



Revised Notice

Thursday, May 8, 2025, at 4:00 pm
Location: Port of Arlington Office
100 Port Island Rd, Arlington, OR

Join Zoom Meeting

<https://us02web.zoom.us/j/9537854875>

Meeting ID: 953 785 4875

+16699006833,,85648511236# US (San Jose)

+12532158782,,85648511236# US (Tacoma)

Regular Commission Meeting Agenda

Thursday, May 8, 2025

- 1. Call Meeting to Order**
- 2. Additions or Corrections to the Agenda**
- 3. Public Comment on Non-Agenda Items**
- 4. Consent Agenda:**
 - A. Approve Regular Meeting Minutes for April 10, 2025
 - B. Approve April 2025 Accounts Payable and Financials
- 5. Director Report**
 - 5.1 NWGG / MCP Merger
 - 5.2 Alkali Ridge Subdivision Groundbreaking Monday, May 19 at 5 pm
 - 5.3 RV Park Operations
 - 5.4 Grants Summary 2022-2025
 - 5.5 Other
- 6. President Report**
- 7. Commissioner Reports**
- 8. Executive Session, ORS 192.660(2)(e):** To conduct deliberations with the persons designated by governing body to negotiate real property transactions (*Placeholder*).
- 9. Decision or deliberations on Real Estate Transactions** (*Placeholder*).
- 10. Adjourn Meeting**

This meeting location is accessible to persons with disabilities. Any requests for other special accommodation must be made at least 48 hours before the meeting by phone (541) 705-2004.

Port of Arlington Environmental Sentry Corp Meeting

Thursday, May 8, 2025 after Port Meeting

1. Call Meeting to Order
2. Approval of Minutes
3. Progress Update
4. Updated Financial Policies
5. Adjourn

**Regular Commission Meeting
April 10, 2025, MINUTES
Immediately following Budget Workshop
1650 Railroad Ave., Arlington, OR**

1. The Port of Arlington Commission meeting was called to order at 6:04pm by President Shannon.

Present: President Leah Shannon and Vice President Ron Wilson; Commissioners: Kathryn Greiner, Gibb Wilkins, and Kip Krebs; Port Director, Jed Crowther, Kayla Rayburn, and Attorney Anna Cavaleri (via zoom)

Absent: None

Audience: Darren Cavanaugh (via zoom Left 6:15), Tom Russell (via zoom left 6:15), Anna David Richter (arrived 6:15), Chris Patnode (left 7:07), Joe Patnode (left 7:07).

2. Additions or Corrections to the Agenda

2.1. Joinder Agreement added top the SIP discussion during 5.2.

3. Public Comment

None

4. Consent Agenda

Commissioner Krebs Stated there was a correction on the Regular Meeting Minutes; page 2, section 5.2.1. to remove the "in 2012" when talking about the Railroads well. He wasn't sure if that was the correct year.

4.1. Approve Regular Meeting Minutes for March 13, 2025

4.2. Approve Special Meeting Minutes for March 20, 2025

4.3. Approve March 2025 Accounts Payable and Financials

Motion: Moved by Wilkins and seconded by Greiner to approve the Consent agenda with the above stated correction in the Regular Meeting Minutes. Motion passed unanimously.

5. Director Report

5.1. Budget Message

Crowther stated it is in your packet, asked if there were any further questions since the Budget Committee Workshop, and there weren't any.

5.2. Strategic Investment Program (SIP) by Gilliam County – Leaning Juniper II LLC

Crowther stated that the County has the lead role in the SIP agreement, but the Special Districts have an input. Our role at the Port is to ratify the SIP the County has already acted on. The Joinder Agreement is for the repower. Tom Russell, with Avangrid, stated The Port is a part of the SIP agreement that the County has already. The intent of the Joinder would be to streamline the process.

Motion: Wilkins moved, and Wilson seconded, to agree to the SIP agreement, and sign the Joinder Agreement with Avangrid. Motion passed unanimously.

5.3. Willow Creek

5.3.1. Water- Procurement, well results, Power, Permit, Storage

Crowther said The Port learned a lot about procurement during this process. Due to the amount and increasing above \$50,000 it would trigger BOLI and make the entire project prevailing wages, because of that it was decided to not continue with the upsize of the well. The original size of the well, and the volume it produced, it does not require the Port to obtain a permit yet. Discussion about water storage, power, and bidding laws for how to proceed with development. General discussion regarding the well, and how to move forward with the next steps. Three phase power is required for the pump to run efficiently, looking at options to get power there, possibly solar being an option.

5.4. Industrial Plan- Amendment with Business Oregon- Time Extension

Crowther said the Industrial study the Port did with Point Consulting needed a time extension for the grant with Business Oregon. There was a consensus to allow a time extension with Business Oregon.

5.5. Alkali Ridge Subdivision

5.5.1. Construction Awarded, Upcoming Ground-Breaking Ceremony

Bolin construction won the award, we went through the 7-day period, signed notice award was issued on March 24, 2025. Upon the completion of executed contract documents

5.5.2. Grant Application-Submitted to Housing Infrastructure Support Fund

Did submit an application but cannot be used for construction. The engineering with Anderson and Perry can be used for the grant.

5.5.3. Upcoming City Zoning Hearing by Planning Commission- April 17

5.6. Leases

Planning commission meeting next Thursday regarding Zoning changes. He did receive a draft summary that could help with development, and Crowther will be submitting some suggestions as well for them to consider during the rezoning process.

5.6.1. Aerovel- Office Space in Alpine Building

Draft lease with Aerovel that in good faith have agreed upon their attorney review. He appreciates Anna's forethought to separate the offices from the Warehouse to reach full income potential. One of the founding members of Aerovel were one of the founding members of Insitu. Anna stated she just noticed they are a WA resident and currently do not have a license to do business in OR, and she would recommend checking with them before signing the contract.

Motion: Wilkins moved, and Krebs seconded to approve the lease agreement with Aerovel contingent on Aerovel signing the lease and obtaining a business license with the state of OR. Motion passed unanimously.

5.6.2. River's Edge BBQ & Grill LLC Rental Rate Review

Crowther gave a brief history regarding the River's Edge BBQ & Grill lease. The current lease has extensions with reduced rent for a time. It needs to be redone, and he would like to see the base rent start to tier back up, as mentioned during the budget meeting. David Richter, owner of River's Edge BBQ & Grill, is attending to let the commission know how he is doing. President Leah Shannon stated she needed to recuse herself from discussing due to conflict of interest. Rayburn gave a brief recap of the financials with a profit and loss for the building, as well as a brief layout how the utilities for the building are split up. David stated he is doing much better and is ready to tier back up, he wanted to show his appreciation and gratitude to the Commissioners for working with him and allowing him the chance to succeed. David had a request regarding the appliances/cost/upkeep and splitting it with the Port. Crowther advised that is part of the risk of running a business, and he would just have to plan the best he could for it. Krebs wanted to reiterate low rent sets a precedence. Greiner stated that it's a little different when the Port owns the building, and they have reduced rents for other properties. All were in agreement the rent needed to tier back up. Greiner asked if an increase of \$175/month, for 8

months, would be a good start. The commissioners would talk again at the end of 8 months for another increase. Discussion followed regarding the schedule and increase.

Motion: Greiner moved, and Wilkins seconded to raise the rent \$175/month on base rent for Rivers Edge BBQ & Deli starting 5/1/2025 until 6/30/2026. Motion passed unanimously.

6. Presidents Report, Leah Shannon

nothing

7. Commissioner Reports

7.1. **Ron Wilson**-Took James down to the storage unit and that's where he has the EAT letters, and he took photos to contact a few people to see what we can have done. They need refurbished.

7.2. **Kip Krebs**-still inquiring if we are doing the May Day parade.

7.3. **Kathryn Greiner**-nothing

7.4. **Gibb Wilkins**-nothing

8. Executive Session ORS 129.660(2)(e): To conduct deliberations with persons designated by governing body to negotiate real property transactions.

President Shannon Opened Executive Session ORS 129.660(2)(e) at 7:07pm.

President Shannon Adjourned Executive Session at 7:17pm.

No decisions or action made during executive session.

9. Next Meeting

May 9, 2025, The Port of Arlington office at 5:00pm.

10. Adjourn Meeting

President Shannon adjourned The Regular Commissions meeting at 7:20pm.

President Leah Shannon

Vice President Ron Wilson

PORT OF ARLINGTON

Balance Sheet

As of May 2, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Beginning Cash Drawer Funds	100.00
1001 Bank of E/O - Checking	102,238.63
1003 LGIP Investment A/C	4,213,553.72
1004 Reserve Fund	135,678.42
1005 Municipal Money Market Account	101,085.26
Total Bank Accounts	\$4,552,656.03
Accounts Receivable	
1200 Accounts Receivable	-179,432.93
Total Accounts Receivable	\$-179,432.93
Other Current Assets	
1201 AR Audit	16,474.51
1210 Property Tax Receivable	-4,943.23
1220 Grants Receivable	-13,500.00
1230 Other Receivables	0.00
1235 POA Env Sentry Corp Receivable	0.00
1300 Prepaid Expense	5,718.75
1499 Undeposited Funds	0.00
Total Other Current Assets	\$3,750.03
Total Current Assets	\$4,376,973.13
Other Assets	
1006 Cash With County	721.40
Total Other Assets	\$721.40
TOTAL ASSETS	\$4,377,694.53
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	4,927.49
2001 Transient Lodging Tax Payable	744.28
Total 2000 Accounts Payable	5,671.77

PORT OF ARLINGTON

Balance Sheet

As of May 2, 2025

	TOTAL
Total Accounts Payable	\$5,671.77
Other Current Liabilities	
2002 AP Audit	-2,724.48
2010 Other Payables	0.00
2100 Payroll Liabilities	79,009.59
408k SEP Co. Match	44,722.94
Dental Insurance	9,246.23
Federal Taxes (941/943/944)	0.00
Health Insurance	145,513.64
OR Employment Taxes	-361.24
OR Income Tax	0.00
OR Paid Family and Medical Leave	-102.44
OR Statewide Transit Taxes	-30.04
Worker's Comp.	429.83
Total 2100 Payroll Liabilities	278,428.51
2110 Deferred Rev. - Property Taxes	3,642.20
2111 Direct Deposit Liabilities	-14,693.98
2120 Deferred Revenue	0.00
Direct Deposit Payable	0.00
Oregon Department of Revenue Payable	0.00
Out Of Scope Agency Payable	0.00
Total Other Current Liabilities	\$264,652.25
Total Current Liabilities	\$270,324.02
Long-Term Liabilities	
2200 OEDD - Marina	0.00
2300 OEDD - RV Park	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$270,324.02
Equity	
3000 Opening Bal Equity	0.00
3110 Retained Earnings	679,003.26
Net Income	3,428,367.25
Total Equity	\$4,107,370.51
TOTAL LIABILITIES AND EQUITY	\$4,377,694.53

PORT OF ARLINGTON

Transaction List with Splits

October 2023

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10/02/2023	Bill Payment (Check)	EFT	Yes	Heartland Payment Systems		1001 Bank of E/O - Checking	-169.43
						2000 Accounts Payable	-169.43
10/03/2023	Check	EFT	Yes	Secretary of State	2019/2020 Audit Report filing fee 2023 Annual Report/renewal notice	1001 Bank of E/O - Checking	-50.00
						6115 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Dues, Subscriptions, Fees	50.00
10/03/2023	Bill Payment (Check)	10223	Yes	Arlington Market		1001 Bank of E/O - Checking	-62.15
						2000 Accounts Payable	-62.15
10/03/2023	Bill Payment (Check)	10226	Yes	E O Heating & Air, LLC		1001 Bank of E/O - Checking	-270.00
						2000 Accounts Payable	-270.00
10/03/2023	Bill Payment (Check)	10229	Yes	Anderson/Perry		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	3,447.50
							3,447.50
10/03/2023	Bill Payment (Check)	10230	Yes	Knerr		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	1,305.00
							-
							1,305.00
10/03/2023	Bill Payment (Check)	10232	Yes	Travel Information Council		1001 Bank of E/O - Checking	-708.00
						2000 Accounts Payable	-708.00
10/03/2023	Bill Payment (Check)	10234	Yes	Maul Foster Alongi		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	1,832.50
							-
							1,832.50
10/12/2023	Check	10235	Yes	Bank of Eastern Oregon - VISA	9285	1001 Bank of E/O - Checking	-
							1,716.77
					Candlewood-Lacey Economic Development Training-Hotel	6128 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Staff Travel/Food/Lodging	790.50
					QB Payroll	6560 Payroll Expenses	72.00
					TP for Public Restroom	6623 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Comfort Station Supplies	95.19
					Drill set for Maint.	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	131.00
					Flashlight	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	25.87
					Fair Poster (smaller boards X2)	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	85.06
					material for Fair Booth	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	19.28
					Fair Booth Material	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	2.99
					Larger Fair booth board	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	47.27
					Fair Booth	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	2.72
					Fair Booth	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	5.42
					Water Spicket repair material at the Boat Launch	6724 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Maint. & Supplies	268.46
					supplied not used for repair and returned	6724 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Maint. & Supplies	-60.16
					8" PVC pipe/caps	6724 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Maint. & Supplies	76.82
					70lb Sakrete tube x8	6724 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Maint. & Supplies	59.04
					Board Training in Boardman-registration fee	6127 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Commissioner Conference & Trave	75.00
					food for board meeting	6122 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Meetings and Elections	12.37
					printed Proctor platt	8435 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Building Projects/Tenent Improv	7.94
10/12/2023	Bill Payment (Check)	10236	Yes	Arlington Hardware		1001 Bank of E/O - Checking	-144.53
						2000 Accounts Payable	-144.53
10/12/2023	Bill Payment (Check)	10237	Yes	Arlington T.V. Coop		1001 Bank of E/O - Checking	-306.50
						2000 Accounts Payable	-306.50

PORT OF ARLINGTON

Transaction List with Splits

October 2023

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10/12/2023	Bill Payment (Check)	10238	Yes	Blue Mountain Networks		1001 Bank of E/O - Checking	-7.77
						2000 Accounts Payable	-7.77
10/12/2023	Bill Payment (Check)	10239	Yes	Colliers Int. Valuation & Adv. Svcs.		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	2,500.00
							-
							2,500.00
10/12/2023	Bill Payment (Check)	10240	Yes	E O Heating & Air, LLC		1001 Bank of E/O - Checking	-722.60
						2000 Accounts Payable	-722.60
10/12/2023	Bill Payment (Check)	10241	Yes	Gilliam County Treasurer		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	1,012.00
							-
							1,012.00
10/12/2023	Bill Payment (Check)	10242	Yes	H2Oregon		1001 Bank of E/O - Checking	-23.95
						2000 Accounts Payable	-23.95
10/12/2023	Bill Payment (Check)	10243	Yes	Maul Foster Alongi		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	1,551.25
							-
							1,551.25
10/12/2023	Bill Payment (Check)	10244	Yes	SDIS		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	7,421.64
							-
							7,421.64
10/19/2023	Bill Payment (Check)	10245	Yes	Blue Mountain Networks		1001 Bank of E/O - Checking	-6.69
						2000 Accounts Payable	-6.69
10/19/2023	Bill Payment (Check)	10246	Yes	Loop Net		1001 Bank of E/O - Checking	-79.00
						2000 Accounts Payable	-79.00
10/19/2023	Bill Payment (Check)	10247	Yes	Pacific Fire		1001 Bank of E/O - Checking	-162.00
						2000 Accounts Payable	-162.00
10/19/2023	Bill Payment (Check)	10248	Yes	Fidelity Brokerage Services LLC		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	1,846.24
							-
							1,846.24
10/19/2023	Bill Payment (Check)	10249	Yes	VanKoten & Cleaveland LLC		1001 Bank of E/O - Checking	-714.00
						2000 Accounts Payable	-714.00
10/21/2023	Bill Payment (Check)	EFT	Yes	Pacific Power		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	3,374.95
							-
							3,374.95
10/23/2023	Bill Payment (Check)	EFT	Yes	Pacific Power		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	2,052.20
							-
							2,052.20
<hr/>							
2000 Accounts Payable							
10/02/2023	Bill		Yes	Heartland Payment Systems	Credit Card fees	2000 Accounts Payable	169.43
					Credit Card Fees	6115-1 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Dues, Subscriptions, Fees:Credit Card Fees	169.43
10/03/2023	Bill		Yes	Anderson/Perry	Proctor Property, property Platt	2000 Accounts Payable	3,447.50
						8432 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Engineering & Surveying	3,447.50
10/03/2023	Bill		Yes	Travel Information Council	ODOT road signs	2000 Accounts Payable	708.00
						6115 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Dues, Subscriptions, Fees	708.00

PORT OF ARLINGTON

Transaction List with Splits

October 2023

DATE	TRANSACTION NUM TYPE	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10/03/2023	Bill	Yes	Blue Mountain Networks		2000 Accounts Payable	1.82
				email account/number forward	6117 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Telephone and Internet Srv.	1.82
10/03/2023	Bill	Yes	Loop Net		2000 Accounts Payable	79.00
				advertisement	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	79.00
10/03/2023	Bill	Yes	Knerr	Invoice: 22-129-1	2000 Accounts Payable	1,305.00
				installation of 2 advantage door closures front doors of Gronquist	8530 Gronquist Fund Expenses:Materials and Services:Building Maintenance	1,305.00
10/03/2023	Bill	Yes	Maul Foster Alongi		2000 Accounts Payable	1,832.50
				condon grade school gran assistance	8600 Environ. Sentry Corp. Projects	1,832.50
10/11/2023	Bill	Yes	SDIS	03-0016161	2000 Accounts Payable	7,421.64
				Jed	6015 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Personal Services - AD:Employee Benefits Insurance	3,150.71
				James	6015 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Personal Services - AD:Employee Benefits Insurance	1,120.22
				Kayla	6015 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Personal Services - AD:Employee Benefits Insurance	3,150.71
10/11/2023	Bill	Yes	E O Heating & Air, LLC	Invoice: 18854520	2000 Accounts Payable	722.60
				Office AC condenser fan motor	6154 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Capital Outlay - AD:Office Equipment	722.60
10/11/2023	Bill	Yes	Arlington T.V. Coop		2000 Accounts Payable	306.50
				Gronquist Bldg	8527 Gronquist Fund Expenses:Materials and Services:Telephone and Internet	64.00
				Phone Services 3 lines & phones	6117 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Telephone and Internet Srv.	112.50
				Business Internet	6324 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:WIFI - RV	130.00
10/11/2023	Bill	Yes	Blue Mountain Networks		2000 Accounts Payable	7.77
				email account/number forward	6117 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Telephone and Internet Srv.	7.77
10/11/2023	Bill	Yes	Arlington Hardware		2000 Accounts Payable	144.53
				couplings	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	11.97
				2 cycle oil	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	8.58
				Gloves and cleaner	6623 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Comfort Station Supplies	12.58
				TP/Paper towels	6112 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Office Supplies and Equipment	17.23
				anchor wedge/ bit	6724 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Maint. & Supplies	7.67
				hose coupling, hose end repair	6724 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Maint. & Supplies	12.98
				Herbicide conc. eraser qt	8522 Gronquist Fund Expenses:Materials and Services:Office Supplies and Equipment	35.99
				push fit sb coupling	6724 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Maint. & Supplies	26.97
				tubing vinyl	8522 Gronquist Fund Expenses:Materials and Services:Office Supplies and Equipment	10.56
10/11/2023	Bill	Yes	H2Oregon	Water cooler/refills	2000 Accounts Payable	23.95
				water/cooler rentals	6122 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Meetings and Elections	23.95
10/11/2023	Bill	Yes	Maul Foster Alongi		2000 Accounts Payable	1,551.25
				Condon Grade School Principal planner Project Environmental Scientist 2 Project Administrator	8600 Environ. Sentry Corp. Projects	1,551.25
10/11/2023	Bill	Yes	Colliers Int. Valuation & Adv. Svcs.		2000 Accounts Payable	2,500.00
				Proctor property	8432 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Engineering & Surveying	2,500.00
10/11/2023	Bill	Yes	Gilliam County Treasurer		2000 Accounts Payable	1,012.00
				Principle	8441 ECON.DEVELOP.FUND EXPENSES:DEBT SERVICE:Loan - Principal	844.11
				Interest	8442 ECON.DEVELOP.FUND EXPENSES:DEBT SERVICE:Loan - Interest	167.89
10/17/2023	Bill	Yes	Pacific Power	RV Park & Admin/Island Park Marina	2000 Accounts Payable	2,052.20
					6721 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Electricity	259.68

PORT OF ARLINGTON

Transaction List with Splits

October 2023

DATE	TRANSACTION NUM TYPE	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
				RV Park	6323 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Electricity - RV Park	890.33
				Gronquist	8521 Gronquist Fund Expenses:Materials and Services:Utilities	902.19
10/18/2023	Bill	Yes	Blue Mountain Networks		2000 Accounts Payable	6.69
				email account/number forward	6117 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Telephone and Internet Srv.	6.69
10/18/2023	Bill	Yes	Pacific Fire	Jan, Feb, Mar.	2000 Accounts Payable	162.00
				Fire Alarm Monitoring (Oct, Nov, December)	8531 Gronquist Fund Expenses:Materials and Services:Alarm Monitoring	162.00
10/18/2023	Bill	Yes	Loop Net		2000 Accounts Payable	79.00
				advertisement	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	79.00
10/19/2023	Bill	Yes	VanKoten & Cleaveland LLC		2000 Accounts Payable	714.00
				Alpine lease correspondents, Richter letter	6113 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Legal Fees	714.00
10/19/2023	Bill	Yes	Fidelity Brokerage Services LLC		2000 Accounts Payable	1,846.24
				Crowther-September	Payroll Expenses:Company Contributions:Retirement	905.23
				Metzker-September	Payroll Expenses:Company Contributions:Retirement	466.44
				Rayburn-September	Payroll Expenses:Company Contributions:Retirement	474.57

Budget vs. Actuals_Budget_FY25_P&L_Report

July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Income				
5000 ECONOMIC DEVELOP FUND RESOURCES	\$0.00	\$0.00	\$0.00	
5030 Land Sale	3,574,542.53	1,000,000.00	2,574,542.53	357.45 %
5032 Building Lease 11-004	2,170.00	5,000.00	-2,830.00	43.4 %
5033 Flex Bldg Lease	33,500.00	42,630.00	-9,130.00	78.58 %
5034 Taxes Collected for Triple Net	5,940.00	9,000.00	-3,060.00	66.0 %
5113 Grants - Gilliam County	33,161.50	1,122,647.00	-1,089,485.50	2.95 %
5005 Carryover (cash basis)	0.00	196,077.00	-196,077.00	0.0 %
5031 Building Lease 11-002	0.00	40,000.00	-40,000.00	0.0 %
5114 Unanticipated Grant Funds	0.00	500,000.00	-500,000.00	0.0 %
5130 SIP Funds	0.00	35,000.00	-35,000.00	0.0 %
Total for 5000 ECONOMIC DEVELOP FUND RESOURCES	\$3,649,314.03	\$2,950,354.00	\$698,960.03	123.69 %
5200 Gronquist Resources	\$0.00	\$0.00	\$0.00	
5203-1 Richter Lease	11,100.00	18,000.00	-6,900.00	61.67 %
5203-3 Richter's Property taxes	4,650.00	6,000.00	-1,350.00	77.5 %
5204 Columbia Room Rental	790.00	1,000.00	-210.00	79.0 %
5211 Office Space Lease #2	5,400.00	12,300.00	-6,900.00	43.9 %
5213 Office Space #4	9,000.00	9,000.00	0.00	100.0 %
5201 Carryover	0.00	89,892.00	-89,892.00	0.0 %
5210 Office Space Lease #1	0.00	500.00	-500.00	0.0 %
5212 Office Space Lease #3	0.00	9,000.00	-9,000.00	0.0 %
5215 Unanticipated Grant	0.00	1,000.00	-1,000.00	0.0 %
Total for 5200 Gronquist Resources	\$30,940.00	\$146,692.00	-\$115,752.00	21.09 %
GENERAL FUND RESOURCES	\$0.00	\$0.00	\$0.00	
4010 Taxes-Current	151,310.89	162,000.00	-10,689.11	93.4 %
4020 Interest - NOW Checking	94.24	10.87	83.37	866.97 %
4021 Interest - Municipal Money Market	3,735.32	891.34	2,843.98	419.07 %
4022 Interest - LGIP A/C	45,811.26	30,000.00	15,811.26	152.7 %
4030 Land Rental	13,797.00	6,699.00	7,098.00	205.96 %
4050 Grain Elevator Lease Pymt	125,674.01	125,674.00	0.01	100.0 %
4110 Grants Income	\$0.00	\$0.00	\$0.00	
4115 Safety Grant	1,250.00	0.00	1,250.00	
4111 OSMB Grant	0.00	90,000.00	-90,000.00	0.0 %
4112 Connect Oregon Grant	0.00	402,850.00	-402,850.00	0.0 %
4113 Gilliam County Grant	0.00	20,000.00	-20,000.00	0.0 %
4114 Unanticipated Grant Funds	0.00	100,000.00	-100,000.00	0.0 %
4120 MAPS Grant	0.00	7,000.00	-7,000.00	0.0 %
Total for 4110 Grants Income	\$1,250.00	\$619,850.00	-\$618,600.00	0.2 %
4130 SIP Funds	25,224.10	0.00	25,224.10	

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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
4210 Marina Revenue	5,397.00	11,000.00	-5,603.00	49.06 %
4211 RV Park Revenues	\$0.00	\$50,000.00	-\$50,000.00	0.0 %
4211-1 RV Park Monthly Rent	25,489.52	0.00	25,489.52	
4211-2 RV Park Weekly Rent	3,410.00	0.00	3,410.00	
4211-3 RV Park Daily Rent	4,825.00	0.00	4,825.00	
4211-4 RV Park Dry Camp	3,177.00	0.00	3,177.00	
Total for 4211 RV Park Revenues	\$36,901.52	\$50,000.00	-\$13,098.48	73.8 %
4213 Marina Fuel Revenue	\$10,351.08	\$19,000.00	-\$8,648.92	54.48 %
4213-1 Diesel Sales	450.12	0.00	450.12	
4213-2 Gasoline Sales	175.46	0.00	175.46	
Total for 4213 Marina Fuel Revenue	\$10,976.66	\$19,000.00	-\$8,023.34	57.77 %
4214 Marina Power and Water Revenue	285.00	800.00	-515.00	35.62 %
4215 Shower	902.00	1,000.00	-98.00	90.2 %
4340 Willow Creek Rock Sales	175,184.72	160,000.00	15,184.72	109.49 %
4500 Miscellaneous Income	2,050.00	100.00	1,950.00	2050.0 %
4000 Carryover Balance	0.00	729,732.00	-729,732.00	0.0 %
4011 Taxes-Prior	0.00	2,000.00	-2,000.00	0.0 %
4350 Willow Creek Lease Revenue	0.00	12,000.00	-12,000.00	0.0 %
4400 Donations/Gifts	0.00	100.00	-100.00	0.0 %
Total for GENERAL FUND RESOURCES	\$598,593.72	\$1,930,857.21	-\$1,332,263.49	31.0 %
RESERVE FUND RESOURCES	\$0.00	\$0.00	\$0.00	
9002 Interest Earned Reserve Fund	3,235.73	2,600.00	635.73	124.45 %
9000 Reserve Fund Beginning Balance	0.00	118,435.00	-118,435.00	0.0 %
9001 Transfer from General Fund	0.00	12,567.00	-12,567.00	0.0 %
Total for RESERVE FUND RESOURCES	\$3,235.73	\$133,602.00	-\$130,366.27	2.42 %
Unapplied Cash Payment Income	8,212.00	0.00	8,212.00	
Total for Income	\$4,290,295.48	\$5,161,505.21	-\$871,209.73	83.12 %
Cost of Goods Sold	0.00	0.00	0.00	
Gross Profit	\$4,290,295.48	\$5,161,505.21	-\$871,209.73	83.12 %
Expenses				
6560 Payroll Expenses	\$664.35	\$0.00	\$664.35	
Company Contributions	-\$6,466.09	\$0.00	-\$6,466.09	
Health Insurance	67,286.90	33,643.45	33,643.45	200.0 %
Retirement	20,042.10	20,161.21	-119.11	99.41 %
Total for Company Contributions	\$80,862.91	\$53,804.66	\$27,058.25	150.29 %
Taxes	-6,438.72	6,506.26	-12,944.98	-98.96 %
Wages	84,112.83	84,737.28	-624.45	99.26 %
Total for 6560 Payroll Expenses	\$159,201.37	\$145,048.20	\$14,153.17	109.76 %

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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
8400 ECON.DEVELOP.FUND EXPENSES	\$0.00	\$0.00	\$0.00	
CAPITAL OUTLAY	\$0.00	\$0.00	\$0.00	
8431 Land Improvements/Development	55,459.78	2,000,000.00	-1,944,540.22	2.77 %
8432 Engineering & Surveying	28,409.40	200,000.00	-171,590.60	14.2 %
8435 Building Projects/Tenant Improv	48,659.00	30,000.00	18,659.00	162.2 %
Total for CAPITAL OUTLAY	\$132,528.18	\$2,230,000.00	-\$2,097,471.82	5.94 %
DEBT SERVICE	\$0.00	\$0.00	\$0.00	
8441 Loan - Principal	10,129.32	10,333.80	-204.48	98.02 %
8442 Loan - Interest	2,014.68	1,810.20	204.48	111.3 %
Total for DEBT SERVICE	\$12,144.00	\$12,144.00	\$0.00	100.0 %
MATERIALS AND SERVICES	\$0.00	\$0.00	\$0.00	
8423 Legal Fees	15,878.43	15,000.00	878.43	105.86 %
8424-3 Consultant	37,841.30	22,000.00	15,841.30	172.01 %
8424 Office Supplies & Equipment	793.65	3,000.00	-2,206.35	26.46 %
8425 Utilities	3,711.43	5,000.00	-1,288.57	74.23 %
8426-1 Dues & Subscriptions	500.00	700.00	-200.00	71.43 %
8426 Advertising & Marketing	1,259.49	5,000.00	-3,740.51	25.19 %
8429 Building Insurance	20,272.00	25,000.00	-4,728.00	81.09 %
8430-4 Property Taxes	15,967.80	18,000.00	-2,032.20	88.71 %
8421 Travel/Food/Lodging	0.00	4,000.00	-4,000.00	0.0 %
8422 Training/Seminars/Conventions	0.00	1,000.00	-1,000.00	0.0 %
8426-2 A Town Throw Down	0.00	2,100.00	-2,100.00	0.0 %
8427 Telephone & Internet Service	0.00	1,500.00	-1,500.00	0.0 %
8428 Website Develop. & Maint.	0.00	2,500.00	-2,500.00	0.0 %
8430-1 Feasibility Studies	0.00	10,000.00	-10,000.00	0.0 %
8430-2 Grant Match	0.00	5,000.00	-5,000.00	0.0 %
Total for MATERIALS AND SERVICES	\$96,224.10	\$119,800.00	-\$23,575.90	80.32 %
PERSONNEL SERVICES	\$0.00	\$0.00	\$0.00	
8413 Employee Benefits - Insurance	1,148.00	13,800.00	-12,652.00	8.32 %
8414 Employee Benefits - Retirement	14,405.61	0.00	14,405.61	
8410 Officer	0.00	50,000.00	-50,000.00	0.0 %
8411 Payroll Taxes	0.00	10,000.00	-10,000.00	0.0 %
8412 Worker's Comp Ins.	0.00	1,500.00	-1,500.00	0.0 %
Total for PERSONNEL SERVICES	\$15,553.61	\$75,300.00	-\$59,746.39	20.66 %
Total for 8400 ECON.DEVELOP.FUND EXPENSES	\$256,449.89	\$2,437,244.00	-\$2,180,794.11	10.52 %

Budget vs. Actuals_Budget_FY25_P&L_Report

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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
8500 Gronquist Fund Expences	\$0.00	\$0.00	\$0.00	
GRONQUIST CAPITOL OUTLAY	\$0.00	\$0.00	\$0.00	
8632 Tenant Improvement/Building Imp	1,385.04	20,000.00	-18,614.96	6.93 %
8631 Land Improvement & Development	0.00	10,000.00	-10,000.00	0.0 %
Total for GRONQUIST CAPITOL OUTLAY	\$1,385.04	\$30,000.00	-\$28,614.96	4.62 %
Materials and Services	\$0.00	\$0.00	\$0.00	
8521 Utilities	14,085.83	22,000.00	-7,914.17	64.03 %
8522 Office Supplies and Equipment	35.34	1,500.00	-1,464.66	2.36 %
8524 Insurance - Treasurer Bond	2,379.50	6,000.00	-3,620.50	39.66 %
8527 Telephone and Internet	640.00	1,000.00	-360.00	64.0 %
8529 Fire Suppression System Inspec	1,906.50	5,000.00	-3,093.50	38.13 %
8536 Property Taxes	4,631.69	6,500.00	-1,868.31	71.26 %
8523 Legal Fees	0.00	2,000.00	-2,000.00	0.0 %
8525 Dues / Subscriptions / Fees	0.00	1,000.00	-1,000.00	0.0 %
8526 Audit, Budget, Legal Notices	0.00	500.00	-500.00	0.0 %
8528 Supplies	0.00	1,000.00	-1,000.00	0.0 %
8531 Alarm Monitoring	0.00	800.00	-800.00	0.0 %
8532 Pest Control / Fertilizer	0.00	300.00	-300.00	0.0 %
8533 Miscellaneous	0.00	1,000.00	-1,000.00	0.0 %
8535 Advertising	0.00	1,000.00	-1,000.00	0.0 %
8537 Bad Dept Write Off	0.00	100.00	-100.00	0.0 %
Total for Materials and Services	\$23,678.86	\$49,700.00	-\$26,021.14	47.64 %
Personnel Services	\$0.00	\$0.00	\$0.00	
8510-3 Maintenance	11,961.12	15,800.00	-3,838.88	75.7 %
8511 Payroll Taxes	3,682.59	6,000.00	-2,317.41	61.38 %
8513 Employee Benefits Insurance	3,477.00	4,300.00	-823.00	80.86 %
8514 Employee Benifits - Retirement	1,428.14	2,000.00	-571.86	71.41 %
8512 Workers Comp Insurance	0.00	800.00	-800.00	0.0 %
Total for Personnel Services	\$20,548.85	\$28,900.00	-\$8,351.15	71.1 %
8630 CONTINGENCY	0.00	128,484.00	-128,484.00	0.0 %
Total for 8500 Gronquist Fund Expences	\$45,612.75	\$237,084.00	-\$191,471.25	19.24 %

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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
GENERAL FUND EXPENSES	\$0.00	\$0.00	\$0.00	
ADMINISTRATION EXPENSES	\$0.00	\$0.00	\$0.00	
6000 Personal Services - AD	\$0.00	\$0.00	\$0.00	
6010 Finance/Operations	45,179.98	60,000.00	-14,820.02	75.3 %
6011 Payroll Taxes - Staff	13,616.66	65,000.00	-51,383.34	20.95 %
6012 Training	205.00	2,500.00	-2,295.00	8.2 %
6015 Employee Benefits Insurance	44,170.00	93,000.00	-48,830.00	47.49 %
6016 Employee Benefits Retirement	9,365.62	19,000.00	-9,634.38	49.29 %
6008 Port Manager	0.00	50,000.00	-50,000.00	0.0 %
6009 Administrative Assistant	0.00	45,000.00	-45,000.00	0.0 %
6013 Workmens Compensation	0.00	2,200.00	-2,200.00	0.0 %
Total for 6000 Personal Services - AD	\$112,537.26	\$336,700.00	-\$224,162.74	33.42 %
6100 Materials and Services - AD	\$0.00	\$0.00	\$0.00	
6111 Utilities	633.63	8,000.00	-7,366.37	7.92 %
6112 Office Supplies and Equipment	3,857.95	5,500.00	-1,642.05	70.14 %
6113 Legal Fees	23,518.71	10,000.00	13,518.71	235.19 %
6114 Insurance, Treasurer Bond	321.00	500.00	-179.00	64.2 %
6115 Dues, Subscriptions, Fees	\$7,867.70	\$8,000.00	-\$132.30	98.35 %
6115-1 Credit Card Fees	3,067.63	4,000.00	-932.37	76.69 %
Total for 6115 Dues, Subscriptions, Fees	\$10,935.33	\$12,000.00	-\$1,064.67	91.13 %
6116 Audit, Budget, Legal Notices	801.25	11,000.00	-10,198.75	7.28 %
6117 Telephone and Internet Srv.	2,545.55	2,500.00	45.55	101.82 %
6119 Commissioner Fees/Expenses	2,445.68	3,000.00	-554.32	81.52 %
6121 Donations	700.00	1,200.00	-500.00	58.33 %
6122 Meetings and Elections	781.52	2,000.00	-1,218.48	39.08 %
6123 Miscellaneous - AD	150.00	1,000.00	-850.00	15.0 %
6127 Commissioner Conference & Trave	383.14	5,000.00	-4,616.86	7.66 %
6128 Staff Travel/Food/Lodging	563.37	2,500.00	-1,936.63	22.53 %
6129 Postage	73.00	500.00	-427.00	14.6 %
6118 Advertising - AD	0.00	1,000.00	-1,000.00	0.0 %
6126 Contingency	0.00	361,238.00	-361,238.00	0.0 %
Total for 6100 Materials and Services - AD	\$47,710.13	\$426,938.00	-\$379,227.87	11.17 %
6150 Capital Outlay - AD	\$0.00	\$0.00	\$0.00	
6154 Office Equipment	9,056.82	20,000.00	-10,943.18	45.28 %
6151 Land/Improvements/Developments	0.00	250,000.00	-250,000.00	0.0 %
6152 Engineering and Survey	0.00	50,000.00	-50,000.00	0.0 %
Total for 6150 Capital Outlay - AD	\$9,056.82	\$320,000.00	-\$310,943.18	2.83 %
6170 Transfers Out of General Fund	0.00	12,567.00	-12,567.00	0.0 %
Total for ADMINISTRATION EXPENSES	\$169,304.21	\$1,096,205.00	-\$926,900.79	15.44 %

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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
ISLAND PARK	\$0.00	\$0.00	\$0.00	
6600 Personal Services	\$0.00	\$0.00	\$0.00	
6610 Maintenance Person	11,961.12	15,800.00	-3,838.88	75.7 %
6611 Payroll Taxes	3,682.59	6,000.00	-2,317.41	61.38 %
6614 Employee Benefits	3,477.00	4,300.00	-823.00	80.86 %
6615 Employee Retirement	1,428.13	2,000.00	-571.87	71.41 %
6612 Worker's Comp Insurance	0.00	800.00	-800.00	0.0 %
Total for 6600 Personal Services	\$20,548.84	\$28,900.00	-\$8,351.16	71.1 %
6620 Materials & Services	\$211.42	\$0.00	\$211.42	
6622 Sanitation	1,287.13	6,000.00	-4,712.87	21.45 %
6623 Comfort Station Supplies	802.05	3,500.00	-2,697.95	22.92 %
6624 Park Electricity	5,900.05	10,000.00	-4,099.95	59.0 %
6626 Insurance	2,379.50	3,000.00	-620.50	79.32 %
6627 Park Maintenance & Supplies	5,375.28	15,000.00	-9,624.72	35.84 %
6625 Pest Control / Chem & Fert.	0.00	1,500.00	-1,500.00	0.0 %
6628 Miscellaneous	0.00	100.00	-100.00	0.0 %
Total for 6620 Materials & Services	\$15,955.43	\$39,100.00	-\$23,144.57	40.81 %
6630 Capital Outlay	\$0.00	\$0.00	\$0.00	
6631 Park Improvements	39,306.27	50,000.00	-10,693.73	78.61 %
6632 Engineering & Surveying	0.00	15,000.00	-15,000.00	0.0 %
6634 Construction Grant	0.00	50,000.00	-50,000.00	0.0 %
Total for 6630 Capital Outlay	\$39,306.27	\$115,000.00	-\$75,693.73	34.18 %
Total for ISLAND PARK	\$75,810.54	\$183,000.00	-\$107,189.46	41.43 %
MARINA	\$0.00	\$0.00	\$0.00	
6700 Personal Services	\$0.00	\$0.00	\$0.00	
6710 Maintenance Person	7,974.08	10,600.00	-2,625.92	75.23 %
6711 Payroll Taxes	2,455.06	4,000.00	-1,544.94	61.38 %
6713 Other	2,318.00	2,900.00	-582.00	79.93 %
6714 Employee Retirement	952.09	1,400.00	-447.91	68.01 %
6712 Worker's Comp Insurance	0.00	500.00	-500.00	0.0 %
Total for 6700 Personal Services	\$13,699.23	\$19,400.00	-\$5,700.77	70.61 %
6720 Materials & Services	\$0.00	\$0.00	\$0.00	
6721 Marina Electricity	3,820.19	7,000.00	-3,179.81	54.57 %
6723 Insurance	2,379.50	3,500.00	-1,120.50	67.99 %
6724 Marina Maint. & Supplies	350.02	6,000.00	-5,649.98	5.83 %
6727 Marina Fuel	\$0.00	\$22,000.00	-\$22,000.00	0.0 %
6727-1 Marina Gas	8,617.08	0.00	8,617.08	
6727-2 Marina Diesel	1,415.00	0.00	1,415.00	

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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Total for 6727 Marina Fuel	\$10,032.08	\$22,000.00	-\$11,967.92	45.6 %
6722 OMB Repairs - 1/2 MAPS	0.00	3,000.00	-3,000.00	0.0 %
6725 Miscellaneous	0.00	500.00	-500.00	0.0 %
6726 Contractual Services	0.00	5,000.00	-5,000.00	0.0 %
Total for 6720 Materials & Services	\$16,581.79	\$47,000.00	-\$30,418.21	35.28 %
6730 Captial Outlay	\$0.00	\$0.00	\$0.00	
6731 Marina Improvements	4,914.00	70,000.00	-65,086.00	7.02 %
6733 Marina Equipment	11,412.70	15,000.00	-3,587.30	76.08 %
6734 Marina Improvements Other	300.00	0.00	300.00	
6732 Engineering & Surveying	0.00	20,000.00	-20,000.00	0.0 %
Total for 6730 Captial Outlay	\$16,626.70	\$105,000.00	-\$88,373.30	15.83 %
Total for MARINA	\$46,907.72	\$171,400.00	-\$124,492.28	27.37 %
RV PARK EXPENSES	\$0.00	\$0.00	\$0.00	
6300 Personal Services - RV	\$0.00	\$0.00	\$0.00	
6310 Maintenance Person - RV	7,974.08	10,600.00	-2,625.92	75.23 %
6311 Payroll Taxes, Maintenance - RV	2,455.06	4,000.00	-1,544.94	61.38 %
6313 Employee Benifits- RV	2,318.00	2,900.00	-582.00	79.93 %
6314 Employee Retirement	952.09	1,400.00	-447.91	68.01 %
6312 Workmens Compensation - RV	0.00	500.00	-500.00	0.0 %
Total for 6300 Personal Services - RV	\$13,699.23	\$19,400.00	-\$5,700.77	70.61 %
6320 Materials & Services - RV	\$62.89	\$0.00	\$62.89	
6321 Water Fees - RV	2,947.88	6,000.00	-3,052.12	49.13 %
6322 Sanitation - RV	1,797.24	3,500.00	-1,702.76	51.35 %
6323 Electricity - RV Park	10,555.17	15,000.00	-4,444.83	70.37 %
6324 WIFI - RV	1,300.00	1,600.00	-300.00	81.25 %
6326 Maintenance & Supplies - RV	1,339.11	4,000.00	-2,660.89	33.48 %
6327 Insurance - RV	2,379.50	4,000.00	-1,620.50	59.49 %
6329 Sewer	2,863.61	6,500.00	-3,636.39	44.06 %
6325 Advertising - RV	0.00	1,000.00	-1,000.00	0.0 %
6328 Misc. - RV	0.00	250.00	-250.00	0.0 %
Total for 6320 Materials & Services - RV	\$23,245.40	\$41,850.00	-\$18,604.60	55.54 %
6340 Capital Outlay - RV	\$0.00	\$0.00	\$0.00	
6341 RV Park Const Improv	0.00	250,000.00	-250,000.00	0.0 %
6342 Engineering & Survey - RV	0.00	100.00	-100.00	0.0 %
6344 RV Park Equipment	0.00	20,000.00	-20,000.00	0.0 %
Total for 6340 Capital Outlay - RV	\$0.00	\$270,100.00	-\$270,100.00	0.0 %
Total for RV PARK EXPENSES	\$36,944.63	\$331,350.00	-\$294,405.37	11.15 %

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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
WILLOW CREEK QUARRY	\$0.00	\$0.00	\$0.00	
6520 Materials & Services - WQ	\$0.00	\$0.00	\$0.00	
6522 Legal Fees - WQ	1,275.00	2,000.00	-725.00	63.75 %
6523 Miscellaneous - WQ	2,202.75	5,000.00	-2,797.25	44.05 %
6524 Travel	0.00	100.00	-100.00	0.0 %
Total for 6520 Materials & Services - WQ	\$3,477.75	\$7,100.00	-\$3,622.25	48.98 %
6540 Capital Outlay - WQ	\$36,992.48	\$100,000.00	-\$63,007.52	36.99 %
6542 Engineering & Surveying	0.00	40,000.00	-40,000.00	0.0 %
Total for 6540 Capital Outlay - WQ	\$36,992.48	\$140,000.00	-\$103,007.52	26.42 %
Total for WILLOW CREEK QUARRY	\$40,470.23	\$147,100.00	-\$106,629.77	27.51 %
Total for GENERAL FUND EXPENSES	\$369,437.33	\$1,929,055.00	-\$1,559,617.67	19.15 %
PARK & MARINA EXPENSES	\$0.00	\$0.00	\$0.00	
6220 Materials and Services - PM	\$19.56	\$0.00	\$19.56	
6229 Maintenance & Supplies - PM	0.00	3,310.08	-3,310.08	0.0 %
Total for 6220 Materials and Services - PM	\$19.56	\$3,310.08	-\$3,290.52	0.59 %
Total for PARK & MARINA EXPENSES	\$19.56	\$3,310.08	-\$3,290.52	0.59 %
Reimbursements	5,879.98	3,379.98	2,500.00	173.96 %
Unapplied Cash Bill Payment Expense	-306.50	-306.50	0.00	100.0 %
RESERVE FUND EXPENSES	\$0.00	\$0.00	\$0.00	
9500 Repair, Maint.,Grant Match	0.00	133,603.00	-133,603.00	0.0 %
Total for RESERVE FUND EXPENSES	\$0.00	\$133,603.00	-\$133,603.00	0.0 %
Total for Expenses	\$836,294.38	\$4,888,417.76	-\$4,052,123.38	17.11 %
Net Operating Income	\$3,454,001.10	\$273,087.45	\$3,180,913.65	1264.8 %
Other Income	0.00	0.00	0.00	
Other Expenses				
1003-1 LGIP-Misc.	0.10	0.00	0.10	
8600 Environ. Sentry Corp. Projects	25,633.75	25,633.75	0.00	100.0 %
Total for Other Expenses	\$25,633.85	\$25,633.75	\$0.10	100.0 %
Net Other Income	-\$25,633.85	-\$25,633.75	-\$0.10	100.0 %
Net Income	\$3,428,367.25	\$247,453.70	\$3,180,913.55	1385.46 %



DIRECTOR REPORT

March 10, 2025

5.1 NWGG / MCP Merger

The Port received a merger letter in accordance with the lease agreement terms for the elevator. No action by the Board is needed; but simply noting the change of tenant.

5.2 Alkali Ridge Groundbreaking

Scheduled for Monday, May 19 at 5 pm at the entry point on Main Street by the Cemetery.

5.3 RV Park Operations

The Port has a 50-year lease with the U.S. Army Corp of Engineers for our Marina and RV Park. The lease coupled with division policy involves annual inspections and seasonal camping reports. We have a long-term pattern of cooperation and beneficial use, but the length of camping season is under review by the Corps. We are scheduled to meet with them in July for annual inspection. Len Ball submitted an email with a suggestion to review ownership and operations options.

5.3 Other

- Upcoming Economic Development Summit at Wildhorse in Pendleton July 24-25, 2025.
- Housing Infrastructure Funding Program – Awaiting award results.
- Arlington Mesa – Roadway access clarifications sought.

SENTRY

Updated Financial Policies – Added more topics and segments, as directed by EPA reviewers. For project status, the federal award continues to move through stringent precursor steps.



Mid Columbia Producers, Inc.

2003 First Street | PO Box 344 | Moro, OR 97039

541.565.3737 | 800.325.9327

www.mcpcoop.com

April 8, 2025

Port of Arlington
Attn: Jed Crowther, Executive Director
100 Arlington Port Road
Arlington, OR 97812

Re: Notice of Merger

- Lease of Business Property, dated June 4, 2013, by and between Mid Columbia Producers, Inc., as lessee, and Port of Arlington, as lessor, as amended by that certain Amendment to Lease of Business Property, dated August 8, 2018 (the "Lease").

Dear Mr. Crother,

Reference is made to the above-mentioned Lease. Pursuant to Section 21 of the Lease, Mid Columbia Producers, Inc. ("MCP") may not assign the Lease, by operation of law or otherwise, without first obtaining the written consent of Port of Arlington (the "Port"), except where such assignment results from a merger or consolidation with MCP.

Pursuant to an Agreement and Plan of Merger dated April 2, 2025, Northwest Grain Growers, Inc. ("NWGG") and MCP have agreed, subject to the satisfaction of certain conditions precedent, to a merger whereby MCP would merge with and into NWGG, with NWGG being the surviving entity in the merger (the "Merger"). Pursuant to the terms of the Merger, NWGG will assume in full all of the liabilities, obligations, and debts of MCP as well as succeed to all of the assets of MCP, including MCP's liabilities and obligations under, and MCP interests in, the Lease on the same terms as currently existing under the Lease. The Merger is anticipated to become effective on or about June 1, 2025.

Due to the application of Section 21.b of the Lease, the Port's consent to assignment is not required in connection with the Merger. The purpose of this letter is only to notify the Port of the upcoming Merger. Any inquiries relating to the lease arising from and after the effectiveness of the Merger should be directed to NWGG at 850 N. 4th St., PO Box 90, Walla Walla, WA, 99362.

Very truly yours,

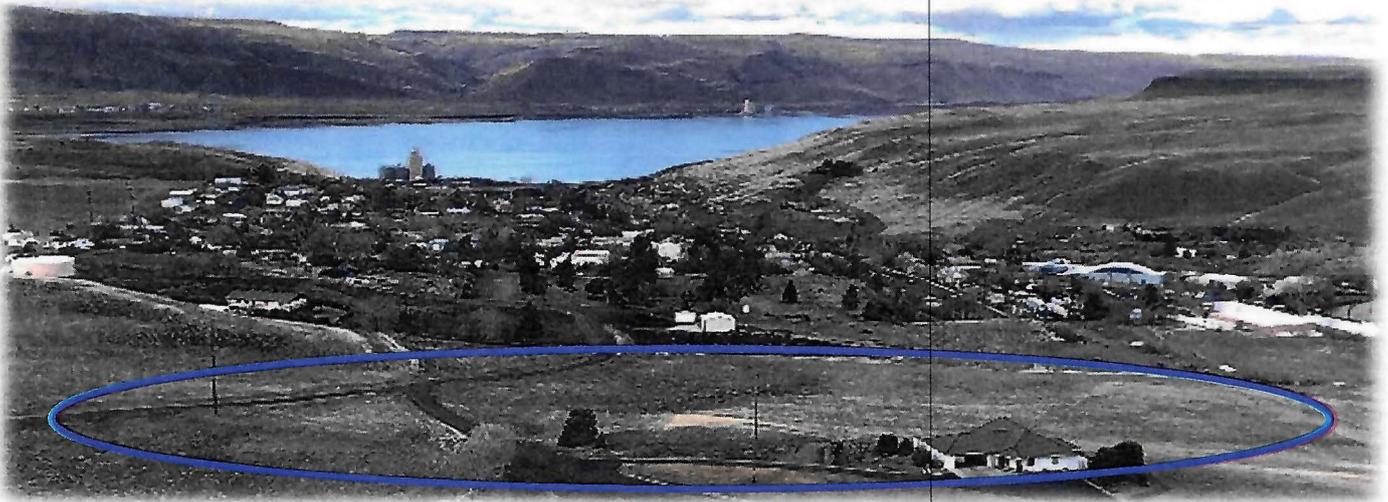


Jeff Kaser
General Manager

128505958.2 0079295-00005



ALKALI RIDGE



Subdivision Development by
Port of Arlington



With Funding Support by
Gilliam County Court
Business Oregon



2025

Groundbreaking
Monday, May 19 at 5 pm
at entry on Main Street

Anderson-Perry
Bolen Construction

Jed Crowther

From: Ball Lenn <esmoothz@yahoo.com>
Sent: Tuesday, April 29, 2025 7:47 AM
To: Jed Crowther; Grant Wilkins
Subject: Army Corp Property

April 28, 2025

The Corp of Engineers is experiencing a major funding shortfall. They have closed or cut back on several parks. Now would be a good time for the City of Arlington to join forces with our Port and the Tribes to ask for a change in the way the Corp does business with all of us. The City needs control/ownership of our Park and Lagoon. The Port needs to ask for self-rule and a deed for the R.V. Park, boat ramp, parking lot, and marina. The Tribe could receive an agreed upon section of the upper island. To make this three way co-operation possible we would need to build the Tribe a structure to house their fishing equipment and paraphernalia etc. so it would not turn into an eyesore. This approach is unique in that instead of having to fight with the Tribe we make them a co-conspirator/partner.

To the nay-sayers, you are right if you have the majority. To the people who have a positive reception to this idea, you know that “nothing ventured nothing gained” is true. The Corp of Engineers is under command of the Department of Defense. Perhaps the Port could take the lead and have their attorney draft a letter requesting ownership of the stated property by the three entities listed. Looks like the door is partially open right now for a request such as this. For information on Corp closings due to funding cutbacks look up Walla Walla Corp Office and read related story.

Thank you,

Lenn Ball

GRANTS SUMMARY 2022-2025

<u>Project</u>	<u>Source</u>	<u>Consultant/Contractor</u>	<u>Amount</u>	<u>Status</u>
SMART Board/Owl	Gilliam Co Small Grant	Diversified	\$ 9,056.82	Completed
Gronquist Doors	Gilliam Co Small Grant	Knerr	\$ 7,200.00	Completed
Strategic Business Plan	Business Oregon	FairWinds, Cori Mikkalo	\$ 13,500.00	Completed
Condon Grade School (Sentry)	Gilliam Co Capital Grant	Upcoming Remediation	\$ 487,500.00	Upcoming
Condon Grade School	Avangrid Award	Upcoming Redevelopment	\$ 461,250.00	Upcoming
Alkali Ridge Subdivision	Gilliam Co Capital Grant	A-P, Bolen Construction	\$ 1,122,647.00	Upcoming
Marina Walkway Paving	Gilliam Co Small Grant	China Creek Construction	\$ 15,000.00	Completed
Willow Creek Industrial Plan	Business Oregon	Points Consulting	\$ 50,000.00	Completed
Condon Grade School Award (Sentry)	EPA	Upcoming QEP	\$ 780,000.00	Upcoming
Condon Grade School Award (Sentry)	Oregon Brownfield	Maul Foster	\$ 25,000.00	Completed
Condon Grade School Award (Sentry)	Oregon Brownfield	Maul Foster	\$ 60,000.00	Completed
Safety & Security Cameras	SDIS		\$ 2,500.00	Completed
Alkali Ridge Engineering	HISF	Anderson-Perry	\$ 92,946.25	Review
			\$ 3,126,600.07	