

**PORT COMMISSION REGULAR SESSION MEETING
WEDNESDAY, NOVEMBER 10, 2021, 7:00 P.M.**

AGENDA

- A. ROLL CALL** Executive Assistant Toepke
- B. PLEDGE OF ALLEGIANCE** Commissioner Weast
- C. AGENDA CORRECTIONS OR ADDITIONS** Executive Director Klaas
- D. PUBLIC COMMENT OR QUESTION**
- E. COMMUNITY PARTNER UPDATE** Dr. Marta Cronin, President
Columbia Gorge Community College
- F. UPCOMING MEETINGS/EVENTS**
- November 12, 2021, 10:00 a.m.: KODL Radio Coffee Break with Executive Director Klaas
 - **December 8, 2021: Port Commission Regular Session Meeting**
- G. ACTION ITEMS**
1. October 13, 2021 Regular Session Meeting Minutes
 2. October 2021 Financial Summary: Income & Expenses Treasurer Coburn
 3. Information Security Policy
- H. REPORTS**
1. Staff Report Executive Director Klaas
 2. Committee Reports
 1. Community Outreach Team Commissioner Weast
 2. Urban Renewal Commissioner Coburn
 3. Chamber of Commerce Commissioner Griffith
 4. Dufur Commissioner Wallace
- I. EXECUTIVE SESSION** *as allowed by ORS 192.660(2)(e) Real Property Transactions, ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection, 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*
- J. ACTION REQUIRED FROM EXECUTIVE SESSION**
- K. COMMISSION CALL**

PORT OF THE DALLES AGENDA ITEM

Meeting Date: November 10, 2021

Subject: **G-1.) OCTOBER 13, 2021 REGULAR SESSION MEETING MINUTES**

➤ October 13, 2021 Regular Session Meeting Minutes

Staff Recommendation: **Approve October 13, 2021 Regular Session Meeting Minutes as presented**

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, October 13, 2021, 5:30 p.m.
Video Meeting via Zoom

The Regular Session Meeting of the Port Commissioners was called to order by President Greg Weast at 5:30 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 Angie Wilson, The Dalles Marina, LLC; Debi Ferrer, Protect Oregon's Progress, Climate Action Committee

PLEDGE OF ALLEGIANCE President Weast

AGENDA CORRECTIONS/ADDITIONS None

PUBLIC COMMENT OR QUESTION None

UPCOMING MEETINGS/EVENTS As included in meeting packet, plus Commissioner Griffith may join Executive Director Klaas on KODL Coffee Break on Friday, October 15, 2021

ACTION ITEMS

1. **September 15, 2021, Regular Session Meeting Minutes** were Approved by Consensus
2. **September 2021 Financial Reports** were Approved by Consensus

REPORTS

1. *Concessionaire The Dalles Marina, LLC: Q1/FY 21-22 Report* Owner-Operator Macnab Stands as included in the meeting packet, plus O/O Macnab gave a presentation of their new Marina Management Software, MOLO: Map of Marina, location of boat houses and open moorage, notes, historical data, proof of lease completion, different payment methods, email directly from program, upload hard copies of documents, boathouse and/or vessel insurance notifies when missing or going to expire, variety of associated reports
2. *Staff Report* Executive Director Klaas Stands as included in meeting packet, plus ED Klaas gave an update on the fire cleanup thus far, including a photo/video slide presentation: all of D-dock and its fingers will be removed; Associated Underwater Services (AUS) took the booms over from US Ecology since the cleanup began on Monday, October 11, 2021; explained some facts about how the salvage is conducted, ref divers; info about the crane – like it stops working if the wind reaches 30 mph, tugboat, and spoils barge; NW Maritime Robert Mester is the Project Manager for the Port; there has been no Oregon State Department of Environmental Quality (DEQ) penalty per day applied; hoping to be finished on Tuesday, October 19, 2021. Commissioners' comments/discussion: suggest a press release be ready about the cleanup; plans for rebuilding the dock; Marina must be self-sufficient. Moving on from Marina, update on tree cut on Port property: waiting to hear back from the District Attorney, waiting on bid for replant, intend to pursue not only criminal but civil as well.
3. *Committee Reports*
 - *Community Outreach Team* Commissioner Weast Projects have splintered – need to refocus, which will be on broadband.
 - *Urban Renewal* Commissioner Coburn Not a lot new happening at the last meeting. Brownfield is the concentration. Also, strategic planning, which can be hard to do on Zoom. Work on the old recreation building is moving right along. A lot of great things planned for that area of downtown.
 - *The Dalles Area Chamber of Commerce* Commissioner Griffith Veterans Day Parade and Starlight Parade will happen this year!

- Dufur Commissioner Wallace Was unable to get an update on the wastewater/freshwater system from City of Dufur. There seems to be some movement with business and building owners in downtown: the old Pastime Tavern will be called the Old Dufur Tavern; apartments are being constructed above Kramer's Market; the hardware store put some lumber in stock; plans for the old gas station in the making. The goal is to have more business and activity!
- *Wasco County Economic Development Committee* EA Toepke

COMMISSION CALL

- Appreciation for the detailed report by The Dalles Marina, LLC and for all they do to keep things in order and looking nice down at the Marina.
- Thanks to Port staff for their continued great job.
- The new bus stop across the street from the Port office makes a nice addition to the neighborhood.
- The new facility at Columbia Gorge Community College is impressive.
- Investigate putting a charging station in down at the Marina.

EA Toepke Informed Commission (w/photos) that the wayfinding signs (Travel Oregon Grant) were erected at The Dalles Marina

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 6:18 p.m.

PORT OF THE DALLES:

ATTEST:

Greg Weast, President
Board of Commissioners

David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED: November 10, 2021

Prepared by: Jennifer Toepke, Executive Assistant

PORT OF THE DALLES AGENDA ITEM

Meeting Date: November 10, 2021

Subject: G-2.) OCTOBER 2021 FINANCIAL SUMMARY: INCOME & EXPENSES

- October 2021 Financial Summary: Income & Expenses

Staff Recommendation: **Approve October 2021 Financial Summary-Income & Expenses as presented**

Local Government Investment Pool

- Interest Rate 0.49% (Average Annualized Yield)

General Fund

- Income
 - Northern Wasco County PUD-Weatherization Rebate (Windows): \$1,701.00
- Expenses
 - SDAO-SDAO Membership Dues & OPPA Annual Dues: \$1,367.85

Port Development Fund

- Income
 - None
- Expenses
 - None

Marina Fund

- Income
 - None
- Expenses
 - None

**Port of The Dalles
Account QuickReport
As of October 31, 2021**

Cash Basis

Type	Num	Name	Paid Amount
CSB Checking			
General Checking			
Liability Check	EFT	Oregon Department of R...	-430.00
Liability Check	EFT	United States Treasury	-1,681.24
Bill Pmt -Check	24627	Andrea Klaas	-26.32
Bill Pmt -Check	24628	Bohns Printing	-25.41
Bill Pmt -Check	24629	City Of The Dalles.	-573.49
Bill Pmt -Check	24630	Jennifer Toepke.	-93.36
Bill Pmt -Check	24631	PUD	-202.81
Bill Pmt -Check	24632	Sawyers Ace Hardware	-84.98
Bill Pmt -Check	24633	SDAO	-1,367.85
Bill Pmt -Check	24634	SDIS	-4,555.56
Bill Pmt -Check	24635	Simply Clean LLC	-225.00
Bill Pmt -Check	24636	Streamline	-75.00
Bill Pmt -Check	24637	The Dalles Disposal	-221.68
Paycheck	24638	Andrea L. Klaas	-3,395.94
Paycheck	24639	Jennifer Toepke	-1,904.02
Check	EFT	Verizon	-79.06
Deposit			1,906.00
Check	EFT	Ameritas	-47.60
Total General Checking			-13,083.32
Marina Checking			
Total Marina Checking			
Port Develop. Checking			
Deposit			769.07
Total Port Develop. Checking			769.07
Total CSB Checking			-12,314.25
TOTAL			-12,314.25

PORT OF THE DALLES AGENDA ITEM

Meeting Date: November 10, 2021

Subject: **G-3.) INFORMATION SECURITY POLICY**

➤ Information Security Policy

Staff Recommendation: **Approve Information Security Policy as presented**

Background

SDAO Recommended Policy

PORT OF THE DALLES INFORMATION SECURITY POLICY

Introduction

Port of The Dalles seeks to ensure that appropriate measures are implemented to protect customer and employee personal and sensitive information. This Information Security Policy is designed to establish a foundation for an organizational culture of security.

The purpose of this policy is to clearly communicate the organizations security objectives and guidelines to minimize the risk of internal and external threats.

Compliance

Non-compliance with this policy may pose risk to the organization; accordingly, compliance with this program is mandatory. Failure to comply may result in disciplinary action upto and including termination of employment or business relationships. Management reserves the right to monitor, consistent with applicable laws, all activities within their business environment. The organization will appropriately report violations of State and/or Federal laws and will cooperate with regulatory bodies and law enforcement agencies investigating such incidents.

Privileged Access

Access to the organization's systems and applications above and beyond general user access shall be limited to the IT Manager and key administrators.

Data Backup & Recovery

The organization will conduct regular backups of all critical business data. Full data backups will be performed on a daily basis. Confirmation that backups were performed successfully will be conducted daily. Testing of cloud backups and restoration capability will be performed on a quarterly basis.

Multi-factor Authentication

Multi-factor authentication will be utilized on all systems or services that are external to the organization. This includes email, VPN, and Software as a Service (SaaS).

Endpoint Protection

All organization servers and workstations will utilize an endpoint protection tool to protect systems against malware and viruses.

Firewall with Security Services

The organization will protect the corporate network from the Internet through the use of a firewall with Intrusion Prevention System (IPS) capability.

Email Security

The organization will protect their email system by utilizing antivirus, anti-spam and anti-phishing technologies. The organization will also not utilize email to send or receive sensitive information.

Wireless

The organization's wireless will be setup utilizing two separate SSID's one for organizationally owned devices and another for personal/ guest devices. The password for the corporate SSID will not be shared with end-users and only known by key personnel.

Password Management

The organization will utilize the following password configuration:

- System account lockout threshold: 15 Minutes
- Invalid login attempts before lockout: 3
- Minimum password length: 12
- Maximum password age: 90 days
- Password history: 7
- Password complexity: On

In addition, the organization will educate users on creating/ utilizing secure passwords for systems/ services that can't be controlled by the organization.

Security Awareness Training

The organization's personnel are required to participate in security training in the following instances:

1. All new hires are required to complete security awareness training before being granted system access
2. A formal refresher training is conducted on an annual basis. All employees are required to participate in and complete this training.

Acceptable Use Policy

The organization will require all users sign an acceptable use policy before accessing organizational resources. This policy governs the use of the company resources and covers a wide range of issues surrounding the rights, responsibilities, and privileges – as well as sanctions – connected with computer use. See *Appendix A* for a copy of current Acceptable Use Policy

Asset Management

An inventory of all the organization's hardware and software will be maintained that documents the following:

- Employee in possession of the hardware or software
- Location of hardware or software
- Date of purchase
- Serial number
- Type of device and description

Patch Management

All software and operating system updates and patches will be configured to automatically install. Periodic review will be conducted to ensure all updates and patches are applied to all devices.

Securing Remote Workers

The organization requires all remote users to utilize company owned devices when working remotely.

Mobile Device Management (MDM)

The organization will utilize a tool or service for the administration of mobile devices in the event the mobile device is used to access organizational information (this includes email).

Standard Configuration

The organization will utilize a standard configuration for all endpoints, servers, network devices, mobile devices, and printers. Any changes to the standard configurations will be reviewed and approved by leadership.

Vulnerability Scanning

The organization will ensure all critical external and internal resources have periodic vulnerability scans conducted on them to ensure they are properly configured and updated.

Incident Response

The organization will utilize an incident response plan in the event of cyber related incident. This plan will include at the minimum:

- Essential contact for an incident response service provider, FBI, local law enforcement, cyber insurance company, legal counsel.
- Users' roles and responsibilities.
- Schedule of regular testing of the incident response plan.

Auditing and Logging

The organization will ensure proper logging is enabled on all critical resources. At a minimum the following events will be recorded:

- Invalid Login Attempts
- Creation of New User Accounts
- Escalation of User Privileges

Appendix A – Acceptable Use Policy

Purpose

The purpose of this policy is to outline the acceptable use of computer equipment, email, and internet access at Port of The Dalles. These rules are in place to protect the employee and the company. Inappropriate use exposes the company to risks including virus attacks, compromises of network systems and services, and legal issues.

Scope

This policy applies to both permanent and temporary employees of the organization. This policy applies to all equipment that is owned or leased by the company. This policy is a supplement to the Port of The Dalles Information Security Policy.

General Use

IDs/Passwords:

Access to the organization's IT systems is controlled by the use of User IDs, passwords and/or tokens. All User IDs and passwords are to be uniquely assigned to named individuals and consequently, individuals are accountable for all actions on organization systems and services.

Password Requirements:

- Minimum password length: 12
- Must have a combination of letters, numbers, or special characters.
- If possible, utilize a password manager to create (much stronger) and unique passwords for each service or account.

Individuals must not:

- Allow anyone else to use their user ID/token and/or password on any organizational IT systems.
 - Exceptions to this must be approved by leadership.
- Leave their password unprotected (for example writing it down).
- Leave their user accounts logged in at an unattended and unlocked computer.
- Perform any unauthorized changes to the organization's IT systems or information.
- Attempt to access data that they are not authorized to use or access.
- Exceed the limits of their authorization or specific business need to interrogate the system or data.
- Connect any non-company authorized device to the organizations corporate network or IT systems.
- Insert unapproved media (CD, USB thumb drive, SD card) into corporate devices.
- Store organizational data on any non-authorized equipment, or personnel equipment.

- Give or transfer organizational data or software to any person or organization outside of the organization without the authority of leadership.

Internet and Email Use

Use of the internet and email is intended for business use. Personal use is permitted where such use does not affect the individual's business performance, is not detrimental to the organization in any way, not in breach of any term and condition of employment and does not place the individual or organization in breach of statutory or other legal obligations.

All individuals are accountable for their actions on the internet and email systems.

Individuals must not:

- Disclose employee, client, and other proprietary information which the employee has access.
- Use the internet or email for the purposes of harassment or abuse.
- Use profanity, obscenities, or derogatory remarks in communications.
- Access, download, send or receive any data (including images), which the organization considers offensive in any way, including sexually explicit, discriminatory, defamatory, or libelous material.
- Use the internet or email to make personal gains or conduct a personal business.
- Use the internet or email to gamble.
- Use the email systems in a way that could affect its reliability or effectiveness, for example distributing chain letters or spam.
- Place any information on the Internet that relates to the organization, alter any information about it, or express any opinion about the organization, unless they are specifically authorized to do this.
- Send unprotected sensitive or confidential information externally.
- Forward organizational mail to personal non-organizational email accounts (for example a personal Gmail account).
- Make official commitments through the internet or email on behalf of the organization unless authorized to do so.
- Download copyrighted material such as music media (MP3) files, film, and video files (not an exhaustive list) without appropriate approval.
- In any way infringe any copyright, database rights, trademarks, or other intellectual property.
- Download any software from the internet without prior approval.
- Remove or disable anti-virus software.

- Use unauthorized services on the internet to store or transmit PII. This includes (Dropbox, Google Drive, personal email accounts, etc.)

Email:

To avoid being a victim of malicious software or phishing attack remember:

- Never download or open attachments from unknown recipients.
- Hover over links to determine if the link is legitimate.
- If it's a specific account asking you to sign into an account don't click a link within the email visit the site directly to login.
- Verify sender. Sometimes the best way to do this is call the sender back to make sure they are the ones who initiated the email.
- Never provide personal information. Legitimate companies will never ask for you to provide personal information including passwords in an email.

Clean Desk and Clear Screen

In order to reduce the risk of unauthorized access or loss of information, the organization enforces a clear desk and screen policy as follows:

- Maintaining a "clean desk" or working area throughout the day and ensure there are no confidential documents in open view if absent from their desk for an extended period of time. This will help to ensure that confidential customer information is not inadvertently disclosed.
- Computers must be logged off/locked or protected with a screen locking mechanism controlled by a password when unattended.
- Ensure that paper-based information is appropriately monitored and protected.
- Ensure that all confidential documents are properly locked-up at the end of each business day. Appropriate methods to secure documents include utilizing locking filing cabinets or desk drawers, etc.
- All business-related printed matter must be disposed of using confidential waste bins or shredders.

Working Off-site

It is accepted that laptops and mobile devices will be taken off-site. The following controls must be applied:

- Only equipment approved by the organization may be used to download personal information locally to the device.
- Equipment and media taken off-site must not be left unattended in public places and not left in sight in a car. Lock devices in the trunk out of sight while traveling.
- Laptops must be carried as hand luggage when traveling.

- When outside the office, computers must utilize the organization's VPN before connecting to corporate resources.

Mobile Devices

- Mobile devices such as smartphones and tablets may be used but require approval.
- It is not permitted to save client information locally to a mobile device.
- Mobile devices need to be password protected and encrypted.

Mobile Storage Devices

Mobile devices such as memory sticks, CDs, DVDs, and removable hard drives must be used only in situations when network connectivity is unavailable or there is no other secure method of transferring data. Only authorized mobile storage devices with encryption enabled must be used, when transferring sensitive or confidential data.

Telephone Equipment Conditions of Use

The use of organizational voice equipment is intended for business use. Personal use of voice equipment is allowed but should be limited. Individuals must not:

- Make hoax or threatening calls to internal or external destinations.
- Accept reverse charge calls from domestic or international operators, unless it is for business use.

Actions upon Termination of Contract

All organizational equipment and data, for example laptops and mobile devices including telephones, smartphones, USB memory devices and CDs/DVDs, must be returned to the organization at termination of contract.

All data or intellectual property developed or gained during the period of employment remains the property of Port of The Dalles and must not be retained beyond termination or reused for any other purpose.

Monitoring and Filtering

All data that is created and stored on organizationally owned computers and third-party vendor's systems is the property of Port of The Dalles and there is no official provision for individual data privacy, however wherever possible the organization will avoid opening personal emails.

System logging will take place where appropriate, and investigations will be commenced where reasonable suspicion exists of a breach of this or any other policy. The organization has the right (under certain conditions) to monitor activity on its systems, including internet and email use, in order to ensure systems security and effective operation, and to protect against misuse.

It is your responsibility to report suspected breaches of security policy without delay to the IT department. All breaches of information security policies will be investigated. Where investigations reveal misconduct, disciplinary action may follow in line with the organization's disciplinary procedures.

Signature

I have received a copy of the organization's Acceptable Use Policy as revised and approved by the management. I have read and understand the policy.

(Print your name)

(Signature)

(Date)

PORT OF THE DALLES AGENDA ITEM

Meeting Date: November 10, 2021

Subject: **H-1. STAFF REPORT**
Executive Director Klaas

Update: Fire at The Dalles Marina

- Cleanup of the fire started Monday, October 11th and finished Monday, October 25th. The Port's project manager NW Maritime Consultants, Associated Underwater Services (AUS) the contracted company handling the environmental cleanup and vessel salvages, in cooperation with HME who provided the tugboat and spoils barge, were all professional and efficient to work with.
- NW Maritime Consultants is obtaining a 2nd bid estimate replacing the D dock and its fingers, in addition to the one ED Klaas procured from Bellingham Marine. Said bids will be presented accordingly to the Commission for discussion.
- There are still many things to work through, and this event is still consuming a lot of Port staff time. Currently, the Port is charting the course with legal counsel as to what the next steps are related to boathouse owner's, insurers, etc. Additionally, in October the Port sent its Oil Liability Trust Fund (OLTF) application to legal counsel for review before submitting. Counsel will be advising the best approach for maximum reimbursement. As previously mentioned, this request will include, but not be limited to, the cost of US Ecology to clean up and manage the spill, Port staff time directly related to the event, lost revenue from D Dock, and The Dalles Marina, LLC's time regarding this event.

Columbia River Gorge Commission (CRGC)

- Legal counsel for the Port and Wasco County continues to meet with Columbia River Gorge Commission and Friends of the Gorge counsel to try to find a path forward that does not entail the Oregon Court system. The main topic of conversation is how to address the current cap on urban area expansion, including clarification of ambiguous terms that were included in the approved management plan.

Port of The Dalles Marina

- The Launch Ramp restrooms closed for the winter season on November 1, 2021 and were replaced by portable toilets. The water was turned off to the restrooms and Transient Guest Moorage and winterized.
- The Port has contracted with a business to tidy up the launch ramp and parking lot on an ongoing basis.
- Reference the problem sewer line, the Port received an estimate of \$6,000 from Roto-Rooter to do the repair and is currently waiting on a 2nd estimate from Two Dogs Plumbing & Drain Cleaning. Oregon State Marine Board (OSMB) may have emergency funds available for this. It is something that we need to address soon, so if there are no OSMB funds, the Port will be paying for this too.
- Pikeminnow fishing season finished for the year on October 17th.

- Two boat's that were displaced from the fire (and during the cleanup) are still berthed in the Transient Guest Moorage. The Dalles Marina, LLC does have space for them in their long-term moorage.
- The Travel Oregon Grant project has been completed: Wayfinding signs, safety/informational signs, dog waste station, installation of river rock boulders as parking barriers, crack seal/restripe parking lot, repair asphalt on launch ramp, and beach/basin cleanup. Upon submission of the project report and supporting financials, the Port will be reimbursed the remaining funds: \$4,523.00

Brownfield Coalition Update

- The coalition is beginning to receive project applications; please see press release following.

Columbia Gorge Childcare Center Survey

- Flyer: "Our region has a shortage of affordable childcare. Columbia Gorge Community College, together with Child Care Partners – Child Care Resource & Referral, The Dalles Area Chamber of Commerce, and other public and private partners, are looking for solutions. We invite you to help us determine the feasibility of a public childcare center by taking our survey. Please visit [CGCC](#) or follow these links to survey versions in [English](#) and [Spanish](#)."

General

- The Community Economic Development Strategy (CEDS) is complete. Here are the priority goals:
 - Strong Businesses - Enhance business innovation, retention and expansion, and entrepreneurship through equitable access to support services and capital, diversifying our industry mix, and enhanced coordination to address barriers to growth and sustainability.
 - Robust Workforce - Cultivate a talented, multicultural workforce through diverse, family-wage career training aligned with industry needs while providing essential infrastructure supports for workforce participation in each community.
 - Resilient Infrastructure - Ensure communities and businesses of the gorge have reliable, resilient access to infrastructure, including attainable housing, high-capacity broadband, sustainable sources of energy, and emergency services, among others, to support future population demands and economic opportunities.
 - Powerful Regional Collaboration - Effectively collaborate and advocate as a bi-state region to leverage the economic assets of the Columbia River Gorge to facilitate strong businesses, robust workforce, and resilient infrastructure.
- Center For Rural Innovation: Carrie Pipinich for MCEDD wrote and was awarded grant funding by the State for The Dalles to hire a coordinator to begin the preparatory work for this program. The collaboration team will be meeting to identify first tasks for this position to be undertaking. The five-year goal is to have The Dalles be tech/entrepreneur ready and attract and support new start-up companies. The foundational work from this position will help inform us what our next steps will be, i.e., needed technical training to support existing businesses, venture capital, co-workspace, business support, etc.



November 3, 2021

Brownfields funding for housing, public health, and urban renewal; seeks additional projects

The U.S. Environmental Protection Agency recently provided a \$600,000 grant to spur economic development and revitalize underdeveloped parcels in and around The Dalles. The grant went to Wasco County, the City of The Dalles and the Port of The Dalles, and last year those entities formed the Brownfields Revitalization Committee to identify and prioritize parcels for funding.

The coalition is currently working with several property owners on redevelopment planning and is seeking others, including those with parcels that could benefit from environmental site assessment.

A “brownfield” is property where expansion or redevelopment is complicated by actual or perceived environmental issues. By completing environmental site studies that would aid in overcoming redevelopment challenges, it is possible to transform brownfields from liabilities into assets that will benefit both property owners and the community.

To date, the coalition has awarded funding aimed at meeting identified community needs. The owners of Last Stop Saloon, Todd Carpenter and Carla McQuade, see the impact of the lack of housing on service workers in The Dalles. With that in mind, they have undertaken the initial steps to redevelop the upper floors of the Last Stop into attainable housing in The Dalles. Working with the coalition, they are undertaking an environmental analysis to understand any barriers to redevelop. They are also using the program to develop a floor plan for the project.

“We desperately need housing in our community, and we need to pull out all the stops to get there,” Carpenter said. “I am grateful for the boost the coalition gave me both to understand development constraints and draw up plans for the space. It is the kind of forward thinking creative thinking we need as a community.”

In this time of COVID, the funding is also being leveraged by the County to upgrade a space for North Central Public Health. In particular, through the coalition, the County is conducting a Phase I environmental assessment and hazardous materials survey on one of its properties. These assessments are the first steps in leveraging additional cleanup funding from the State of Oregon.

One common contamination source in older communities is underground tanks used to store fuel, and it came as no surprise that such a tank existed under the old Tony’s Town and Country Building. With the Urban Renewal agency moving forward on redevelopment of the site, they were able to leverage coalition resources to assist in the removal of that tank and assessment of contamination.

The project is also helping bring new economic life to the area. Dirt Hugger is a home-grown business that makes high quality compost and soil products for the orchard, garden, construction and farming community. Dirt Hugger recently acquired a property on the west end of The Dalles, which was a former auto-wrecking yard. The funds are helping Dirt Hugger assess and fully redevelop the site.

“The Brownfield funds are going to help us go through the steps to rehabilitate and get full environmental clearance on a 60 year old wrecking yard site,” said Pierce Louis, founder of Dirt Hugger.

“Moreover, the Coalition is offering helpful guidance through this technical process. We are excited to restore this land and make it economically and environmentally productive.”

If you have a property you’d like to redevelop or understand a bit more, the Coalition would love to help. Please contact the Brownfield Revitalization Coordinator, Jim Schwinof at 541-296-5481, ext 1131 or email brownfield@ci.the-dalles.or.us .