PORT OF THE DALLES

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, AUGUST 13, 2025, 5:30 P.M.
U.S. FOREST SERVICE BARLOW RANGER DISTRICT
DUFUR, OREGON

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. AGENDA CORRECTIONS OR ADDITIONS

E. PUBLIC COMMENT OR QUESTION 3-minute limit per person per subject

F. UPCOMING MEETINGS/EVENTS
- September 10, 2025, 4:45 p.m. at Port of The Dalles Marina: Tour of the Public Area's of the Marina & the Annual Moorage, then Commission Meeting & Dinner at The Dalles Yacht Club

G. 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 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*

H. ACTION REQUIRED FROM EXECUTIVE SESSION

I. CONSENT ITEMS (Items of a routine nature: minutes, documents, items previously discussed, etc.)
1. July 9, 2025, Regular Session Meeting Minutes
2. Resolution No. 2025-005 Update Signers on First Interstate Bank Accounts
3. Confirm committee and board representations for FY 2025-2026 as decided at Port Commission Meeting on July 9, 2025

J. ACTION ITEMS

K. REPORTS
1. Director's Report Executive Director Klaas
2. Financial Report: Fiscal Year 2024-2025 Bookkeeper Toepke
3. The Dalles Community Outreach Team Executive Director Klaas
4. Columbia Gateway Urban Renewal Agency Board Commissioner Amery
5. Wasco County Economic Development Commission Executive Assistant Toepke No meeting, no report
6. Port of The Dalles Marina Annual Moorage, Q4/FY 2024-2025 Report Concessionaire Macnab

L. COMMUNITY PARTNER UPDATES
- Ann Ferguson, Dufur Recreation District
- Connor Reed, Mayor, City of Dufur & Kathy Bostick, City Recorder, City of Dufur
- Kristin Whitley, Superintendent, Dufur School District #29
- Tonya Brumley, Central Representative, Wasco County Economic Development Commission
- Phil Brady, Wasco County Commissioner

M. COMMISSION CALL

N. ADJOURN

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	August 13, 2025
CONSENT ITEM I-1.)	July 9, 2025, Regular Session Meeting Minutes

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, July 9, 2025, 5:30 p.m.
Port of The Dalles Administrative Office

CALL TO ORDER The Regular Session Meeting of the Port Commissioners was called to order by Commission Vice-President Weast at 5:30 p.m.

OATH OF OFFICE Attorney Dick

- Term: July 1, 2025 - June 30, 2029
  - Commission Position #1, Ed DeVlaeminck
  - Commission Position #3, John D. Willer
- Term: July 1, 2025 – June 30, 2027
  - Commission Position #5, Jill Amery

ROLL CALL Executive Assistant Toepke

- COMMISSION Greg Weast, Vice-President; Staci Coburn, Treasurer; John Willer, Secretary; Jill Amery, Ed Devlaeminck
- STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant/Bookkeeper
- LEGAL Bill Dick, Attorney, Dick, Dick & Corey

PLEDGE OF ALLEGIANCE *Commissioner Willer*

AGENDA CORRECTIONS OR ADDITIONS Executive Director Klaas *Remove: PRESENTATION & DISCUSSION ITEMS I-1. Special Districts Association of Oregon Advisory Services (SDAOAS), David Ulbricht, Director of Advisory Services and Add: PRESENTATION & DISCUSSION ITEM I-1. Monthly Port Commission Meeting start time.*

PUBLIC COMMENT OR QUESTION *None*

CONSENT ITEMS *Motion to approve Consent Items as presented: M/J. Willer, S/S. Coburn, Motion passed unanimously. Voted Yes: G. Weast, S. Coburn, J. Willer, J. Amery, E. DeVlaeminck; Voted No: None; Abstained: None*

1. June 2, 2025, Special Session Meeting Minutes
2. June 4, 2025, Regular Session Meeting Minutes
3. Resolution No. 2025-004 Authorizing a project titled River Road Property Design Alternatives

ACTION ITEMS

1. Election of Port Commission Officers
   - President *Motion to elect Commissioner Staci Coburn as President: M/J. Willer, S/J. Amery, Motion passed unanimously. Voted Yes: G. Weast, S. Coburn, J. Willer, J. Amery, E. DeVlaeminck; Voted No: None; Abstained: None*
   - Vice-President *Motion to elect Commissioner Greg Weast as Vice-President: M/J. Willer, S/E. DeVlaeminck, Motion passed unanimously. Voted Yes: S. Coburn, G. Weast, J. Willer, J. Amery, E. DeVlaeminck; Voted No: None; Abstained: None*
   - Secretary *Motion to elect Commissioner John D. Willer as Secretary: M/G. Weast, S/J. Amery, Motion passed unanimously. Voted Yes: S. Coburn, G. Weast, J. Willer, J. Amery, E. DeVlaeminck; Voted No: None; Abstained: None*
   - Treasurer *Motion to elect Commissioner Jill Amery as Treasurer: M/J. Willer, S/G. Weast, Motion passed unanimously. Voted Yes: S. Coburn, G. Weast, J. Willer, J. Amery, E. DeVlaeminck; Voted No: None; Abstained: None*
   - Assistant Secretary/Treasurer *Motion to elect Commissioner Ed DeVlaeminck as Assistant Secretary-Treasurer: M/J. Amery, S/G. Weast, Motion passed unanimously. Voted Yes: S. Coburn, G. Weast, J. Willer, J. Amery, E. DeVlaeminck; Voted No: None; Abstained: None*
2. Confirm/appoint committee and board representations for FY 2025-2026 **Item was finalized but no motion was made, consequently moved to Port of The Dalles Commission Regular Session Meeting, August 13, 2025, Consent Item I-3.*

PRESENTATION & DISCUSSION ITEMS

1. Monthly Port Commission Meeting start time *After discussion, it was agreed that the preferable schedule is to keep the meeting starting at 5:30 p.m., with Commission & Staff dining together onsite at 4:45 p.m. before the meeting begins. The Commission reiterated to Staff their flexibility for other time schedules, if necessary, due to special events, tours, speakers, meeting locations, etc.*

UPCOMING MEETINGS/EVENTS *Fiscal Year 2025-2026 stands as included in meeting packet.*

REPORTS

1. Director's Report Executive Director Klaas *Stands as included in meeting packet, plus:*
    - *The Gloria Center is removing the pallet shelters that were being used for unhoused people, in their place they'll be erecting 18 tiny homes that are being built by Columbia Gorge Community College students.*
    - *Executive Director Klaas inquired if the City of The Dalles Brownfields Fund had capacity to help with the Rowena Fire Cleanup, they do not, as the grant program is only for the City of The Dalles, and this are of Rowena is outside of City limits. However, a broader program through Mid-Columbia Economic Development District (MCEDD) may be able to help.*
    - *Concerning the Middle School: Last year they received confirmation of being awarded $20,000,000.00 in Federal Funds. Then with the change in the Administration, that money went away. They still have $500,000.00 that was awarded specifically for abatement.*
2. Monthly Financial Report Bookkeeper Toepke *No report; FY 2024-2025 financials will be presented at August's meeting.*
3. The Dalles Community Outreach Team Commissioner Weast *Planning our trip to Washington, D.C. in September. Trying our best to laser focus on fewer programs, but we'll likely have as many asks as we've always had. We won't have many asks from Congressman Bentz – as he wants to be very fiscally conservative. Executive Director Klaas: The Rowena Fire is a $10 million recovery project. FEMA will not participate in the project of recovery because the number is too small. To date the count is 59 houses and over 100 outbuildings lost, plus personal property and vehicles. The recovery amount is low due to there being lots of mobile and manufactured homes among the losses.*
4. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn *No meeting in June.*
5. Historic Wharf Committee Commissioner Willer *Awaiting the underwater survey before proceeding further.* Executive Director Klaas *added that Staff met with AKS Engineering & Forestry, to discuss the scope of work for the Hydrographic Survey of the historic wharf area, but more broadly, the whole waterfront area from the City Terminal to the Port of The Dalles Launch Ramp. Staff also discussed with AKS the possibility of surveying the dock area located in front of Bargeway and the old barge slip by Port Lot 10; both are dependent on the quote received to add them.*
6. Wasco County Economic Development Commission Executive Assistant Toepke *Stands as included in meeting packet.*

REGULAR SESSION RECESSED AT *6:21 p.m.* & EXECUTIVE SESSION COMMENCED AT *6:22 p.m.*

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 Pursuant to ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection, and Pursuant to 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*

EXECUTIVE SESSION ADJOURNED AT *6:42 p.m.* & REGULAR SESSION RECONVENED AT *6:43 p.m.*

ACTION FROM EXECUTIVE SESSION *None*

COMMISSION CALL *Commissioner Willer welcomed the new Commissioners and commented that it takes a while to feel like you're onboard, he's been on the Commission four years and still feels like he's the new guy! Commissioner Coburn echoed what Commissioner Willer said and encouraged the new Commissioners to speak up and ask questions and stated that Staff are very helpful. Commissioner Weast asked if Executive Director Klaas would send out updates during the month as applicable. Commissioner DeVlaeminck thanked everyone for being so welcoming. Commissioner Amery shared that she is really excited to be on the Port Commission and is looking forward to learning more about the business of the Port.*

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, *the meeting adjourned at 6:46 p.m.*

PORT OF THE DALLES:

_____
Staci Coburn, President
Board of Commissioners

ATTEST:

_____
John Willer, Secretary
Board of Commissioners

DATE APPROVED: August 13, 2025
Prepared by: Executive Assistant Toepke

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	August 13, 2025
CONSENT ITEM I-2.)	Resolution No. 2025-005 Update Signers on First Interstate Bank Accounts

PORT OF THE DALLES

RESOLUTION NO. 2025-005

IN THE MATTERS OF, authorized signers on Port of The Dalles' accounts at First Interstate Bank, in The Dalles, Oregon,

WHEREAS, Port of The Dalles requires to designate Port of The Dalles Commissioners and Executive Director, as signers on First Interstate Bank Accounts,

WHEREAS, Port of The Dalles needs to remove two authorized signers on First Interstate Bank Accounts,

WHEREAS, this Resolution shall continue in force until express written notice of its rescission of modification has been furnished to and received by First Interstate Bank,

NOW THEREFORE BE IT RESOLVED, Port of The Dalles Board of Commissioners hereby authorizes the removal of the holders of the following past positions as signers on behalf of Port of The Dalles on accounts at First Interstate Bank:

Robert Wallace, Commissioner
Mary Hanlon, Commissioner

NOW THEREFORE BE IT RESOLVED, Port of The Dalles Board of Commissioners hereby authorizes the holders of the following positions be added as authorized signers on First Interstate Bank accounts to sign on behalf of Port of The Dalles:

Andrea Klaas, Executive Director
Staci Coburn, Commissioner
Greg Weast, Commissioner
John D. Willer, Commissioner
Jill Amery, Commissioner
Ed DeVlaeminck, Commissioner

APPROVED AND ADOPTED BY THE PORT COMMISSION THIS 13TH DAY OF AUGUST 2025

SIGNED:

_____

Staci Coburn, President

Board of Commissioners

ATTEST:

_____

John D. Willer, Secretary

Board of Commissioners

MEETING DATE	August 13, 2025
CONSENT ITEM I-3.)	Confirm/appoint committee and board representations for FY 2025-2026

- The Dalles Community Outreach Team: Commissioner Weast, Commissioner Coburn & Executive Director Klaas
- Columbia Gateway Urban Renewal Agency Board: Commissioner Amery
- Historic Wharf Committee: Commissioner Willer & Commissioner DeVlaeminck
- Wasco County Economic Development Commission: Executive Assistant Toepke

PORT OF THE DALLES AGENDA ITEM

MEETING DATE August 13, 2025

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

Dufur

- Executive Director Klaas met with Dufur Mayor Connor Reed to learn more about the community projects that the City of Dufur is working on and to explain ways that Port of The Dalles may be able to partner with the City of Dufur. A year or two ago the City of Dufur undertook a strategic planning/visioning exercise, and Mayor Reed will be sharing the final product with the Port.
- Executive Director Klaas and Executive Assistant Toepke are also meeting with City of Dufur Recorder Kathy Bostick, before this Port Commission Meeting, but after this packet is published.
- City of Dufur has one project on the Wasco County Economic Development Commission's 2025 Community Enhancement Projects: Drinking Water System Improvements. The two main projects are a new well and a new reservoir. Improvements to the South Basin facility were also included, and some of those facility improvements are underway.

Business Expansion, Retention and Recruitment

- A short-term lease for a portion of Port Lot 10, was entered into with Viking Engineering + Construction, a company that is doing some work for Google.
- V&G Project, located at 3721 Klindt Drive, The Dalles:
    - The original land sales contract loan has been paid off.
    - When Port of The Dalles initially sold the land to V&G, the Port did include a job creation credit of $37,500.00 for the creation of 15 jobs. The project has only created 10 jobs, so the V&G Project owes the Port $12,500.00.
    - V&G owners asked to purchase a small portion of property directly in front (riverside). To complete this transaction, property needed to be replaced to create a legal lot of record. This work has now been done, and the plat has been recorded. Previously the Port had agreed to sell this portion to V&G for $16,000.00. Now that the Port has a legal lot of record to sell, a purchase and sales agreement will be drafted, and the Port and V&G can close on the property.
- NW Natural: This land sale project continues to move ahead but has not closed yet.
- Business Oregon is reviewing the Port's application that was submitted for grant funding from the Port, Planning and Marketing fund. Once approved the Port will engage a professional engineering firm to develop several possible design options for the redevelopment of the rodeo grounds, plus adjoining parcels. This work will then be used to develop an estimate of the construction costs.
- The Port continues to participate in the City of The Dalles Economic Opportunity Analysis Update. As mentioned last month, this update is important because it will (hopefully) accurately tally the available buildable land located within the city limits. It has again been a challenging project and Executive Director Klaas and Wasco County Commissioner Hege have been working hard to make sure the current available buildable land is represented accurately (for example, 10 half acre lots does not equal a 5-acre parcel) and that the future projections provide the community with the opportunity to grow.

Marketing and Outreach

- Executive Director Klaas was on both radio spots KODL Coffee Break and KIHR Mid-Columbia Today Show, providing Port updates.
- Executive Director Klaas met with City Manager Klebes and Northern Wasco County PUD General Manager/CEO Kline to discuss ways the three entities can collaborate on community projects.
- Port of The Dalles is organizing a day for Port of Camas-Washougal Executive Director Trang Lam, and a few of their Port Commissioners, to come visit the Ports of The Dalles, Hood River, and Cascade Locks. Executive Director Klaas had traveled to Port of Camas-Washougal for a ribbon cutting event celebrating the start of their waterfront redevelopment project. During that event Klaas and Lam discussed a visit to Mid-Columbia so she could see what the upriver ports were up to.

Waterfront

- Port of The Dalles Marina
    - The Port contracted with a scuba diver to assess the condition of the launch ramp floating walkways and dock. Some minor repair recommendations were made after the dive, but the final report on their condition is still pending.
    - The Drain Raider Pro Team Series tournament held their second event at Port of The Dalles Marina this summer, for the third year in a row. There are two remaining events, one in August and one in September with the Championship being held in Boardman in October.
    - The Dalles continues to be a hotspot for the Northern Pikeminnow Sport Reward Fishery Program. The program, funded by the Bonneville Power Administration (BPA) and administered by the Pacific States Marine Fisheries Commission, pays anglers for each northern pikeminnow that they catch in the Columbia River. It operates from May 1 to September 30 on

the lower Columbia River. In 2024, the top twenty anglers caught an average of 4,677 fish per angler and averaged reward payments of $47,286.00 each for the 5-month season. The highest paid angler earned $164,260.00. BPA funds the program to partially mitigate for the impact of the Federal Columbia River Power System on salmon. Results indicate the program has been successful at reducing predation to salmon and steelhead for 34 years.

  - Two repairs have taken place: 1) The Public Boat Pump and Dumpout Station located adjacent to the Transient Guest Moorage in the Boat Basin, needed to be repaired by an electrician and plumber. A routine check had alerted Port Staff that the system was not working properly, and 2) during the annual back flow testing process, it was found that the back flow for the Public Boat Launch Ramp Restrooms had failed. Unfortunately, what could have been an easy repair became more complicated due to the back flow being located under concrete.

- Historic Wharf Project
  - To date the wharf committee has met with Jerry Meninick and Lucy Begay, members of the Yakima Nation; City Manager Matthew Klebes; and Wasco County Commissioner Scott Hege.
  - A survey has been completed by AKS Engineering identifying Port property ownership.
  - A scope of work and cost proposal was received 8/6/2025 for the underwater survey work. The scope of work was expanded to include not only the wharf/marina area, but also the waterfront in front of Riverfront Park, the area in front of Barge Way where an existing pier structure exists, and the old barge slip at the mouth of Chenoweth Creek. Port staff, and the Historic Wharf Committee will review the proposal and bring a recommendation forward to the Port Commission at the September meeting.
  - Executive Director Klaas has talked to the Port's Business Oregon representative about grant funding to hire a person or company that has experience with waterfront redevelopment.

Other

- Rowena Fire
  - This may be an article of interest if you haven't read it already, about the Columbia River Gorge Commission's permitting process for building applications received from those who need to rebuild their homes: Gorge Commission pledges to expedite post-fire rebuilding, debunks metal roof rumor | News | columbiagorgenews.com

PORT OF THE DALLES AGENDA ITEM

MEETING DATE August 13, 2025

REPORT ITEM K-2.) Financial Report: Fiscal Year 2024-2025 Bookkeeper Toepke

Fiscal Year 2024-2025

- Some notables in each fund's Project & Loss Budget vs Actual Reports line items for Fiscal Year 2024-2025
    - General Fund
        - Income
            - Interest from Earnings totaled $101,906.81, 366.7% of Budget, due to an increase in interest rates
            - Other Resources
                - Launch Ramp & Transient Moorage, receipts totaling $5,309.00, 176.97% of Budget, due to an increase in Transient Guest Moorage days
                - Leased Land & Facilities total income of $184,678.10, 230.85% of Budget, due to new lease agreements during the Fiscal Year
                - Loan Repayments
                    - Total Marina Fund $145,465.66, 172.22% of Budget, due to the annual loan payment received, plus the remaining loan funds in the Marina Fund, transferred back to the General Fund due to the Interfund Capital Loan from the General Fund to the Marina Fund, Debt Forgiveness
            - Previously Levied Taxes saw a total of $8,386.05, 167.72% of Budget
            - Property Taxes received $445,783.10, 99.45% of Budget
        - Expense
            - Capital Outlay
                - Launch Ramp & Transient Guest Moorage, totaled $12,595.48, 0.32% of Budget. Uncommon expenses included: Two steel doors were replaced at the Public Boat Launch Ramp Restrooms due to continual vandalism and a steel pole with mounted security cameras (part of a system) replaced due to a hit and run (reimbursed by insurance)
                - Port Facilities spent $49,699.83, 19.88% of Budget, on new carpet & vinyl for the Port Administrative Office due to a flooding event (the event and project began in FY 2023-2024, and ended in FY 2024-2025)
            - Materials & Services
                - Launch Ramp & Transient Guest Moorage, totaled $34, 986.81, 99.96% of Budget. Uncommon landscaping expenses: Tree trimming and removal plus bark replacement.
                - Legal, spent $28,020.65, 140.1% of Budget, due to unforeseen expenses related to research and preparation of a new management/concession agreement for Port of The Dalles Marina Annual Moorage.
                - Maintenance Supplies & Services, $27,208.01, 136.54%. Unexpected expenses incurred: Painted the inside of the Port Administrative Office due to flooding event, Landscaping: bark replacement, extensive tree removal and trimming.

    - Marina Fund
        - Expense
            - Debt Service
                - General Fund Loan Repayment, $145,465.66, 172.22% of Budget, due to the annual loan payment being made, plus the remaining loan funds were transferred back to the General Fund due to the Interfund Capital Loan from the General Fund to the Marina Fund, Debt Forgiveness

    - Port Development Fund
        - Income
            - Other Resources
                - Land Sales & Contract Interest
                    - V&G, Total V&G, $70,663.47. In addition to monthly payments being made, a one-time balloon payment was made in June 2025 to pay off the remaining principal balance on the loan.

        - Transfer from Other Funds
            - General Fund, $500,000.00, 100% of Budget. At the end of each fiscal year, the General Fund transfers surplus funds to the Port Development Fund. This year the General Fund could have transferred around $1,000,000.00, however the allocated number was only $500,000.00.
    - Expense
        - Material & Services
            - Land Sale Costs, incurred $17,934.15, 11.96% of Budget. Primarily all this amount is due to the current land sales negotiations with NW Natural.
        - Transfers & Contingency
            - Transfers to Other Funds
                - General Fund, $200,000.00, 100.00% of Budget. The Port Development Fund supports Port Operations by transferring $200,000.00 annually to the General Fund.

<u>June 2025</u>

- Savings Accounts
    - Oregon State Treasury Short Term Fund: 4.60%
    - First Interstate Bank Money Market: 4.23%

Cash Basis

PORT OF THE DALLES
Balance Sheet by Class
As of June 30, 2025

	General Fund	Marina Fund	Port Development Fund	Unclassified	TOTAL
ASSETS					
Current Assets					
Checking/Savings					
FIB Checking					
General Fund	20,347.99	0.00	0.00	0.00	20,347.99
Marina Fund	0.00	1,275.11	0.00	0.00	1,275.11
Port Development Fund	0.00	0.00	3,542.97	0.00	3,542.97
Total FIB Checking	20,347.99	1,275.11	3,542.97	0.00	25,166.07
FIB Money Market					
General Fund	16,126.62	0.00	0.00	0.00	16,126.62
Marina Fund	0.00	1,094.26	0.00	0.00	1,094.26
Port Development Fund	0.00	0.00	8,292.45	0.00	8,292.45
Total FIB Money Market	16,126.62	1,094.26	8,292.45	0.00	25,513.33
LGIP					
General Fund	1,872,094.19	0.00	0.00	0.00	1,872,094.19
Marina Fund	0.00	61,035.67	0.00	0.00	61,035.67
Port Development Fund	0.00	0.00	4,843,319.52	0.00	4,843,319.52
Total LGIP	1,872,094.19	61,035.67	4,843,319.52	0.00	6,776,449.38
Petty Cash	66.28	28.48	55.24	0.00	150.00
Total Checking/Savings	1,908,635.08	63,433.52	4,855,210.18	0.00	6,827,278.78
Total Current Assets	1,908,635.08	63,433.52	4,855,210.18	0.00	6,827,278.78
TOTAL ASSETS	1,908,635.08	63,433.52	4,855,210.18	0.00	6,827,278.78
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Other Current Liabilities					
Payroll Liabilities	-5.42	0.00	0.00	0.00	-5.42
Total Other Current Liabilities	-5.42	0.00	0.00	0.00	-5.42
Total Current Liabilities	-5.42	0.00	0.00	0.00	-5.42
Total Liabilities	-5.42	0.00	0.00	0.00	-5.42
Equity					
Unrestricted Net Assets	1,920,016.29	200,036.33	4,336,400.88	0.00	6,456,453.50
Net Income	-11,375.79	-136,602.81	518,809.30	0.00	370,830.70
Total Equity	1,908,640.50	63,433.52	4,855,210.18	0.00	6,827,284.20

Cash Basis

PORT OF THE DALLES
Balance Sheet by Class
As of June 30, 2025

	General Fund	Marina Fund	Port Development Fund	Unclassified	TOTAL
TOTAL LIABILITIES & EQUITY	1,908,635.08	63,433.52	4,855,210.18	0.00	6,827,278.78

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-GENERAL FUND
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	555,794.00	0.0%
Interest from Earnings	101,906.81	27,790.00	366.7%
Other Resources			
Grants	5,000.00	4,020,000.00	0.12%
Launch Ramp & Transient Moorage	5,309.00	3,000.00	176.97%
Leased Land & Facilities	184,678.10	80,000.00	230.85%
Loan Repayments			
Marina Fund			
Interest	6,463.04	6,463.00	100.0%
Principal	139,002.62	78,003.00	178.2%
Total Marina Fund	145,465.66	84,466.00	172.22%
Loan Repayments - Other	0.00	0.00	0.0%
Total Loan Repayments	145,465.66	84,466.00	172.22%
Other Income	33,404.40	50,000.00	66.81%
Total Other Resources	373,857.16	4,237,466.00	8.82%
Previously Levied Taxes	8,386.05	5,000.00	167.72%
Property Taxes	445,783.10	448,268.00	99.45%
Transfer from Other Funds			
Port Development Fund	200,000.00		
Transfer from Other Funds - Other	0.00	875,000.00	0.0%
Total Transfer from Other Funds	200,000.00	875,000.00	22.86%
Total Income	1,129,933.12	6,149,318.00	18.38%
Gross Profit	1,129,933.12	6,149,318.00	18.38%
Expense			
Capital Outlay			
Launch Ramp & Transient Moorage	12,595.48	4,000,000.00	0.32%
Port Facilities	49,699.83	250,000.00	19.88%
Total Capital Outlay	62,295.31	4,250,000.00	1.47%
Material & Services			
Accounting & Audit	9,138.67	20,000.00	45.69%
Contracted Services	33,166.19	85,000.00	39.02%
Dues & Memberships			
Bank Fees	597.27		
Dues & Memberships - Other	25,323.20	35,000.00	72.35%
Total Dues & Memberships	25,920.47	35,000.00	74.06%
Insurance-Property & Liability	25,173.00	35,000.00	71.92%
Launch Ramp & Transient Moorage	34,986.81	35,000.00	99.96%
Legal	28,020.65	20,000.00	140.1%
Maintenance-Supplies & Services	27,308.01	20,000.00	136.54%
Office Supplies & Equipment	13,165.31	15,000.00	87.77%

Cash Basis

PORT OF THE DALLES

Profit & Loss Budget vs. Actual-GENERAL FUND

July 2024 through June 2025

	Jul '24 - Jun 25	Budget	% of Budget
Travel, Education & Meetings	17,782.97	50,000.00	35.57%
Utilities	12,482.66	19,000.00	65.7%
Total Material & Services	227,144.74	334,000.00	68.01%
Personal Services			
Taxes & Benefits			
Insurance	63,321.44		
Payroll Tax Expense	19,486.19		
PERS	13,839.41		
Taxes & Benefits - Other	1,020.00	120,000.00	0.85%
Total Taxes & Benefits	97,667.04	120,000.00	81.39%
Wages & Salaries	254,201.82	350,000.00	72.63%
Total Personal Services	351,868.86	470,000.00	74.87%
Transfers & Contingency			
General Operating Contingency	0.00	100,000.00	0.0%
Transfer to Other Funds	500,000.00	500,000.00	100.0%
Total Transfers & Contingency	500,000.00	600,000.00	83.33%
Total Expense	1,141,308.91	5,654,000.00	20.19%
Net Ordinary Income	-11,375.79	495,318.00	-2.3%
Net Income	-11,375.79	495,318.00	-2.3%

Cash Basis

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-MARINA FUND
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	206,233.00	0.0%
Interest from Earnings	8,862.85	10,312.00	85.95%
Other Resources			
Fire Emergency	0.00	1,500,000.00	0.0%
Other Income	0.00	0.00	0.0%
Total Other Resources	0.00	1,500,000.00	0.0%
Total Income	8,862.85	1,716,545.00	0.52%
Gross Profit	8,862.85	1,716,545.00	0.52%
Expense			
Capital Outlay			
Fire Emergency	0.00	900,000.00	0.0%
Total Capital Outlay	0.00	900,000.00	0.0%
Debt Service			
General Fund Loan Repayment	145,465.66	84,466.00	172.22%
Total Debt Service	145,465.66	84,466.00	172.22%
Material & Services	0.00	0.00	0.0%
Transfers & Contingency			
General Operating Contingency	0.00	0.00	0.0%
Transfer to Other Funds	0.00	675,000.00	0.0%
Total Transfers & Contingency	0.00	675,000.00	0.0%
Total Expense	145,465.66	1,659,466.00	8.77%
Net Ordinary Income	-136,602.81	57,079.00	-239.32%
Net Income	-136,602.81	57,079.00	-239.32%

PORT OF THE DALLES

Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July 2024 through June 2025

	Jul '24 - Jun 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	4,353,000.00	0.0%
Interest from Earnings	213,963.45	217,650.00	98.31%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Land Sales & Contract Interest			
V&G			
Interest	3,329.40		
Principal	67,334.07		
Total V&G	70,663.47		
Land Sales & Contract Interest - Other	0.00	2,500,000.00	0.0%
Total Land Sales & Contract Interest	70,663.47	2,500,000.00	2.83%
Loan Repayments			
CGCC	0.00	0.00	0.0%
City of Dufur	0.00	0.00	0.0%
Total Loan Repayments	0.00	0.00	0.0%
Other Income	0.00	4,000,000.00	0.0%
Other Resources - Other	44.36		
Total Other Resources	70,707.83	10,500,000.00	0.67%
Transfer from Other Funds			
General Fund	500,000.00		
Transfer from Other Funds - Other	0.00	500,000.00	0.0%
Total Transfer from Other Funds	500,000.00	500,000.00	100.0%
Total Income	784,671.28	15,570,650.00	5.04%
Gross Profit	784,671.28	15,570,650.00	5.04%
Expense			
Capital Outlay			
Land Acquis, Develop & Improve	0.00	9,000,000.00	0.0%
Total Capital Outlay	0.00	9,000,000.00	0.0%
Debt Service	0.00	0.00	0.0%
Material & Services			
Accounting & Audit	7,222.00	15,000.00	48.15%
Contracted Services	25,602.60	200,000.00	12.8%
Land Sale Costs	17,934.15	150,000.00	11.96%
Legal	810.60	15,000.00	5.4%
Travel, Market Promo & Meetings	14,292.63	35,000.00	40.84%
Total Material & Services	65,861.98	415,000.00	15.87%
Special Payments			
Other Partnership Projects	0.00	2,000,000.00	0.0%
Total Special Payments	0.00	2,000,000.00	0.0%
Transfers & Contingency			
General Operating Contingency	0.00	200,000.00	0.0%
Transfer to Other Funds			

Cash Basis

PORT OF THE DALLES

Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July 2024 through June 2025

	Jul '24 - Jun 25	Budget	% of Budget
General Fund	200,000.00	200,000.00	100.0%
Transfer to Other Funds - Other	0.00	0.00	0.0%
Total Transfer to Other Funds	200,000.00	200,000.00	100.0%
Total Transfers & Contingency	200,000.00	400,000.00	50.0%
Total Expense	265,861.98	11,815,000.00	2.25%
Net Ordinary Income	518,809.30	3,755,650.00	13.81%
Net Income	518,809.30	3,755,650.00	13.81%

MEETING DATE	August 13, 2025
REPORT ITEM K-3.)	The Dalles Community Outreach Team Executive Director Klaas

The Dalles Community Outreach Team (COT) met Tuesday, July 22, 2025. Commissioners Coburn and Weast, and Executive Director Klaas attended on behalf of Port of The Dalles.

The COT will be traveling to Washington, D.C. the third week of September 2025, to meet with members of Congress and a few agencies, to discuss funding needs and policy issues. Meetings will take place with Senators Wyden (D-OR), Merkley (D-OR), Murray (D-WA) and Cantwell (D-WA), as well as Representatives Bentz (R-OR) and Newhouse (R-WA). The COT meets with both the Oregon and Washington delegation because our region is really one economy even though it crosses a state boundary.

Projects and policies are being finalized right now, but one policy that the Port is working on is the impact of immigration and tariffs on local agricultural products.

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	August 13, 2025
REPORT ITEM K-6.)	Port of The Dalles Marina Annual Moorage, Q4/FY 2024-2025 Report Concessionaire Macnab

Following report received from Concessionaire Macnab.

Meeting Date: **August 13, 2025**

Subject: **Marina Report for April-June 2025**

Items completed this quarter:

- Continue to do increased Algae removal at the marina
- Regular maintenance on the property and docks
- Dock leveling on B finger
- Billings for leases for the July-June 2026 season

Projects in Progress:

- New lock system
- Whaler replacement at the marina. Will be focusing on C finger

What's going on at the Marina:

- To date there are four boathouses for sale at the Marina.
- The Marina is full, with no open slips.
- Abandoned boat on the private side of the Marina. Working on removal

The Dalles Marina
Profit & Loss
July 2024 through June 2025

	Jul '24 - Jun 25	
Ordinary Income/Expense		
Income		
Moorage Fee		154,895.55
Total Income		154,895.55
Expense		
Accounting Fees		785.00
Automobile Expense		206.31
Background Checks		224.00
Contracted Services		
Algae	1,850.00	
Total Contracted Services		1,850.00
Credit Card Fee		6,899.91
Dues, Fees and Subscription		75.00
Insurance Expense		
Liability	2,877.90	
Insurance Expense - Other	1,607.00	
Total Insurance Expense		4,484.90
Keys Expense		300.00
Landscaping and Groundskeeping		1,850.00
Maintenance and Supplies		
Asset for Port		
Landscaping	9,026.22	
Asset for Port - Other	1,973.01	
Total Asset for Port	10,999.23	
Winter	546.30	
Maintenance and Supplies - Other	4,589.37	
Total Maintenance and Supplies		16,134.90
Meals and Entertainment		561.45
Office Supplies		231.00
Professional Fees		
legal Fees	304.00	
Website	190.00	
Total Professional Fees		494.00
Repairs and Maintenance		
Parking Lot	460.00	
Repairs and Maintenance - Other	429.47	
Total Repairs and Maintenance		889.47
Utilities		
Electricity	2,532.81	
Garbage	3,064.33	
Internet	1,215.00	
Water	11,879.51	
Total Utilities		18,691.65
Total Expense		53,677.59
Net Ordinary Income		101,217.96

The Dalles Marina
Profit & Loss
July 2024 through June 2025

	Jul '24 - Jun 25
Other Income/Expense	
Other Income	
Other Income	12.00
Total Other Income	12.00
Net Other Income	12.00
Net Income	**101,229.96**