

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

The Regular Session Meeting of the Port Commissioners was called to order by President Wallace at 5:33 p.m.

ROLL CALL Executive Assistant Toepke

- 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 Deidre Baumgarten & Annika R. Baumgarten, Sea Scout Ship Freedom 399; Kristi Timmons, MVProperty Management

PLEDGE OF ALLEGIANCE

AGENDA CORRECTIONS/ADDITIONS

PUBLIC COMMENT OR QUESTION *None*

ELECTION OF OFFICERS Retain current positions. President: Commissioner Robert Wallace; Vice-President: Commissioner Greg Weast; Treasurer: Commissioner Staci Coburn; Secretary: Commissioner John Willer; Assistant Secretary/Treasurer: Commissioner Mary Hanlon *M/J. Willer, S/M. Hanlon, Motion passed unanimously*

PRESENTATION & DISCUSSION ITEM Sea Scout Quartermaster Project Annika R. Baumgarten, Bos'n 2023-2024, Sea Scout Ship Freedom 399

- *Stands as presented in meeting packet, plus a brief presentation explaining that part of her Apprentice, Ordinary & Able Quartermaster (which is equivalent to an Eagle Scout award) is to do a Service Project: currently at The Dalles Marina Guest Moorage the railings do not have cleats, so boats tie directly up to the railings. Sea Scout Baumgarten would like to install cleats on the railings to allow boats to directly tie up to the cleats. 76 cleats are needed for a cost of \$800.00 After a brief Q&A discussion the Commission approved the project to include the following motion: Fund hardware up until \$550.00 for the project M/G. Weast, S/S. Coburn; Motion passed unanimously*

CONCESSIONAIRE REPORT The Dalles Marina, LLC Q4/FY 2023/2024 Angie Macnab, Owner/Operator, The Dalles Marina, LLC

- *Stands as presented, plus reiterated that many floats have been replaced, C-Dock was releveled, the tool shed was refloated, leases went out and were signed by all tenants, boathouses are sold on Zillow through realtors, nothing is available to rent at the Marina, the boathouses are looking good, there is no smoking at the Marina. A Q&A discussion concerning administrative and financial charges that should be passed on/absorbed by the tenants was prompted by Commissioner Hanlon and Commissioner Wallace reiterated that the current agreement is for this fiscal year, and that the Port Commission has an obligation to continue the conversation of the future of the Marina, and that Owner/Operator Macnab should be part of that discussion.*

ACTION ITEMS

1. Request from MVProperty Management on behalf of V&G, LLC Kristi Timmons, Licensed Property Manager *Stands as presented in meeting packet, plus: Clarification by Executive Director Klaas as to why the Port still owns the small strip of land at the back of V&G's building, then explanation by Property Manager Timmons as to why V&G, LLC would like to lease this property, as they have a new long term commercial tenant due to move in by the end of September and opening for business in October or November. Property Manager Timmons made a counteroffer to the Port's proposed \$30,000.00 long-term lease: \$10,000.00 lease for 20 years (\$500.00 per year) and requesting that the Port reconsider helping to pay to lay the concrete. Noting that V&G, LLC are investing \$85,000.00 into improvements on the space. No action to be taken at this time. Commission to discuss the request in Executive Session, Agenda Item L.*
2. April 10, 2024, Regular Session Meeting Minutes as amended: Agenda Item D. Agenda Corrections or Additions: remove word "added" after Session, and insert word "item" M/G. Weast, S/J. Willer; Motion passed unanimously
3. June 12, 2024, Regular Session Meeting Minutes M/G. Weast, S/S. Coburn; Motion passed unanimously
4. June 2024 Financial Reports Commissioner Coburn Stand as presented

REPORTS

1. Director's Report Executive Director Klaas *Stands as presented, plus additional details on the problems facing the Marina Launch Ramp Restroom doors; Executive Assistant Toepke worked on July 4th to monitor activity at the Marina; Basement renovations: waterproofing finished, left to do: paint, carpet, etc.; irrigation water was off on the Port's Klindt Drive landscaping, the City turned the water off without informing the Port; the financial audit will be done the normal way this year, but next fiscal year the Port will move to the new system, as per the State, of Agreed Upon Procedures (AUP).*

2. The Dalles Community Outreach Team Commissioner Weast Plans are coming together for the trip to Washington, D.C. Meetings are being scheduled with the legislators, plus possibly adding the departments of Education, Labor and Agriculture - hopefully to accomplish some of our goals. There was a report about Urban Renewal. The hospital is not going to happen. Brownfield Grants - the City & County are splitting a \$2 million grant for that. Tier 1: Columbia Gorge ESD, Columbia Gorge Regional Airport Hanger & Regional Business Park, Wasco, Hood River & Sherman County Crisis Resolution Center.
3. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn The Board received a Draft Document from Dan Spatz to renew the plan, it has not been updated since 2009; it was reviewed and comments sent back to Dan – this month or next there will be a final version to approve. There are not a whole lot of funds left. So, it depends on what has already been committed to what is happening on 1st Street – that will dictate what will happen in the next couple of years. The 1st Street project, as many people know, long before we arrived – was to build an underpass on Washington Street to access the river (to improve 1st Street) – that never happened – the project has been kicked down the road, everyone is struggling as to what if anything needs to be done – outside the safety of what needs to be done. So Urban Renewal is at what needs to be done and what must be done. We also reviewed all the recommendations on the Tony Building – one of the RARE gals put it all together – maybe for nothing, if there are no funds left. The Urban Agency expires in 2029.
4. Wasco County Economic Development Commission Executive Assistant Toepke No meeting, no report; the next meeting is in September and will be held in Antelope – the Commission will be touring the Young Life complex while they are there.
5. Dufur Commissioner Wallace With Wy'East I attended the Eastern Oregon Business Summit, organized by the Eastern Oregon Women's Coalition. It was a great event. We toured facilities around Hermiston and Boardman. Port of Umatilla was our first tour. Looked at new housing units with energy efficiency. Port of Morrow took us over to the Sage Center. Port of Morrow is a very impressive Port. Went out to the landfill – where they are taking the methane off the landfill. They catered a dinner out in the middle of a wheat field. Attendees were State representatives from the West side. Focused on the Governor's initiative on energy efficiency. Remodeled the Pendleton Airport. Great to see Eastern Oregon. BTI is a program out of Baker ESD Program. If the Port & PUD could have a conversation about holding a Lineman Program here once per year that would be great, as all the power companies are fighting over the same lineman. Maybe we could set it up one summer. Dufur has a horrible fire going on out there now. Started on Tuesday, over 9,000 acres right now. Burnt down to Tygh Valley. Widespread evacuations. Cherry harvest: pretty much done in The Dalles area – now they are down in Dufur. Wheat harvest should be starting soon, as soon as they are done fighting fires! Internal planning meeting with Wy'East and some of our partners, at that meeting was Heidi from Rural Development Initiative, Executive Director Klaas & I will meet with her. Dufur School is in the middle of their seismic project. The School-Based Health Center is up and running. And the school is also the fire headquarters.

UPCOMING MEETINGS/EVENTS Stand as included in meeting packet.

REGULAR SESSION ADJOURNED AT 7:15 P.M. & EXECUTIVE SESSION COMMENCED AT 7:15 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, 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 None

EXECUTIVE SESSION ADJOURNED AT 8:22 P.M. & REGULAR SESSION RESUMED AT 8:23 P.M.

ACTION FROM EXECUTIVE SESSION Direct legal counsel and staff to continue legal negotiations. M/G. Weast, S/J. Willer; Motion passed unanimously

COMMISSION CALL Commissioner Willer had a fish installation done by local artist Andy Nichols and invited the Commission to view it at his clinic. Commissioner Weast inquired when the last time Executive Director Klaas had a performance evaluation.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:29 p.m.

PORT OF THE DALLES:



Robert Wallace, President
Board of Commissioners

ATTEST:



John Willer, Secretary
Board of Commissioners