



Dedicated to supporting the creation, retention, expansion, and recruitment of businesses and jobs that will enhance the economy of the Port District.

AGENDA
PORT COMMISSION REGULAR SESSION MEETING
WEDNESDAY, FEBRUARY 15, 2023, 7:00 P.M. AT PORT ADMINISTRATIVE OFFICE

- 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
- F. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) Real Property Transactions & 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
- G. ACTION REQUIRED FROM EXECUTIVE SESSION
- H. ACTION ITEMS
 - 1. January 11, 2023, Regular Session Meeting Minutes
 - 2. January 2023 Financial Reports Treasurer Coburn
- I. DISCUSSION ITEM
 - 1. 2023 SDAO Annual Conference: Share your experience!
- J. REPORTS
 - 1. The Dalles Marina, LLC Q2/FY 2022-2023 Concessionaire Report Owner/Operator Angie Macnab
 - 2. Director's Report Executive Director Klaas
 - 3. Strategic Business Plan Update Report Executive Director Klaas
 - o Work session prior to meeting for project launch
 - 4. Committee Reports: The Dalles Community Outreach Team, Columbia Gateway Urban Renewal Agency Board, The Dalles Area Chamber of Commerce Board, Dufur, Wasco County Economic Development Committee
- K. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) Real Property Transactions & 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
- L. ACTION REQUIRED FROM EXECUTIVE SESSION
- M. UPCOMING MEETINGS/EVENTS: 2023
 - February 20, 2023: Office Closed, Presidents' Day!
 - March 15, 2023: Port Commission Meeting
- N. COMMISSION CALL
- O. ADJOURN

PORT OF THE DALLES AGENDA ITEM

MEETING DATE February 15, 2023

EXECUTIVE SESSION ITEM F.) EXECUTIVE SESSION Pursuant to 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: The Dalles Marina, LLC

No background material.

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	February 15, 2023
ACTION ITEM H-1.)	January 11, 2023, Regular Session Meeting Minutes
STAFF RECOMMENDATION	Approve <u>January 11, 2023, Regular Session Meeting Minutes</u> as presented

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, January 11, 2023, 7:00 p.m.
Port Administrative Office
The Dalles, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by President Greg Weast at 7:00 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, Dick, Dick & Corey
- GUESTS Dr. Marta Cronin, President, Columbia Gorge Community College
- MEDIA Alana Lackner, Columbia Gorge News

PLEDGE OF ALLEGIANCE Assistant Secretary-Treasurer Willer

AGENDA CORRECTIONS/ADDITIONS None

COMMUNITY PARTNER UPDATE Dr. Marta Cronin, President, Columbia Gorge Community College

- Enrollment, Recent Grant Highlights, Green Flower Partnership, Community Events on Campus, Trick or Treat Event, Native American Heritage Event, Ag-Tech Alliance, Childcare Feasibility,

PUBLIC COMMENT OR QUESTION None

REGULAR SESSION ADJOURNED AT 7:24 P.M. & EXECUTIVE SESSION COMMENCED AT 7:25 P.M.

EXECUTIVE SESSION as allowed by ORS 192.660(2)(e) Real Property Transactions *Media representatives are instructed not to report or disclose matters discussed in Executive Session

EXECUTIVE SESSION ADJOURNED AT 7:49 P.M. & REGULAR SESSION RESUMED AT 7:50 P.M.

ACTION REQUIRED FROM EXECUTIVE SESSION None

ACTION ITEMS

1. October 12, 2022, Regular Session Meeting Minutes, Amendment *Stand as amended and presented*
2. December 14, 2022, Regular Session Meeting Minutes *Stand as presented*
3. December 2022 Financial Reports Treasurer Coburn *Stand as presented*
4. Reappoint Budget Committee Member John Amery, Position #2, for another 3-year term expiring 06/30/2025 *M/S. Coburn, S/J. Willer, Motion Approved Unanimously*

REPORTS

1. Director's Report Executive Director Klaas Stands as included in packet
2. Strategic Business Plan Update Report Executive Director Klaas
3. Committee Reports
 - The Dalles Community Outreach Team Executive Director Klaas Kramer Field & Burt Hodge's property; may open up properties inside the urban growth boundary; the rodeo grounds and golf course could also open up possible industrial land. The College's childcare facility is looking at the possibility of leasing the Chenoweth School or perhaps the County Annex, however there is not outside space. Reference made to the two ongoing Port project's, without names or details, as they are still confidential. Lastly, discussion of a potential Washington, D.C. trip in March 2023.
 - Columbia Gateway Urban Renewal Agency Board Commissioner Coburn Recreation Project is doing a fantastic job, they've had to battle weather challenges and supply chain delays; deadline to finish is September 2023.
 - The Dalles Area Chamber of Commerce Board Commissioner Griffith Annual Gala is on January 19th, people will be honored for doing an exceptional job – a great thing for businesses to attend.
 - Dufur Commissioner Wallace Dufur School: Lots of effort has been made into the school-based health center, there is a meeting coming up on Monday, January 23rd – a public format for the community as there are concerns about this type of care – specifically when it comes to reproductive care. They also plan to have telehealth and zoom rooms available. Of course, the school continues to work with/on quite a few grants. Not much of an update from the City. Dufur Vision Update: The Port is involved. There is a second and final public meeting on January 31st. Executive Assistant Toepke and myself are

going to meeting with the Associated Student Body (ASB) at Dufur School to get their input. Also Executive Director Klaas and I want to talk to local businesses that may be more comfortable talking in a more private setting. Currently working with Forth to make a guidebook for charging stations in rural areas – what defines a rural area? There has been a lot of talk recently about the 5-mile turnoff. It is dangerous, school buses have had a couple of near misses recently. Dufur School Superintendent Jack Henderson will write a letter to Commissioners concerning the turnoff.

- Wasco County Economic Development Commission Executive Assistant Toepke Community Enhancement Project Rankings: 1) Columbia Gorge Childcare Center/Columbia Gorge Community College 2) Cascade East Interconnection + Fiber/qlife 3) Mosier Center Joint Use Facility/City of Mosier, Mosier Fire 4) Water System Improvements/City of Maupin 5) Water System Improvements/City of Dufur 6) Aviation Maintenance Training Hanger + Industrial Land Infrastructure/Columbia Gorge Community College, Columbia Gorge Regional Airport 7) Dufur Rural Innovation Hub/Wy'East RC&D 8) Fifteen Mile Managed Underground Storage/Wasco County Soil and Water Conservation District 9) Sorosis Park Redevelopment Phase 2/Northern Wasco County People's Utility District 10) Pine Grove Water Source Development/Pine Grove Water District and Dufur Vision Update: Echoed Commissioner Wallace's update.

REGULAR SESSION ADJOURNED AT 8:12 P.M. & EXECUTIVE SESSION COMMENCED AT 8:13 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 8:24 P.M. & REGULAR SESSION RESUMED AT 8:25 P.M.

ACTION REQUIRED FROM EXECUTIVE SESSION None

UPCOMING MEETINGS/EVENTS Stand as presented

COMMISSION CALL Thankful for Port & Mid-Columbia Economic Development District (MCEDD) Staff's work on the Dufur Visioning Update. Great presentation from Columbia Gorge Community College; excellent progress in 5 years, especially with their nursing program.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:27 p.m.

PORT OF THE DALLES:

ATTEST:

Greg Weast, President
Board of Commissioners

David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED: February 15, 2023

Prepared by: Jennifer Toepke, Executive Assistant

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	February 15, 2023
ACTION ITEM H-2.)	January 2023 Financial Reports <u>Treasurer Coburn</u>
STAFF RECOMMENDATION	Approve <u>January 2023 Financial Reports</u> as presented

Notable

- Interest continues to increase; the Oregon Short Term Fund Rate is currently 3.37%
- The Port issued a request for proposal for banking services on January 19, 2023, with a submission deadline of March 15, 2023
- No extraordinary activity to report in the General, Port Development and Marina Fund's

Cash Basis

PORT OF THE DALLES

Balance Sheet by Class

As of January 31, 2023

	<u>General Fund</u>	<u>Marina Fund</u>	<u>Port Development Fund</u>	<u>Unclassified</u>	<u>TOTAL</u>
ASSETS					
Current Assets					
Checking/Savings					
CSB Checking					
General Checking	41,825.69	0.00	0.00	0.00	41,825.69
Marina Checking	0.00	73,173.27	0.00	0.00	73,173.27
Port Development Checking	0.00	0.00	12,019.84	0.00	12,019.84
Total CSB Checking	<u>41,825.69</u>	<u>73,173.27</u>	<u>12,019.84</u>	<u>0.00</u>	<u>127,018.80</u>
LGIP					
General	1,228,113.06	0.00	0.00	0.00	1,228,113.06
Marina	0.00	253,914.15	0.00	0.00	253,914.15
Port Development	0.00	0.00	2,068,318.92	0.00	2,068,318.92
Total LGIP	<u>1,228,113.06</u>	<u>253,914.15</u>	<u>2,068,318.92</u>	<u>0.00</u>	<u>3,550,346.13</u>
Petty Cash	<u>66.28</u>	<u>28.48</u>	<u>55.24</u>	<u>0.00</u>	<u>150.00</u>
Total Checking/Savings	<u>1,270,005.03</u>	<u>327,115.90</u>	<u>2,080,394.00</u>	<u>0.00</u>	<u>3,677,514.93</u>
Total Current Assets	<u>1,270,005.03</u>	<u>327,115.90</u>	<u>2,080,394.00</u>	<u>0.00</u>	<u>3,677,514.93</u>
TOTAL ASSETS	<u>1,270,005.03</u>	<u>327,115.90</u>	<u>2,080,394.00</u>	<u>0.00</u>	<u>3,677,514.93</u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Credit Cards					
Visa-1429	<u>-31.89</u>	<u>0.00</u>	<u>31.89</u>	<u>0.00</u>	<u>0.00</u>
Total Credit Cards	<u>-31.89</u>	<u>0.00</u>	<u>31.89</u>	<u>0.00</u>	<u>0.00</u>
Other Current Liabilities					
Payroll Liabilities	<u>12,327.42</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,327.42</u>
Total Other Current Liabilities	<u>12,327.42</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,327.42</u>
Total Current Liabilities	<u>12,295.53</u>	<u>0.00</u>	<u>31.89</u>	<u>0.00</u>	<u>12,327.42</u>
Total Liabilities	<u>12,295.53</u>	<u>0.00</u>	<u>31.89</u>	<u>0.00</u>	<u>12,327.42</u>
Equity					
Unrestricted Net Assets	1,013,207.41	323,705.29	1,963,459.45	0.00	3,300,372.15
Net Income	<u>244,502.09</u>	<u>3,410.61</u>	<u>116,902.66</u>	<u>0.00</u>	<u>364,815.36</u>
Total Equity	<u>1,257,709.50</u>	<u>327,115.90</u>	<u>2,080,362.11</u>	<u>0.00</u>	<u>3,665,187.51</u>
TOTAL LIABILITIES & EQUITY	<u>1,270,005.03</u>	<u>327,115.90</u>	<u>2,080,394.00</u>	<u>0.00</u>	<u>3,677,514.93</u>

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-GENERAL FUND
 July 2022 through January 2023

	<u>Jul '22 - Jan 23</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	924,904.00	0.0%
Interest from Earnings	15,267.62	5,549.00	275.14%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Launch Ramp & Transient Moorage	1,346.00	3,000.00	44.87%
Leased Land & Facilities	37,806.80	95,000.00	39.8%
Loan Repayments	0.00	12,000.00	0.0%
Other Income	16,033.19	2,000.00	801.66%
Total Other Resources	<u>55,185.99</u>	<u>4,112,000.00</u>	<u>1.34%</u>
Previously Levied Taxes	4,721.84	5,000.00	94.44%
Property Taxes	421,449.27	357,666.00	117.83%
Transfer from Other Funds	0.00	200,000.00	0.0%
Total Income	<u>496,624.72</u>	<u>5,605,119.00</u>	<u>8.86%</u>
Gross Profit	496,624.72	5,605,119.00	8.86%
Expense			
Capital Outlay	70.02	4,050,000.00	0.0%
Material & Services	74,257.57	216,000.00	34.38%
Personal Services	177,795.04	330,000.00	53.88%
Transfers & Contingency	0.00	600,000.00	0.0%
Total Expense	<u>252,122.63</u>	<u>5,196,000.00</u>	<u>4.85%</u>
Net Ordinary Income	<u>244,502.09</u>	<u>409,119.00</u>	<u>59.76%</u>
Net Income	<u>244,502.09</u>	<u>409,119.00</u>	<u>59.76%</u>

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-MARINA FUND
 July 2022 through January 2023

	<u>Jul '22 - Jan 23</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	127,956.00	0.0%
Interest from Earnings	3,410.61	768.00	444.09%
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>3,410.61</u>	<u>1,628,724.00</u>	<u>0.21%</u>
Gross Profit	3,410.61	1,628,724.00	0.21%
Expense			
Capital Outlay	0.00	300,000.00	0.0%
Debt Service	0.00	800,000.00	0.0%
Transfers & Contingency	0.00	473,986.00	0.0%
Total Expense	<u>0.00</u>	<u>1,573,986.00</u>	<u>0.0%</u>
Net Ordinary Income	<u>3,410.61</u>	<u>54,738.00</u>	<u>6.23%</u>
Net Income	<u><u>3,410.61</u></u>	<u><u>54,738.00</u></u>	<u><u>6.23%</u></u>

Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July 2022 through January 2023

	<u>Jul '22 - Jan 23</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	1,433,744.00	0.0%
Interest from Earnings	26,624.67	8,602.00	309.52%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Land Sales & Contract Interest			
V&G			
Interest	2,274.74		
Principal	3,044.33		
Total V&G	5,319.07		
Land Sales & Contract Interest - Other	0.00	1,505,000.00	0.0%
Total Land Sales & Contract Interest	5,319.07	1,505,000.00	0.35%
Loan Repayments			
CGCC			
Interest	3,684.80		
Principal	105,280.10		
CGCC - Other	0.00	539,310.00	0.0%
Total CGCC	108,964.90	539,310.00	20.21%
City of Dufur	0.00	39,310.00	0.0%
Total Loan Repayments	108,964.90	578,620.00	18.83%
Other Income	745.79	5,000,000.00	0.02%
Total Other Resources	115,029.76	11,083,620.00	1.04%
Transfer from Other Funds	0.00	500,000.00	0.0%
Total Income	141,654.43	13,025,966.00	1.09%
Gross Profit	141,654.43	13,025,966.00	1.09%
Expense			
Capital Outlay	0.00	8,500,000.00	0.0%
Material & Services	24,751.77	390,500.00	6.34%
Special Payments	0.00	3,000,000.00	0.0%
Transfers & Contingency	0.00	400,000.00	0.0%
Total Expense	24,751.77	12,290,500.00	0.2%
Net Ordinary Income	116,902.66	735,466.00	15.9%
Net Income	116,902.66	735,466.00	15.9%

PORT OF THE DALLES AGENDA ITEM

MEETING DATE February 15, 2023

REPORTS J-1.) The Dalles Marina, LLC Q2/FY 2022-2023 Concessionaire Report Owner/Operator Angie Macnab

Following report submitted by The Dalles Marina, LLC

Meeting Date: **February 15, 2022**

Subject: **Marina Report for October-December 2022**

Items completed this quarter:

- During the freeze we had 5 broken pipes for boathouses
- Fixed sewer leak at the Marina C Finger
- Removed additional garbage can for the slow season
- Did new insurance Policy since previous insurance dropped insurance
- Met with PUD regarding replacing/repairing electricity on B Finger
- Landscaping completed for the season
 - Parking lot blown
 - Trees trimmed
 - Weeds treated and pulled
 - Bushes trimmed
- Top of the dock water winterized
- Had systems checked on the fire extinguishers
- Repaired security systems

Projects in Progress:

- Taxes being completed
- Continue working on the fire repair and payments
- Continue with winter maintenance. Have snow removed from docks and parking lot
- Establishing a plan for rebuild. Working with the Port to be able to start re-builds by March 2023.

What's going on at the Marina:

- 2 Boathouse for sale at the Marina. It is currently located on A and C finger.
- I have sent out several notices to Marina tenants regarding upkeep of boats and boathouses to follow Marina/Port Rules
- Working on updating the Marina Rules and Regulations for the Ports Reviews
- Continue to help facilitate help with Insurance

The Dalles Marina
Profit & Loss
 July through December 2022

	Jul - Dec 22
Ordinary Income/Expense	
Income	
Key Deposit	-50.00
Moorage Fee	105,326.43
	105,276.43
Total Income	105,276.43
Expense	
Accounting Fees	750.00
Bank Service Charge	38.03
Contracted Services	
Algae	1,300.00
	1,300.00
Total Contracted Services	1,300.00
Credit Card Fee	6,809.64
Keys Expense	0.00
Landscaping and Grounds keeping	2,730.00
Maintenance and Supplies	
Asset for Port	
Security System	654.00
Asset for Port - Other	3,811.85
	4,465.85
Total Asset for Port	4,465.85
Winter	370.00
Maintenance and Supplies - Other	301.50
	5,137.35
Total Maintenance and Supplies	5,137.35
Marina Clean up	17,775.52
Office Supplies	2,511.31
Professional Fees	
legal Fees	1,948.00
	1,948.00
Total Professional Fees	1,948.00
Repairs and Maintenance	2,464.14
Utilities	
Electricity	1,543.94
Garbage	2,539.24
Internet	660.00
Water	7,532.20
	12,275.38
Total Utilities	12,275.38
Total Expense	53,739.37
Net Ordinary Income	51,537.06
Net Income	51,537.06

MEETING DATE February 15, 2023

REPORTS ITEM J-2.) Director's Report [Executive Director Klaas](#)

Tree Cut on Port Property along Riverfront Trail

- On Wednesday, January 25, 2023, Executive Director Klaas and Port attorney Bill Dick attended the restitution hearing. Scott Baker (Executive Director, Northern Wasco County Parks and Recreation District), Pat Dejean (Owner/Operator, Jordan Chelsa Landscaping) and Emily Alcott (InterFluve), were subpoenaed to appear.
- District Attorney Ellis asked Judge Weatherford for a sidebar to see if an agreement could be reached. DA Ellis, attorney Dick and Anthony Morelli left the courtroom to discuss settlement. On their return a judgement was issued. Attorney Dick and Executive Director Klaas will provide more information in executive session.

The Dalles Marina

- Overall, a quiet time at the marina.
- Pikeminnow fishermen have started to call looking for moorage during the pikeminnow fishing season.
- Parking lot continues to attract derelict vehicles which the Port addresses as quickly as possible.

Business Inquiries

- State Lead
 - Project Landing: Company developing a two-seater electric aircraft. Project needs minimum 10,000 sq ft facility plus 4,000 sq ft office space, 1 hour from Portland – site location to be adjacent to an airport.
- Other Leads
 - New: Technology/manufacturing
 - New: Cascade Renewables is evaluating transmission line placement and will be looking at Riverfront Park and The Dalles Marina launch ramp and parking lot as possible options.
 - Ongoing: Manufacturing food and beverage business
 - Ongoing: Metal fabrication

Center for Rural Innovation (CORI): The Dalles Technology Center

- Next event is tentatively scheduled for February 22 or March 1, 2023
- Working on next steps to create an angel investors network as well as business contact network. Possibly having a small business pitch event in May.
- CORI has scheduled a spring conference in Traverse City, Michigan. Each year they highlight an organization that is supporting the tech community in their region, and this time it is [20Fathoms](#). Carrie Pipinich, Deputy Director, Mid-Columbia Economic Development District (MCEDD) and Executive Director Klaas attended a similar event in Missouri last year in part because there were funds to off-set travel expenses. MCEDD looked into airfare for this event and right now plane tickets are in the \$1,400.00 range, so neither the Port nor MCEDD will be attending.

Brownfield Coalition Update

- Reviewing the budget and current project status there is room for another project. The Brownfield's team will be reaching out to businesses and property owners over the next month.

Other

- President Weast, Vice-President Wallace, and Executive Director Klaas met with Senator Merkley and his staff before his town hall meeting.
- All fire extinguishers (21) had their annual inspection, and new smoke alarms were installed in the office. There previous 10-year alarms did not have an install date on them, so it seemed prudent to just replace them all.
- Executive Director Klaas, Executive Assistant Toepke, and Angie Macnab, Owner/Operator, The Dalles Marina, LLC met to discuss several marina related items.
- Executive Assistant Toepke continues to participate in the Dufur Visioning Update.
- Executive Director Klaas delivered the Financial Services RFP to local banking institutions; the RFP is also posted on the Port's website [Banking Services RFP - Port of The Dalles](#)
- Executive Director Klaas joined Al Wynn on the KODL Coffee Break.

- Executive Director Klaas met Vice-President Wallace and Michael Kluz, Rural Energy Specialist/RARE AmeriCorps Member, Wyeast Resource Conservation and Development in Dufur for a community tour and discussion. The tour included: a walking tour of downtown Dufur, seeing the new apartments above the old Kramer's Market, discussion about the new bathhouse in the park, the Dufur Ranger Station, the site for the proposed housing development, talks about the Dufur Rural Innovation Hub (DRI Hub), lunch at the Pastime, and finally a visit to the Soil and Water Conservation District's 15 Mile Creek Project. This is the test project where water is removed from the creek in the spring, then stored in an underground aquifer until the summer at which time it is reintroduced to the stream to increase flow and cool down the water temperature.
- Executive Director Klaas attended Representative Greg Smith's zoom town hall. One of his focuses this session is industrial lands. Previously the Port sent him a list of possible projects that could fall into that bucket of money.
- Executive Director Klaas attended the first, in-person Business Oregon Infrastructure Finance Authority (IFA) Board meeting in three years. Executive Director Klaas has been the chair of that committee for the past three years and was able to turn over that role to a new chair at this meeting. In June Executive Director Klaas will be stepping off this committee and a new Oregon Ports' representative will be appointed by the governor.

PORT OF THE DALLES AGENDA ITEM

MEETING DATE

February 15, 2023

EXECUTIVE SESSION ITEM K.)

EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) Real Property Transactions & 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 material following is confidential

MEETING DATE February 15, 2023

EXECUTIVE SESSION ITEM K-1.) EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) Real Property Transactions *Media representatives are instructed not to report or disclose matters discussed in Executive Session

Executive Session: Wasco County & Google

Background:

During the Strategic Investment Program (SIP) negotiations, Wasco County asked Google for the rodeo grounds parcel to be used as a new sports facility. This request stemmed from Mid-Columbia Medical Center’s desire to build a new hospital on Kramer Field. Google agreed in concept to this idea and has been working with the County on the actual terms of this land transfer. During this time the County then had the opportunity to purchase Burt Hodge’s 135-acre property on West 6th/Hwy 30. This property is in the National Scenic Area (NSA), but the County believes that recreational uses, such as a sports complex, are permitted. Wasco County Commissioner Scott Hege has consistently stated that using industrially zoned land (the rodeo grounds/golf course parcel) for a sports complex is not the best use of the site. As the County now has an alternate site for the sports complex, the County has approached the Port to talk about transferring this land to the Port for business development.

President Weast and Executive Director Klaas met with Wasco County Administrative Officer Tyler Stone to discuss this. Tyler said that he believed Northern Oregon Regional Correctional Facilities (NORCOR) and Northern Wasco County People’s Utility District (NWCPUD) would also be interested in divesting themselves of the parcels they own. Tyler also said the County would 1) like to get \$1.5 million for their 35 acres, which is the price they paid for the Burt Hodges’ property; 2) NORCOR needs to recoup their \$1.8 million investment on their 7 acres; 3) NWCPUD is looking for market rate.

The Wasco County parcel:	35.05 acres	\$1,500,000.00
NORCOR:	7.00 acres	\$1,800,000.00
NWCPUD:	<u>2.67 acres</u>	<u>\$ 600,000.00</u>
<u>TOTAL:</u>	44.72 acres	\$3,900,000.00

Wasco County has indicated that they have the capacity to hold the property for the Port while outside funding sources are identified. These might include US Economic Development Administration (EDA), Business Oregon, Federal Legislative Congressionally directed funding, State legislative directed funding, other grants.

Reference:

- Figure Alternative 2 is the proposed 35.05 acre carve out (yellow parcel), plus the NORCOR and NWCPUD parcels bounded in green. The County will be asking Google if there can be shared access and utility trenches along the northern most boarder of the County parcel. Sharing access and trenches would allow a bit more development on the County and NWCPUD parcels.
- Figure Option E is a concept plan that the Port designed several years ago. At that time neither the NORCOR parcel nor the NWCPUD were included. Roughly looking at this drawing, with the project area highlighted in red, there appears to be the possibility of developing approximately 16 parcels using the current layout. This will be an expensive development project due to the nature of the site, including wetlands and basalt, but the good news is there are more grant opportunities for planning, design, and infrastructure.

From: X:\1183 - US CORP CENTRAL - Permitting - 1183 - Proposed Access and Utility Easement - 20221019
Date: 10/19/2022
Author: J. Foster
Project: 1183 - US CORP CENTRAL - Permitting - 1183 - Proposed Access and Utility Easement - 20221019



**Figure
Alternative 2
Proposed Access
and Utility Easement**

Tax Lot 2N 13E 23 200
The Dalles, Oregon

- Legend**
- Parcel 3 Boundary
 - Proposed Partition
 - Tax Lot Boundary

Wasco County
35.05 acres
\$1,500,000

NWPUD
2.67 acres
\$600,000

NORCOR
7 acres
\$1,800,000



Source: Aerial photograph (2021) obtained from Google Earth.

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SITE STATISTICS

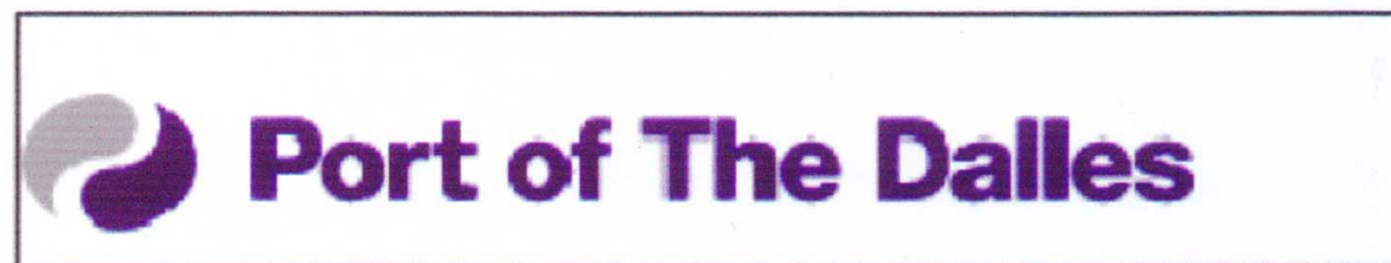
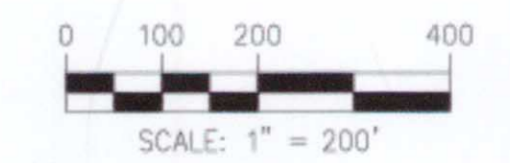
TOTAL SITE AREA:	79.33 Acres
• Partition Plat 2008-0042	<2.67 Acres>
Available Site Area:	76.66 Acres
• Existing Wetland Area:	<9.67 Acres>
• 'NE' BPA Easement Area:	<0.86 Acres>
Net Developable Area:	65.13 Acres*
*Limited Development Areas:	5.81 Acres
• BPA Easement	4.73 Acres
• 20' Transmission Line Easement:	1.08 Acres

Note: Existing Rodeo Facility to be relocated

GRAPHIC LEGEND

-  REPLACEMENT WETLAND AREA
-  EXISTING WETLAND TO REMAIN
-  PHASE LINES

OPTION E



**PORT OF THE DALLES RODEO GROUNDS
INDUSTRIAL PARK CONCEPT PLAN**

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

PORT OF THE DALLES AGENDA ITEM

MEETING DATE February 15, 2023

EXECUTIVE SESSION ITEM K-2.) EXECUTIVE SESSION Pursuant to ORS 192.660(2)(h) Conferring with Legal Counsel regarding litigation

Executive Session: Tree Cut on Port Property along Riverfront Trail

Background to follow when received.