. Land Marketing – Work continues on permanent signage at Columbia Gorge Industrial Center; work continues with a commercial realtor to find a 10-15 acre site for a tech firm interested in locating in or near The Dalles; Wetlands – Corps of Engineers finally begun work on approval of Regional General Permit application. I am working to respond to a lengthy list of questions related to our application documents; Retention/Expansion – Met with group of local employers, educators and others to discuss ways to enhance local workforce skills; Other – Outreach and discussion with Dufur Chamber of Commerce. First community meeting is scheduled for Thursday, October 27 at Dufur School.
4. *Marina Update:* Kathy Norton provided report in meeting packet. Continuing to work on past due moorage accounts; current water system will be turned off 10/28/2016 for the winter. New system is ready to go, people are getting their double-check back flow valves installed and then being connected to the new system.
5. *Reports of Committees:*
  - a) Urban Renewal – Commissioner Coburn: No meeting
  - b) Chamber of Commerce: Commissioner Griffith: No report
  - c) Wasco EDC – Kathy Ursprung: Nothing new to report.
  - d) COT – Greg Weast/Andrea Klaas: Continuing to work with contacts made on DC trip.

7:45 PM - In to Executive Session

EXECUTIVE SESSION (as allowed by ORS 192.660 (2) (e) (f) (h)) This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.

8:20PM – Back to Regular Session

**DECISIONS FROM EXECUTIVE SESSION**

None

**COMMISSION CALL**

1. President G. Weast: Thanked the Board for meeting with the Google reps. Lots of work to do to explore options.

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:20PM.**

**PORT OF THE DALLES:**

**ATTEST:**

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Greg Weast, President  
Board of Commissioners

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David A. Griffith, Secretary  
Board of Commissioners

DATE APPROVED:

Prepared by: K.Norton



## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 2, 2016

Subject: I -2.) Financial Reports

Background:

- October, 2016 Financial Reports not available because of early meeting date. The Reports will be posted in DropBox when available and approved at the December 14, 2016 meeting.

Staff Recommendation:

Fiscal Impact: None

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 2, 2016

Subject: J -1.) Director's Report

### Background:

NORCOR will be signing 2 leases for the DaKine building this week, with tenancy to start Nov 1. A portion of the building will be used by Insitu and a portion for Google contractors/suppliers for the new project. It is Scott's and my hope that once Insitu is here, they will continue to expand in The Dalles.

The TumA Lum truss building, located on Crates Way, will be changing ownership this week. I am unsure of who the new owner is, but I believe they are one of the logistics companies that supply Google and have been looking for a permanent home.

I have sent an email to Angie Brewer offering that the Port can organize the first meeting about the UGB expansion where the 5 County planners and Krystina Wolniakowski gather to start the discussion. As you know, vacant industrial land is in short supply, and it is in the Port's interest to get this discussion going. I met with Steve Harris, new City Planning Director, and briefed him on the current course of action, which is to develop a process, and will do my best to get him up to speed.

Met with AJ Kitt and Greg Boudreau about the project on the lot adjacent to the greenhouse. They have put together a development timeline for me which I'm incorporating into a Purchase and Sales agreement. They are excited about the prospects of a development in The Dalles and are looking for that next one after they finish the WilsonStreet development.

Dubber Zorza from Hood River Sand and Gravel stopped by to see what land the Port has available. HR Sand and Gravel currently has locations in Hood River, Goldendale, Dallesport and maybe a few sites.

Friend and Regan are working on the Port's audit.

BPA, PUD and Port met at the Port office. The BPA is still working on their site plan, but they have narrowed down the parcel size and easements needed. I had thought that wetlands and power easements would be compatible, but the BPA does not like any encumbrances on their property because they always need access to their lines and towers. BPA should be getting Kurt Conger a drawing that shows the size of their site, and then Kurt and I will work on the compiled drawing that shows Tract C with the wetlands, easements and property requests.

Greg and David joined me on KODL. The conversation revolved around the Urban Growth Boundary expansion and how that might happen, the airport, and State business leads.

Greg W and I have been trying to meeting with PowderPure for a while to check-in and see where they really are. We have been holding land for them, without any financial commitment on their part, and from the V&G discussion, we know where that can lead.

Kathy N and I met with a representative from Oregon Energy Trust to talk about energy efficiency incentive programs for Commercial buildings that have natural gas as utility. There are some pretty good incentives for the right business/project.

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 2, 2016

Subject: J -2.) Marketing & Communication Update

### Background:

#### **Recruitment and Creation**

**Wetlands:** Supporting the Corps of Engineers review of our Regional General Permit application with additional documentation. I am working to respond to a lengthy list of questions related to our application documents.

**Food Businesses:** Touring a selection of food hub-type facilities in the Willamette Valley on Nov. 2, prior to meeting to get an idea of different facility models.

**Industrial Center Entrance:** Work continues on Columbia Gorge Industrial Center entrance. You can see the rock work taking shape at the entrance.

**Land Marketing:** Land inquiries have increased somewhat in the weeks since the Google land announcement. We are working to provide options either locally or regionally. Continuing to meet with Port businesses.

**Business calls:** Continuing to reach out to Port businesses. In the past month, I have called on U.S. Watermaker, Gorge Granite Works and Fix Auto.

#### **Retention**

Working to establish a corps of local employers who can help prepare students to better meet the needs of the workplace. One-on-one mentorships and career internships are being explored. Met with core participants Oct. 28 and develop parameters of mentorships.

#### **Other**

**Dufur Community Visioning:** Meeting was held Thursday, Oct. 27, after this report. Provided a variety of ways for Dufur residents to participate in the process, including small group meetings, comment boxes in four locations, and a Facebook page, which will provide an easily accessed location where residents can coordinate community efforts and share information.

**Regional Planning:** Attending the CEDS Regional Vision and Goals meeting Oct. 27.

**OEDA Conference:** Attended the Oregon Economic Development Association conference at Sunriver Oct. 23-25. Key topics of discussion included workforce readiness, economic development organizations and how to make better use of the regional strategies process.

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 2, 2016

Subject: J - 3.) Marina Update

### Background:

Final draft of the Concessionaire's Agreement transferring Marina Management to The Dalles Marina LLC has been sent to The Dalles Marina LLC for review.

The boathouse owners are working with local plumbers to get the double-check backflow valves installed so they can be connected to the new water system. Jerry has been overseeing the process to ensure the directions from the Water Master are being followed.

There is a trawler in the guest moorage area. The owner is in weekly contact with us. He broke down on the river, was able to safely reach our marina and is now working to get the boat operational.

Jerry will shut the current water system off on Monday, 10/31/2016 for the winter.

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 2, 2016

Subject: J 4.) Reports of Committees

- a) Urban Renewal – Coburn:
  
- b) Chamber of Commerce – David Griffith:
  
- c) Wasco EDC – Kathy Ursprung:
  
- d) COT – Weast/Klaas: