

**Port of Arlington
AGENDA
5:00 pm
Tuesday, August 8, 2017
Meeting Location:
Port of Arlington Office
Arlington, OR 97812**

Regular Commission Meeting

- 1. Call meeting to order**
- 2. Oath of Office – Rod McGuire**
- 3. Public Comment on non-agenda items**
- 4. Consent Agenda:**
 - Approval of July 18, 2017 Commission meeting minutes
 - Approval of July 2017 payables
- 5. Chairman’s Report –**
- 6. Commissioner’s Reports -**
- 7. Economic Development –**
 - 7.1 Small Business Assistance Grant Quarterly Reports
 - 7.1.1 Cory Lundgren Trucking
 - 7.1.2 Bill Rosenbalm Mobile Mechanic Service
 - 7.2 Arlington TV Coop
 - 7.2.1 Project Update Alan Cunningham
 - 7.2.2 Fiber to the Mesa Cost Estimate
 - 7.3 Flex Building Update
 - 7.4 Island Park Bathroom and Utilities
 - 7.5 Capital Facility Plan; Strategic Business Plan
 - 7.6 EDO Report
- 8. Administration**
 - 8.1 September Meeting Date Discussion

Upcoming Meetings:

Regular Commission Meeting on Tuesday, September 12, 2017 Port of Arlington Office

This meeting is conducted in a handicapped accessible room

Posted: Tuesday, August 1, 2017: Bank of Eastern Oregon - Condon & Arlington; U.S. Post Office -Condon & Arlington; Arlington City Hall; Port Office

MINUTES
Port Commission Meeting
Port of Arlington
July 18, 2017 5 pm
Gilliam County Courthouse
Condon, Oregon

1. The Port of Arlington Commission meeting was called to order at 5:02 pm by President Wilson.

Those Present: President Wilson; Vice President Kennedy; Commissioner Fitzsimmons; Commissioner Hunking; Port Manager/ Economic Development Officer, Peter Mitchell; Admin. Asst. Denise Ball; Attorney Will Carey; Advisory Member: Don Williamson

Absent: Rod McGuire

Audience: K'Lynn Lane

The Oath of Office was administered by Attorney Carey to Commissioners Ronald Wilson and Kevin Hunking.

2. Public Comment on non-agenda items- None

3. Consent Agenda:

- Approval of June 13, 2017 Commission Meeting Minutes
- Approval of June 2017 Payables and Financials

Commissioner Kennedy moved to approve the consent agenda and Commissioner Hunking seconded. The motion carried 4-0.

5. Chairman's Report: President Wilson told the Board he reviewed the IGA with the Court on July 5th and that no action was taken. The Port received a donation request from Gilliam County Auction Committee. Commissioner Fitzsimmons moved to donate \$100 and Commissioner Kennedy seconded. Motion carried 4-0.

6. Commissioner Reports: Commissioner Kennedy told the board that the crack sealing is done. The Chip and Fog seal cannot take place until August 7th. The partial Grant monies were predicated on the project to be completed by July 31, 2017. EDO Mitchell will contact the Marine Board to discuss this situation and ask for an extension.

7. Economic Development:

7.1 EDO Report: EDO Mitchell presented the draft video of Rod Parmenter from the A-Town Throw Down event. The video is nearing completion and will be posted on the Port's web site and Facebook page when complete.

EDO Mitchell reviewed items in his EDO Report:

The County's Industrial Concrete Batch Plant had no bids but they are still pursuing possible tenants.

Progress is being made on the rail car repair facility as well as a new rail siding.

Brad Baird will be meeting with EDO Mitchell to review plans for bathrooms and infrastructure. The Port is seeking a plan and cost estimate.

MCGG is removing their propane tank from the Port's Railroad Avenue

property. Their lease will be terminating as soon as the tank has been removed.

The Pro Bass fishing derby will be held on August 19th at the Port. Bill Rosenbaum is heading up the tournament. Plans for the day are still unfolding.

Oregon Public Ports Association list of legislative accomplishments for the 2017 session was handed out.

7.2 Launch site name discussion: Consensus was to use the name "A Town Launch" with additional language "Made possible by Port of Arlington, Gilliam County, and Mid-Columbia Wind Surfing Association". Commissioner Hunking moved to purchase a plaque with the installed cost of \$1850.00 and Commissioner Kennedy seconded. Motion carried 4-0.

7.3 Fiber Optic line to Mesa Industrial Park: EDO Mitchell told the Board he should have hard numbers by the August meeting.

8. Lease Renewal Willow Creek Quarry – Commissioner Hunking moved that the lease for the Willow Creek Quarry be renewed for a one year term and Commissioner Fitzsimmons seconded. Motion carried 4 -0.

9. Administration

9.1 Annual Housekeeping

9.1.1 Designate monthly meeting date, time, and place; currently the second Tuesday of each month at 5 pm with the January, April, July, and October meetings held in Condon. Commissioner Hunking moved that the monthly meeting date, time, and place remain the same and Commissioner Fitzsimmons seconded. Motion carried 4-0.

9.1.2 Designate Newspapers of record, Attorney of record, Depositories of record, and CPA firm of record; currently the Time Journal and East Oregonian, Attorney of Record is the firm of Will Carey, Depositories of record are the Bank of Eastern Oregon and the Local Government Investment Pool, and CPA firm of record is the Oster Professional Group. Commissioner Hunking moved that the Newspapers of record, Attorney of Record, Depositories of record, and CPA firm of record remain the same and Commissioner Kennedy seconded. Motion carried 4-0.

9.1.3 Appoint Budget Officer for 2017-2018 Fiscal Year Commissioner Hunking moved to appoint Denise Ball as Budget Officer for FY 2017-18 and Commissioner Fitzsimmons seconded. The motion carried 4-0.

9.2 Port Commission Election of Officers for President, Vice President, and Secretary/Treasurer. Commissioner Fitzsimmons moved that President Ron Wilson, Vice President Dewey Kennedy, and Secretary/Treasurer Kevin Hunking remain in their positions for the FY 2017-18 and Commissioner Kennedy seconded. Motion carried 4-0.

Port Commissioner Meeting adjourned at 6:07 pm
Next meeting is Tuesday, August 8th, 5 pm in the Port office.

President Ron Wilson

V.P. Dewey Kennedy

**Port of Arlington
Regular Monthly Commission Meeting
Tuesday, August 8, 2017**

JULY 2017 PAYABLES

Revenue:

Deposits and Credits through 7/31/2017 (see attached detail)

Total Deposits and Credits– All Accounts \$27,297.31

Expenses:

Checks Written: 8416 through 8448

Includes Direct Deposit Payroll And Electronic Fund Transfers (See attached Check Detail)

Total Expenses and Transfers– All Accounts (\$28,698.63)

Bank Balance Information:

Ending Balance as of 7/31/17: Bank of Eastern Oregon Checking: \$ 41,839.83
Bank of E. Oregon Reserve Fund: \$ 30,830.85
Bank of E. Oregon Muni Market Fund: \$ 16,411.08
LGIP: (6/30/17) \$1,897,699.23

Commission President Ron Wilson

Vice President Dewey Kennedy

PORT OF ARLINGTON
YTD Income & Expense vs. Budget |

YTD

Ordinary Income/Expense	Jul '17 - Jun 18	Budget	% of Budget
Income			
GENERAL FUND RESOURCES			
4000 · Carryover Balance	0.00	1,280,000.00	0.0%
4010 · Taxes-Current	214.29	100,000.00	0.2%
4011 · Taxes-Prior	1,218.44	400.00	304.6%
4022 · Interest - LGIP A/C	0.00	10,000.00	0.0%
4030 · Land Rental	250.00	13,000.00	1.9%
4050 · Cargill Inc. Lease Pymt	0.00	100,000.00	0.0%
4110 · Grants Income			
4111 · OSMB Grant	16,044.81		
4114 · Unanticipated Grant Funds	0.00	10,000.00	0.0%
4116 · Grant-Island Erosion Repair	0.00	0.00	0.0%
4120 · MAPS Grant	0.00	7,250.00	0.0%
Total 4110 · Grants Income	16,044.81	17,250.00	93.0%
4210 · Marina Revenue	1,112.00	5,000.00	22.2%
4211 · RV Park Revenues			
4211-4 · RV Park Dry Camp	266.00		
4211-3 · RV Park Daily Rent	1,540.00		
4211-2 · RV Park Weekly Rent	375.00		
4211-1 · RV Park Monthly Rent	2,250.00		
4212 · RV Park fee Refund	-62.50		
4211 · RV Park Revenues - Other	0.00	40,000.00	0.0%
Total 4211 · RV Park Revenues	4,368.50	40,000.00	10.9%
4213 · Marina Fuel Revenue			
4213-2 · Gasoline Sales	1,056.33	5,000.00	21.1%
4213-1 · Diesel Sales	391.04	3,500.00	11.2%
Total 4213 · Marina Fuel Revenue	1,447.37	8,500.00	17.0%
4214 · Marina Power and Water Revenue	40.00	200.00	20.0%
4340 · Willow Creek Rock Sales	0.00	3,000.00	0.0%
4400 · Donations/Gifts	0.00	100.00	0.0%
4450 · Willow Creek Reimbursement	0.00	0.00	0.0%
4500 · Miscellaneous Income	0.00	100.00	0.0%
Total GENERAL FUND RESOURCES	24,695.41	1,577,550.00	1.6%
5000 · ECONOMIC DEVELOP FUND RESOURCES			
5005 · Carryover (cash basis)	0.00	850,000.00	0.0%
5031 · Building Lease 11-002	0.00	91,200.00	0.0%
5032 · Building Lease 11-004	2,500.00	27,000.00	9.3%
5113 · Grants - Gilliam County	0.00	250,000.00	0.0%
5114 · Unanticipated Grant Funds	0.00	1,000.00	0.0%
5115 · Telecom Infrastr Creation Grant	0.00	0.00	0.0%
5116 · Grants - Other	0.00	6,000.00	0.0%
5130 · SIP Funds	0.00	25,000.00	0.0%
5500 · Ag Lab Revenues	0.00	0.00	0.0%
5600 · Transfer from General Fund	0.00	200,000.00	0.0%
Total 5000 · ECONOMIC DEVELOP FUND RESOUR...	2,500.00	1,450,200.00	0.2%
RESERVE FUND RESOURCES			
9001 · Transfer from General Fund	0.00	10,000.00	0.0%
9002 · Interest Earned Reserve Fund	0.00	225.00	0.0%
9000 · Reserve Fund Beginning Balance	0.00	30,700.00	0.0%
Total RESERVE FUND RESOURCES	0.00	40,925.00	0.0%
Total Income	27,195.41	3,068,675.00	0.9%
Expense			
6560 · Payroll Expenses	0.00		

PORT OF ARLINGTON
YTD Income & Expense vs. Budget

YTD

	Jul '17 - Jun 18	Budget	% of Budget
GENERAL FUND EXPENSES			
ADMINISTRATION EXPENSES			
6000 · Personal Services - AD			
6008 · Port Manager	1,761.80	21,120.00	8.3%
6009 · Administrative Assistant	2,743.20	43,040.00	6.4%
6011 · Payroll Taxes - Staff	348.29	4,600.00	7.6%
6012 · Training	0.00	200.00	0.0%
6013 · Workmens Compensation	169.74	230.00	73.8%
6015 · Employee Benefits Insurance	981.54	14,000.00	7.0%
6016 · Employee Benefits Retirement	540.60	7,800.00	6.9%
Total 6000 · Personal Services - AD	6,545.17	90,990.00	7.2%
6100 · Materials and Services - AD			
6111 · Utilities	152.56	3,000.00	5.1%
6112 · Office Supplies and Equipment	257.65	3,000.00	8.6%
6113 · Legal Fees	700.00	8,000.00	8.8%
6114 · Insurance, Treasurer Bond	0.00	500.00	0.0%
6115 · Dues, Subscriptions, Fees			
6115-1 · Credit Card Fees	135.41	1,500.00	9.0%
6115 · Dues, Subscriptions, Fees - Other	293.83	2,000.00	14.7%
Total 6115 · Dues, Subscriptions, Fees	429.24	3,500.00	12.3%
6116 · Audit, Budget, Legal Notices	0.00	8,000.00	0.0%
6117 · Telephone and Internet Srv.	280.40	2,000.00	14.0%
6118 · Advertising - AD	0.00	250.00	0.0%
6119 · Commissioner Fees/Expenses	0.00	2,500.00	0.0%
6120 · Medi/SS for Commissioners	0.00	300.00	0.0%
6121 · Donations	200.00	1,000.00	20.0%
6122 · Meetings and Elections	0.00	2,000.00	0.0%
6123 · Miscellaneous - AD	0.00	200.00	0.0%
6124 · Consultant Services	0.00	2,000.00	0.0%
6126 · Contingency	0.00	80,260.00	0.0%
6127 · Commissioner Conference & Trave	135.34	3,000.00	4.5%
6128 · Staff Travel/Food/Lodging	0.00	500.00	0.0%
6129 · Postage	9.73	500.00	1.9%
Total 6100 · Materials and Services - AD	2,164.92	120,510.00	1.8%
6170 · Transfers Out of General Fund	0.00	210,000.00	0.0%
Total ADMINISTRATION EXPENSES	8,710.09	421,500.00	2.1%
ISLAND PARK			
6600 · Personal Services			
6610 · Maintenance Person	1,101.29	11,250.00	9.8%
6611 · Payroll Taxes	86.25	750.00	11.5%
6612 · Worker's Comp Insurance	400.00	500.00	80.0%
Total 6600 · Personal Services	1,587.54	12,500.00	12.7%
6620 · Materials & Services			
6621 · Water Fees	158.50	1,200.00	13.2%
6622 · Sanitation	28.00	1,000.00	2.8%
6623 · Comfort Station Supplies	0.00	1,800.00	0.0%
6624 · Park Electricity	47.04	1,500.00	3.1%
6625 · Pest Control / Chem & Fert.	0.00	150.00	0.0%
6626 · Insurance	0.00	2,000.00	0.0%
6627 · Park Maintenance & Supplies	321.53	2,800.00	11.5%
6628 · Miscellaneous	0.00	100.00	0.0%
Total 6620 · Materials & Services	555.07	10,550.00	5.3%

PORT OF ARLINGTON
YTD Income & Expense vs. Budget

YTD

	Jul '17 - Jun 18	Budget	% of Budget
6630 · Capital Outlay			
6635 · Grant Match Isl.Erosion Repair	0.00	10,000.00	0.0%
6634 · Grant Island Erosion Repair	0.00	10,000.00	0.0%
6631 · Park Improvements	0.00	100,000.00	0.0%
6632 · Engineering & Surveying	0.00	10,000.00	0.0%
Total 6630 · Capital Outlay	0.00	130,000.00	0.0%
Total ISLAND PARK	2,142.61	153,050.00	1.4%
MARINA			
6700 · Personal Services			
6710 · Maintenance Person	75.08	3,400.00	2.2%
6711 · Payroll Taxes	5.88	150.00	3.9%
6712 · Worker's Comp Insurance	50.00	50.00	100.0%
Total 6700 · Personal Services	130.96	3,600.00	3.6%
6720 · Materials & Services			
6721 · Marina Electricity	117.05	2,500.00	4.7%
6722 · OMB Repairs - 1/2 MAPS	0.00	2,000.00	0.0%
6723 · Insurance	0.00	2,500.00	0.0%
6724 · Marina Maint. & Supplies	0.00	2,500.00	0.0%
6725 · Miscellaneous	0.00	500.00	0.0%
6727 · Marina Fuel			
6727-2 · Marina Diesel	0.00	3,000.00	0.0%
6727-1 · Marina Gas	0.00	9,000.00	0.0%
Total 6727 · Marina Fuel	0.00	12,000.00	0.0%
Total 6720 · Materials & Services	117.05	22,000.00	0.5%
Total MARINA	248.01	25,600.00	1.0%
RV PARK EXPENSES			
6300 · Personal Services - RV			
6310 · Maintenance Person - RV	75.08	2,200.00	3.4%
6311 · Payroll Taxes, Maintenance - RV	5.88	200.00	2.9%
6312 · Workmens Compensation - RV	200.00	200.00	100.0%
Total 6300 · Personal Services - RV	280.96	2,600.00	10.8%
6320 · Materials & Services - RV			
6321 · Water Fees - RV	315.20	4,000.00	7.9%
6322 · Sanitation - RV	96.00	1,400.00	6.9%
6323 · Electricity - RV Park	430.91	7,500.00	5.7%
6324 · Telephone - RV	89.90	600.00	15.0%
6325 · Advertising - RV	0.00	500.00	0.0%
6326 · Maintenance & Supplies - RV	0.00	1,000.00	0.0%
6327 · Insurance - RV	0.00	1,000.00	0.0%
6328 · Misc. - RV	0.00	500.00	0.0%
6329 · Sewer	366.08	3,500.00	10.5%
Total 6320 · Materials & Services - RV	1,298.09	20,000.00	6.5%
6340 · Capital Outlay - RV			
6341 · RV Park Const Improv	0.00	4,800.00	0.0%
Total 6340 · Capital Outlay - RV	0.00	4,800.00	0.0%
Total RV PARK EXPENSES	1,579.05	27,400.00	5.8%

PORT OF ARLINGTON
YTD Income & Expense vs. Budget

YTD

	Jul '17 - Jun 18	Budget	% of Budget
WILLOW CREEK QUARRY			
6520 · Materials & Services - WQ	1,115.24	1,200.00	92.9%
6523 · Miscellaneous - WQ			
6524 · Travel	0.00	100.00	0.0%
Total 6520 · Materials & Services - WQ	1,115.24	1,300.00	85.8%
6540 · Capital Outlay - WQ	0.00	948,700.00	0.0%
Total WILLOW CREEK QUARRY	1,115.24	950,000.00	0.1%
Total GENERAL FUND EXPENSES	13,795.00	1,577,550.00	0.9%
8400 · ECON.DEVELOP.FUND EXPENSES			
PERSONNEL SERVICES			
8410 · Officer	5,285.42	64,000.00	8.3%
8410-1 · Admin. Asst. 1/3	1,413.15	18,000.00	7.9%
8410-2 · Lab Technician	0.00	0.00	0.0%
8411 · Payroll Taxes	516.41	8,500.00	6.1%
8412 · Worker's Comp Ins.	150.00	300.00	50.0%
8413 · Employee Benefits - Insurance	1,700.66	29,000.00	5.9%
8414 · Employee Benefits - Retirement	803.83	12,000.00	6.7%
Total PERSONNEL SERVICES	9,869.47	131,800.00	7.5%
MATERIALS AND SERVICES			
8421 · Travel/Food/Lodging	454.27	8,000.00	5.7%
8422 · Training/Seminars/Conventions	0.00	5,000.00	0.0%
8423 · Legal Fees	0.00	1,000.00	0.0%
8424 · Office Supplies & Equipment	0.00	500.00	0.0%
8424-1 · Lab Supplies	0.00	0.00	0.0%
8424-2 · Outside Lab Services	0.00	0.00	0.0%
8424-3 · Consultant	0.00	4,000.00	0.0%
8425 · Utilities	43.50	1,500.00	2.9%
8426-1 · Dues & Subscriptions	250.00	500.00	50.0%
8426 · Advertising & Marketing	1,025.20	30,000.00	3.4%
8427 · Telephone & Internet Service	207.00	3,000.00	6.9%
8428 · Website Develop. & Maint.	125.00	500.00	25.0%
8429 · Building Insurance	0.00	4,500.00	0.0%
8430 · City of Arlington Insitu Lease	3,600.00	16,200.00	22.2%
8430-1 · Feasibility Studies	0.00	1,000.00	0.0%
8430-2 · Grant Match	0.00	1,000.00	0.0%
8430-3 · Business Start Up Program	1,131.00	35,000.00	3.2%
8430-4 · Property Taxes	0.00	8,000.00	0.0%
8433 · Telecom Infrastr Creation	0.00	300,000.00	0.0%
8439 · Contingency	0.00	20,700.00	0.0%
Total MATERIALS AND SERVICES	6,835.97	440,400.00	1.6%
CAPITAL OUTLAY			
8431 · Land Improvements/Development	0.00	35,000.00	0.0%
8432 · Engineering & Surveying	0.00	30,856.00	0.0%
8435 · Building Construction	0.00	800,000.00	0.0%
Total CAPITAL OUTLAY	0.00	865,856.00	0.0%
DEBT SERVICE			
8441 · Loan - Principal	748.73	9,068.00	8.3%
8442 · Loan - Interest	263.27	3,076.00	8.6%
Total DEBT SERVICE	1,012.00	12,144.00	8.3%
Total 8400 · ECON.DEVELOP.FUND EXPENSES	17,717.44	1,450,200.00	1.2%

2:26 PM

07/28/17

Cash Basis

PORT OF ARLINGTON
YTD Income & Expense vs. Budget
YTD

	Jul '17 - Jun 18	Budget	% of Budget
RESERVE FUND EXPENSES			
9500 - Repair, Maint., Grant Match	0.00	40,925.00	0.0%
Total RESERVE FUND EXPENSES	0.00	40,925.00	0.0%
Total Expense	31,512.44	3,068,675.00	1.0%
Net Ordinary Income	-4,317.03	0.00	100.0%
Net Income	-4,317.03	0.00	100.0%

Port Manager/ Economic Development Report

August 8, 2017

The Port of Arlington's mission is to *support the creation, retention, expansion, and recruitment of businesses and jobs that will enhance the economy and quality of life of Gilliam County.*

This report covers recent activities of the Port of Arlington including developments at Arlington Mesa, Shutler Station, Island Park and Willow Creek industrial parks.

Administration

The Port has submitted its draft IGA and comments to the Business Oregon for their review. The Port is in the process of creating a new capital plan in conjunction with the IGA. These efforts are required by the State to ensure that all Oregon Ports are operated with long term economic interest of the State and their communities as key tenants.

Industrial Parks

Island Park – Grain harvest was heavy this year. MCP did an admirable job keeping the heavy harvest trucks moving with minimal delays. Wait times were kept to a minimum and barges were turned quickly.



Grain trucks waiting to unload at Arlington Grain elevator

July 2017.

Arlington Mesa - Geotechnical work has started on the Port's flex building at the Mesa Industrial Park. Test holes were dug and soil sampling taken to ensure proper footings, foundations and site preparation plans are developed. Results should be back soon.

No bids were submitted to the County Court for the concrete batch plant, however there seems to be interest in using the facility for related purposes. Several key prospects, from various industries, toured the industrial site this month. The Port continues to work leads.

The County Court has received numerous bids for the appraisal of the grain lab. The Court will announce their selection at the Aug 2 court meeting. It is estimated the appraisal will take 4-6 weeks to complete. The appraisal was needed to settle the terms of an EDA grant the County Court received for the grain lab facility. The county was to run the lab for 20 years or return the building's value of EDA's portion of the grant project.

Island Park / Marina and RV Park

Pro Bass fishing tournament was scheduled for Saturday Aug 19th, but has been moved up one week so as to not coincide with the Eclipse. The event will now be held on **Aug 12th**. Pros are already scouting out the “best” fishing holes.

Fuel dock and RV Park – The Port’s fuel sales continue to be robust as compared to last year, we had 30 fuel customers in 2017 vs 23 last year for the month of July. The RV Park has remained near capacity all month. Sales are up 19% over last years’ July.

Economic Development

Housing Task force – Survey resulted in just over 201 surveys turned in, 40% of respondents were from Condon, 34% from Arlington and 22% residing outside the county. The survey produced a lot of good data. For example, “desirable” housing and “quality” schools were two of the most important factors effecting a decision to locate in the County. If housing were available in Gilliam County 35% would be likely or somewhat like to move to the County. That could be upwards of 70 families! Thirty percent (30%) of respondents indicated they would be willing to pay between \$125,000 and \$200,000 on a new home.

The surfing video for the A-Town launch site is now finished. It goes with the theme that Arlington is a great place to work, live and recreate. You can see the video on the Port’s web page under the marina links. We are also posting the video on Facebook (Port of Arlington and A-Town Throw Down), where we hope the videos will spread virally.

A second video was also produced focusing exclusively on the A-Town Throw Down event. Together the two videos add to the Port’s remarkable story as one of the premier windsurfing, kite surfing and SUP downwind sites in the world. A picture is worth a thousand words but living it is another matter. We now expect big crowds with big winds.

Together these two videos, the marketing campaign for the Throw Down event, and promotional work done on Cottonwood State Park, shed a bright light on Arlington and Gilliam County as a premier destination for recreation. Antidotal evidence seems to indicate that these efforts are effective and working for the betterment of our community.

Up Coming Dates:

- August 1 – ATVC board meeting, 6 p.m.
- August 2 – Gilliam County Court, Condon 10:00 a.m.
- August 7 – Lower John Day Area Transportation meeting, Rufus, 10:00 a.m.
- August 8 – Port of Arlington Board meeting, Arlington 5:00 p.m.
- August 9 – Arlington City Council, 6:30 p.m.
- August 12 – Bass Pro Fishing Tournament, Arlington Marina.
- August 15 – Housing discussion, Gronquist Building Arlington, 10:00 a.m.
- August 17 – Pioneer Community Development Corporation, Condon, 2:00 p.m.
- August 23 – Oregon Department of Transportation technical group, 3 p.m.
- August 24 – Oregon Public Ports Association, Salem, 10:00 a.m.

PORT OF ARLINGTON
Profit & Loss Prev Year Comparison
July 1 - 28, 2017

	<u>Jul 1 - 28, 2017</u>	<u>Jul 1 - 28, 2016</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4210 · Marina Revenue	1,112.00	128.00	984.00	768.75%
4211 · RV Park Revenues				
4211-4 · RV Park Dry Camp	266.00	472.90	-206.90	-43.75%
4211-3 · RV Park Daily Rent	1,540.00	1,742.00	-202.00	-11.6%
4211-2 · RV Park Weekly Rent	375.00	125.00	250.00	200.0%
4211-1 · RV Park Monthly Rent	2,250.00	1,311.00	939.00	71.63%
4212 · RV Park fee Refund	-62.50	0.00	-62.50	-100.0%
Total 4211 · RV Park Revenues	<u>4,368.50</u>	<u>3,650.90</u>	<u>717.60</u>	<u>19.66%</u>
4213 · Marina Fuel Revenue				
4213-2 · Gasoline Sales	1,056.33	761.68	294.65	38.68%
4213-1 · Diesel Sales	391.04	492.02	-100.98	-20.52%
Total 4213 · Marina Fuel Revenue	<u>1,447.37</u>	<u>1,253.70</u>	<u>193.67</u>	<u>15.45%</u>
4214 · Marina Power and Water Revenue	40.00	70.00	-30.00	-42.86%

2017 Port of Arlington fuel Sales								
Date	\$ / gallon	Gasoline			\$ / gallon	Diesel		
		Number	Gallons	\$ Sales		Number	Gallons	\$ Sales
January-17	\$ 3.44	3	38	\$ 130.34	\$ 2.69		0	\$ -
February-17	\$ 3.44	1	5	\$ 18.83	\$ 2.69		0	
March-17	\$ 3.44	13	168	\$ 336.75	\$ 2.69		0	
April-17	\$ 3.44	28	209	\$ 714.91	\$ 2.69	1	100	\$ 269.96
May-17	\$ 3.44	39	379	\$ 1,311.08	\$ 2.69		0	
June-17	\$ 3.95	39	408	\$ 1,480.35	\$ 2.69	4	504	\$ 1,359.18
July-17	\$ 3.95	27	267	\$ 1,056.33	\$ 2.69	3	145	\$ 391.04
	\$ 3.95				\$ 2.69			
	\$ 3.95				\$ 2.69			
	\$ 3.95				\$ 2.69			
	\$ 3.95				\$ 2.69			
	\$ 3.95				\$ 2.69			
YTD Totals		150	1,475	\$ 5,048.59		8	749	\$ 2,020.18

2016 Port of Arlington fuel Sales								
Date	\$ / gallon	Gasoline			\$ / gallon	Diesel		
		Number	Gallons	\$ Sales		Number	Gallons	\$ Sales
January-16	\$ 3.49	3	65	\$ 226.01	\$ 2.69			
February-16	\$ 3.49	2	22	\$ 75.80	\$ 2.69			
March-16	\$ 3.49	14	108	\$ 377.08	\$ 2.69			
April-16	\$ 3.49	27	194	\$ 679.85	\$ 2.69			
May-16	\$ 3.49	16	154	\$ 539.68	\$ 2.69			
June-16	\$ 3.45	25	360	\$ 1,255.81	\$ 2.69	4	193	\$ 521.14
July-16	\$ 3.45	22	315	\$ 1,087.80	\$ 2.69	1	182	\$ 492.02
August-16	\$ 3.45	37	464	\$ 1,604.84	\$ 2.69	8	392	\$ 1,058.09
September-16	\$ 3.45	35	318	\$ 1,099.07	\$ 2.69	1	14	\$ 36.64
October-16	\$ 3.45	21	278	\$ 963.12	\$ 2.69	2	62	\$ 166.80
November-16	\$ 3.45	13	121	\$ 287.58	\$ 2.69	0	0	\$ -
December-16	\$ 3.44	5	47	\$ 163.38	\$ 2.69	0	0	\$ -
YTD Totals		215	2,399	\$ 8,196.64		5	375	\$ 2,274.69



411 E Karcher Road
 Nampa, ID 83687
 Phone 208-463-1080
 Fax 208-463-9091

Proposal Date: 7/25/2017

Customer Name: Arlington TV Cooperative
 Street Address: 50 Shane Drive
 City, ST Zip: Arlington, OR 97812

Attention: John Neys
 Phone Number: 541-454-2707
 Email Address: arlingtontv@yahoo.com

Project Location: New 24ct Fiber Run to Airport, Arlington, Oregon

Das-co of Idaho, Inc hereby submits specifications and estimates for the following.				
Item	Description	Quantity	Rate	Totals
Aerial Fiber	Overlash New Fiber to existing Strand		1.40	-
Aerial Fiber	Place New Strand (10M) and Lash New Fiber	5356	1.70	9,105.20
Aerial Fiber	Place New Strand (10M) and Lash New MST Fiber	1456	1.70	2,475.20
Aerial Fiber	2" Standoff Riser- Build Riser Down Pole	1	185.00	185.00
Aerial Fiber	Place Overhead Guy (per span does not include down guy)		85.00	-
Aerial Fiber	Place Riser guard and New Fiber up pole		38.50	-
Aerial Fiber	Fiberglass Extension Arm- Any size		55.00	-
Aerial Fiber	Place New Down Guy	3	45.00	135.00
Aerial Fiber	Snowshoe- Aerial Slack Storage	3	120.00	360.00
Aerial Fiber	Place New 30' Communications Pole- Dirt		325.00	-
Aerial Fiber	Place New 30' Communications Pole- Rock		800.00	-
Aerial Fiber	Place New Screw Anchor	3	200.00	600.00
Aerial Fiber	Place New Rock Anchor		475.00	-
Buried Fiber	Place New Handhole- Large (36x60x42)		550.00	-
Buried Fiber	Place New Handhole- Medium (24x36x36)	1	400.00	400.00
Buried Fiber	Place New Handhole- Small (17x30x24)		350.00	-
Buried Fiber	Trench New Fiber Duct 36"		4.35	-
Buried Fiber	Rock Excavation		18.50	-
Buried Fiber	Bore- 2" Conduit or 2-1.25" Conduits- Dirt		24.00	-
Buried Fiber	Bore- 2" Conduit or 2-1.25" Conduits- Rock		74.00	-
Underground	Place Service Fiber in Existing Duct		0.70	-
Underground	Place New Fiber in Existing Duct		0.75	-
Underground	Place New Fiber in New Duct		0.75	-
Misc.	Mobilization-	1	1,500.00	1,500.00
Misc.	Traffic Control- Cost Plus 15%		10,000.00	-
Misc.	Material Costs- Gravel, Asphalt, Concrete,etc. Cost Plus 15%		10,000.00	-
Total			\$	14,760

PROPOSAL SUBMITTED BY:

Additional Specifications

All Materials to be provided by Arlington TV Cooperative. Any and all materials provided by Das-co of Idaho will be charged at Cost plus 15%. Please note that this pricing is strictly budgetary numbers that can be used to help establish estimated costs for the project. Upon completion of actual engineered construction drawings Das-co of Idaho may make adjustments to the estimated unit pricing to reflect the new proposed running lines and conditions.

alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon weather, strikes, accidents or delays beyond our control. Our workers are fully covered by Workmen's Compensation Insurance. This proposal may be withdrawn by us if not accepted within 30 days from the date listed above.

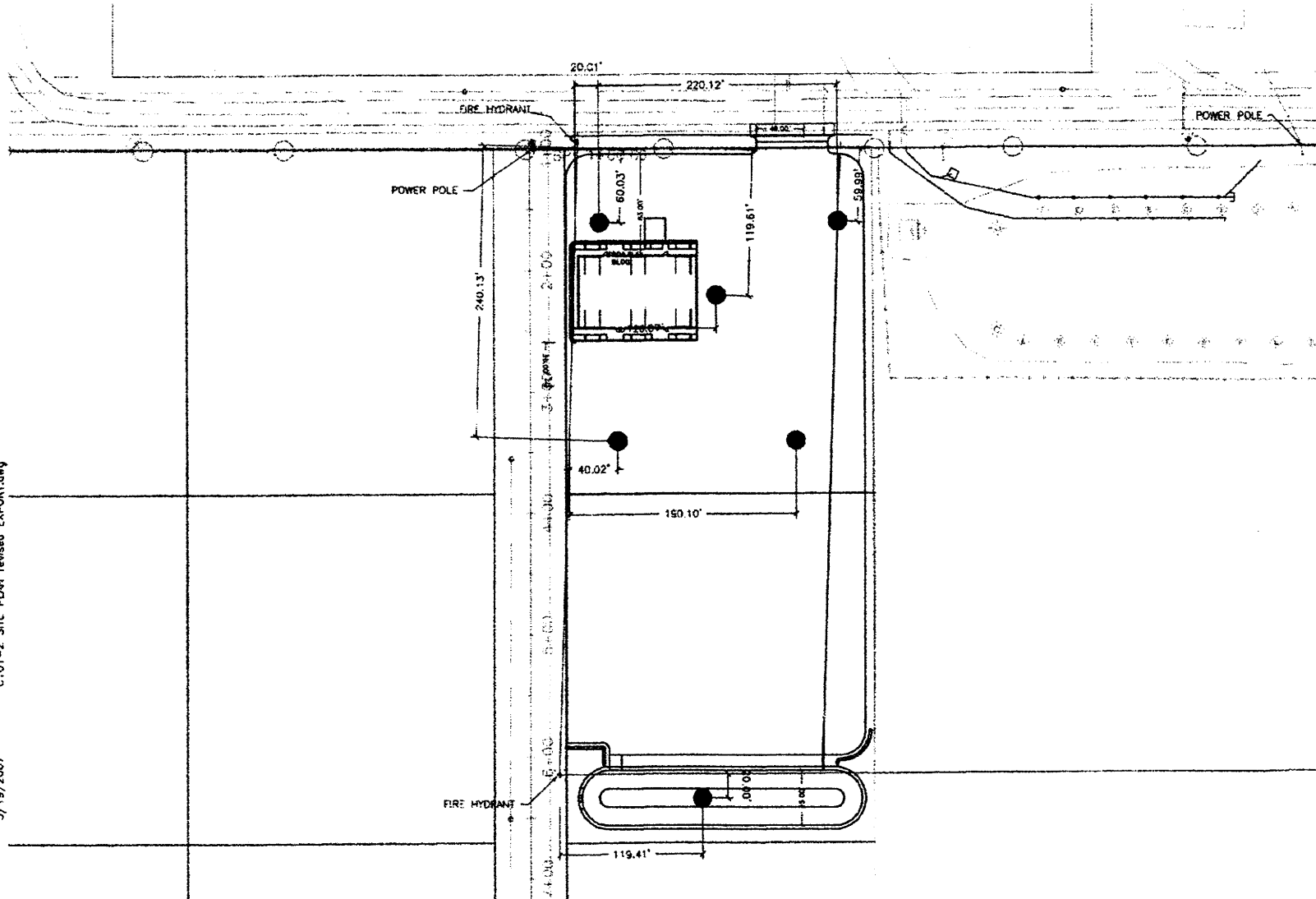
Customer Acceptance of Job as Proposed

The above prices, specifications and conditions are satisfactory and are hereby accepted. Das-co of Idaho Inc. is authorized to do the work as specified.

Customer Signature: _____ Today's Date: _____

C:\01-2 SITE PLAN revised EXPORT.dwg

3/19/2007



1 SITE PLAN
C101

SCALE 1" = 40'



PILLAR CONSULTING GROUP, INC.
 835 HW 23rd ST.
 CORVALLIS, OREGON 97330
 PHONE: 541-752-9202
 WWW.PILLAR-INC.COM

PRELIMINARY

KEYED NOTES

- ① (N) DRIVEWAY TO SERVE PROPERTY.
- ② (N) SANITARY SERVICE TO CONNECT TO (E) MANHOLE.
- ③ (N) GAS SERVICE.
- ④ (N) WATER SERVICE.
- ⑤ (N) H/MAC PARKING LOT.
- ⑥ HATCH OF DIAGONAL LINES INDICATES REQUIRED VISION TRIANGLE.
- ⑦ (N) STORM INFILTRATION SWALE.
- ⑧ (N) POWER SERVICE.
- ⑨ (H) DATA SERVICE.
- ⑩ MOVE (E) POWER POLE.
- ⑪ 300 LF OF (N) STREET.

0 1"

THE BAR ABOVE IS 1-INCH LONG WHEN DRAWING IS PLOTTED TO SCALE

No.	Revision/Issue	Date

Project Name and Address
SITE PLAN
 POA FLEX BUILDING
 MESA INDUSTRIAL PARK
 ARLINGTON, OREGON

Proj#: 2017015 Sheet
 Date 06/13/17 REF
 Scale 1" = 40'

Denise Ball

From: Brad Baird <bbaired@andersonperry.com>
Sent: Monday, July 31, 2017 4:37 PM
To: 'Peter Mitchell'; Denise Ball
Subject: Port of Arlington Scopes & Fees Attached
Attachments: Port of Arlington Peninsula Water-Sewer Scope and Fee.pdf; Port of Arlington Peninsula Restrooms Scope and Fee.pdf

Hello Peter:

Please see attached a detailed scope of work (SOW) and cost estimate to provide design engineering services for the water and sewer line extension project, and the restroom project. We have estimated our fees based on the anticipated design sheets needed which allows us to estimate hours very closely. We keep a running history of costs per sheet that includes all of the design tasks typically associated with a project.

The design fee for the water and sewer extensions is \$16,800 and for the restrooms is \$12,500. I believe both of these will be a little more complex than anticipated and have allowed some time within the estimate to carefully coordinate with CTX to make sure the package units will work as planned.

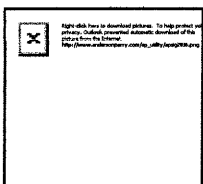
One thought I had since we met. If you were to construct the new restrooms adjacent to the existing ones, or out in the parking lot to the west, you could utilize the existing structure for storage. The existing structure, while out of date for the desired facilities, is a sound structure that could be potentially used for other needs. Just a thought for you and the Port to consider. We will design the restrooms where you select, but wanted to throw out the idea for you to think about.

For the lift station, in talking with Tim, he believes it needs completely replaced due to its age. That is a different design engineering cost than just the capacity analysis and electrical upgrade that you and I discussed. If we only complete the electrical upgrade and capacity analysis, that will be a relatively small fee compared to the two attached projects. Thus, I didn't provide a scope and fee for the lift station yet, but can do so quickly. I will give you a call tomorrow AM to discuss the approach you prefer for the lift station.

For the attached two projects, the deliverable is a ready to go complete package with a Bid Form, Contract Documents (agreement, etc.), technical specifications and drawings, everything needed to go out to bid. We can get on these projects quickly as well.

Thanks Peter, we appreciate these opportunities. If the Port has any concerns or questions with the scopes of work or cost estimates, please give me a call.

Brad



Brad D. Baird, PE
President
Anderson Perry & Associates, Inc.
1901 N Fir Street/PO Box 1107
La Grande, OR 97850
541-963-8309 office / 541-963-5456 fax
541-786-2489 cell

Web Facebook



SCOPE OF WORK
July 31, 2017

PROJECT UNDERSTANDING

Anderson Perry & Associates, Inc. (AP) has prepared a Scope of Work (SOW) to complete the design Drawings, Technical Specifications, Bidding Documents, and Contract Documents for installation of new restroom facilities at the location of the existing facilities just west of the RV park on the peninsula for the Port of Arlington, Oregon (Owner). It is AP's understanding that the intent of this project is to have the Drawings and related documents ready to proceed so the Owner can go out to bid expeditiously once the decision is made to proceed with construction of the proposed improvements.

It is AP's understanding that the Port of Arlington intends to utilize "package" restroom facilities that would be delivered to the project site and placed on prepared foundations. These package facilities come in units, and the units are modular in nature. The units can be readily connected to appear as one structure. Based on initial discussions with the Owner, the facilities will include at least three unisex restrooms, possibly a shower unit, and possibly a storage area. AP has completed restroom facilities projects utilizing new package units. These projects are usually more complex than anticipated, as considerable coordination must occur with the package unit manufacturer to facilitate proper foundation design, utilities connections, unit connections, etc.

Due to the relatively tight area of the peninsula, it may be most prudent to place the new restroom facilities at the location of the existing facilities. However, this would require the area being without restroom facilities for the duration of the project. An alternative could include constructing the new facilities at a nearby location, thereby keeping restroom facilities available during the project. The existing facilities could be demolished at the end of the project, or converted for use as storage.

This SOW outlines the tasks that will be performed by AP for the Peninsula Restroom Improvements project for the Owner. This work will generally include:

- Utilizing the existing surveyed base map for the peninsula and project area
- Preparing design Drawings and Technical Specifications for all improvements
- Preparing a Bid Form and Contract Documents for the solicitation of bids

Upon authorization by the Owner, AP will provide design services for the project and project management and coordination of all tasks included in this SOW including:

- Preparing the initial project schedule and updates as needed
- Providing monthly invoices and progress updates
- Providing quality assurance and quality control review of all documents
- Preparing and distributing agendas and minutes for all meetings

Following is a description of the anticipated tasks associated with this project.



TASK 1 - DESIGN ENGINEERING

AP will perform engineering design and prepare Drawings, Technical Specifications, a Bid Form, and Contract Documents for the proposed improvements. This will include a general site plan, a demolition plan, a utilities plan showing connections for all utilities to the restroom facilities (water, sewer, power, etc.), and detail sheets as required. The Drawings will also include details for site modifications and restoration requirements, depending on the selected location for the new restroom facilities. The Design Engineering task will involve the following items:

1. AP will utilize the existing peninsula base map as the base for the design Drawings. A new or additional topographic survey is not anticipated to be needed.
2. AP will prepare a draft set of documents (approximately 90 percent complete), which will include the following:
 - a. Draft Drawings consisting of a site plan, a demolition plan, a utilities plan, connection details, and a site restoration plan.
 - b. Draft Technical Specifications
 - c. Draft Bid Form and Contract Documents
 - d. Preliminary Cost Estimate
3. Copies of the draft documents will be provided to the Owner for review and comment. A review meeting will be held with the Owner to obtain comments and suggestions based on the Owner's review of the draft documents.
4. AP will prepare and furnish five copies of the final Bid Form, Contract Documents, Technical Specifications, and Drawings for review and approval by the Owner. AP's services for Design Engineering shall be considered complete when the final Bid Form and Contract Documents, including final Drawings, Technical Specifications, and Cost Estimate, are approved by the Owner.

Deliverables

- Draft documents including Drawings, Technical Specifications, Bid Form, Contract Documents, and a preliminary Cost Estimate
- Final documents including Drawings, Technical Specifications, Bid Form, Contract Documents, and final Cost Estimate

ADDITIONAL SERVICES

In addition to the foregoing being performed, the following services may be provided by AP when requested by the Owner in writing, as required. If additional services are requested, the scope and fees will be added by amendment to this SOW.



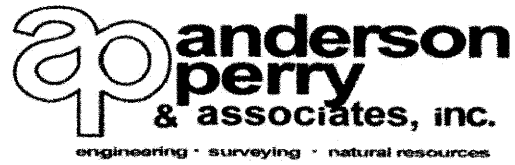
1. If requested by the Owner, AP may assist the Owner with Construction Engineering services, which may include advertisement for and obtaining bids, bid tabulations, contract development, submittal review, payment requests, and field review of work completed.
2. If requested by the Owner, AP may assist the Owner with obtaining any additional permits, applications, outside utility services, etc., as necessary for the work. The Owner shall pay all fees associated with any permits and applications, if such fees are required.
3. AP may provide redesign work when requested to do so by the Owner. Such work shall include changes in the design that are beyond the control of AP, and/or changes in the Bid Form, Contract Documents, Technical Specifications, or Drawings after such documents have been accepted by the Owner.
4. AP may perform special tests, specialized studies, or tests other than previously outlined herein that may be required on the project, if approved by the Owner.

FEE ESTIMATE

1. The estimated fee for "Design Engineering" outlined herein is \$12,500, on a lump sum basis. This amount shall not be exceeded without notification to and approval of the Owner. The estimated fee indicated above is as summarized on Attachment A, Fee Estimate, dated July 31, 2017.

SCHEDULE

AP can begin the work within two weeks of authorization to proceed and anticipates two months to complete a draft design for Owner review. This schedule can be expedited, if needed.



**ATTACHMENT A
FEE ESTIMATE**

Client: Port of Arlington, Oregon
 Project: Peninsula Restroom Improvements Project
 Job No.: 41-11
 Prepared by: Brad D. Baird, P.E.
 Date: July 31, 2017

Task No.	Task Description	Hours					Expenses		Totals
		Senior Engineer	Project Engineer	Engineering Tech I	Senior Tech II	Survey Technician	Mileage	Miscellaneous Expenses	
1	Design Engineering								
	Prepare Draft Bidding and Contract Documents	2	6	32	45			20	\$ 8,985.00
	Attend Document Review Meeting with Owner	2					244		\$ 460.54
	Provide Final Bidding and Contract Documents	2	4	4	8				\$ 2,130.00
	Project Management		4						\$ 580.00
	Quality Assurance/Quality Control	2							\$ 330.00
	Total Hours	8	14	36	53	0	244	20	
	Billing Rate	\$ 165.00	\$ 145.00	\$ 95.00	\$ 105.00	\$ 75.00	\$ 0.535		
	Total Cost	\$ 1,320.00	\$ 2,030.00	\$ 3,420.00	\$ 5,565.00	\$ -	\$ 130.54	\$ 20.00	\$ 12,486.00



SCOPE OF WORK
July 31, 2017

PROJECT UNDERSTANDING

Anderson Perry & Associates, Inc. (AP) has prepared a Scope of Work (SOW) to complete the design Drawings, Technical Specifications, Bidding Documents, and Contract Documents for extension of water and sewer main lines to the west end of the peninsula for the Port of Arlington, Oregon (Owner). It is AP's understanding that the intent of this project is to have the Drawings and related documents ready to proceed so the Owner can go out to bid expeditiously once the decision is made to proceed with construction of the proposed improvements.

Regulations require at least 10 feet of horizontal spacing between water and sewer main lines. AP has met with Tim Wetherell to discuss the potential water and sewer system extensions and how they would best connect to the existing systems. To avoid damaging the RV park area, it would be simplest to extend the water main line from the last hydrant present at the northeast corner of the RV park area, as this is the location of the end of the largest water main line (6-inch diameter). The water main line would then be extended west down either the north or south side of the road to the end of the peninsula. The sewer system would extend on the opposite side of the road and would connect to the existing lift station. The Owner's future expansion plans on the peninsula would be carefully considered to avoid placing the main lines where potential structures would be located. In addition, extensions of water and sewer taps would be completed, where possible and feasible, to facilitate simpler connections for future facilities.

This SOW outlines the tasks that will be performed by AP for the Peninsula Water and Sewer Extension project for the Owner. This work will generally include:

- Utilizing the existing surveyed base map for the peninsula and project area
- Preparing design Drawings and Technical Specifications for all improvements
- Preparing a Bid Form and Contract Documents for the solicitation of bids

Upon authorization by the Owner, AP will provide design services for the project and project management and coordination of all tasks included in this SOW including:

- Preparing the initial project schedule and updates as needed
- Providing monthly invoices and progress updates
- Providing quality assurance and quality control review of all documents
- Preparing and distributing agendas and minutes for all meetings

Following is a description of the anticipated tasks associated with this project.

TASK 1 - DESIGN ENGINEERING

AP will perform engineering design and prepare Drawings, Technical Specifications, a Bid Form, and Contract Documents for the proposed improvements. This will include a general site plan, plan and profile drawings of the water and sewer improvements, connection to existing utilities details, provisions to connect to the existing



and proposed future restroom facilities, and detail sheets for valves, hydrants, manholes, cleanouts, etc. The Drawings will also include details for trench restoration requirements consisting of paving or gravel restoration. The Design Engineering task will involve the following items:

1. AP will utilize the existing peninsula base map as the base for the design Drawings. A new or additional topographic survey is not anticipated to be needed.
2. AP will prepare a draft set of documents (approximately 90 percent complete), which will include the following:
 - a. Draft Drawings consisting of a site plan, plan and profile for water and sewer main lines, water and sewer system details, thrust block and trench restoration details, etc.
 - b. Draft Technical Specifications
 - c. Draft Bid Form and Contract Documents
 - d. Preliminary Cost Estimate
3. Copies of the draft documents will be provided to the Owner for review and comment. A review meeting will be held with the Owner to obtain comments and suggestions based on the Owner's review of the draft documents.
4. AP will prepare and furnish five copies of the final Bid Form, Contract Documents, Technical Specifications, and Drawings for review and approval by the Owner. AP's services for Design Engineering shall be considered complete when the final Bid Form and Contract Documents, including final Drawings, Technical Specifications, and Cost Estimate, are approved by the Owner.

Deliverables

- Draft documents including Drawings, Technical Specifications, Bid Form, Contract Documents, and a preliminary Cost Estimate
- Final documents including Drawings, Technical Specifications, Bid Form, Contract Documents, and final Cost Estimate

ADDITIONAL SERVICES

In addition to the foregoing being performed, the following services may be provided by AP when requested by the Owner in writing, as required. If additional services are requested, the scope and fees will be added by amendment to this SOW.

1. If requested by the Owner, AP may assist the Owner with Construction Engineering services, which may include advertisement for and obtaining bids, bid tabulations, contract development, submittal review, payment requests, and field review of work completed.
2. If requested by the Owner, AP may assist the Owner with obtaining any additional permits, applications, outside utility services, etc., as necessary for the work. The Owner shall pay all fees associated with any permits and applications, if such fees are required.



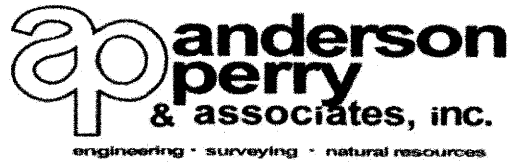
3. AP may provide redesign work when requested to do so by the Owner. Such work shall include changes in the design that are beyond the control of AP, and/or changes in the Bid Form, Contract Documents, Technical Specifications, or Drawings after such documents have been accepted by the Owner.
4. AP may perform special tests, specialized studies, or tests other than previously outlined herein that may be required on the project, if approved by the Owner.

FEE ESTIMATE

1. The estimated fee for "Design Engineering" outlined herein is \$16,800, on a lump sum basis. This amount shall not be exceeded without notification to and approval of the Owner. The estimated fee indicated above is as summarized on Attachment A, Fee Estimate, dated July 31, 2017.

SCHEDULE

AP can begin the work within two weeks of authorization to proceed and anticipates two months to complete a draft design for Owner review. This schedule can be expedited, if needed.



**ATTACHMENT A
FEE ESTIMATE**

Client: Port of Arlington, Oregon
 Project: Peninsula Water and Sewer Extension
 Job No.: 41-10
 Prepared by: Brad D. Baird, P.E.
 Date: July 31, 2017

Task No.	Task Description	Hours					Expenses		Totals
		Senior Engineer	Project Engineer	Engineering Tech I	Senior Tech II	Survey Technician	Mileage	Miscellaneous Expenses	
1	Design Engineering								
	Prepare Draft Bidding and Contract Documents	2	8	40	65			20	\$ 12,135.00
	Attend Document Review Meeting with Owner	2					244		\$ 460.54
	Provide Final Bidding and Contract Documents	4	6	4	10				\$ 2,960.00
	Project Management		4						\$ 580.00
	Quality Assurance/Quality Control	4							\$ 660.00
	Total Hours	12	18	44	75	0	244	20	
	Billing Rate	\$ 165.00	\$ 145.00	\$ 95.00	\$ 105.00	\$ 75.00	\$ 0.535		
	Total Cost	\$ 1,980.00	\$ 2,610.00	\$ 4,180.00	\$ 7,875.00	\$ -	\$ 130.54	\$ 20.00	\$ 16,796.00

PORT OF ARLINGTON - CAPITAL FACILITY PLAN

Arlington Mesa

Flex Building	\$ 800,000.00
Pave Roadway on 30 acre Ind. Park	\$ 250,000.00
Install Fiber to the Mesa Ind. Park	\$ 30,000.00
Construct Hangar Facilities	\$ 750,000.00
Total:	\$ 1,830,000.00

Railroad Avenue

Commercial Building	\$ 800,000.00
Total:	\$ 800,000.00

Island Park

Replace Restrooms	\$ 250,000.00
Extend water and sewer	\$ 200,000.00
Replace Lift Station Electrical	\$ 40,000.00
Port Office Bldg/Industrial Bldg	\$ 950,000.00
Total:	\$ 1,440,000.00

Willow Creek

Install Barge Dock	\$ 1,250,000.00
Develop Water, Sewer, Power	\$ 350,000.00
Total:	\$ 1,600,000.00

Grant Total Capital Projects: \$ 5,670,000.00

Port of Arlington Goal Setting

Outlook 2013

Industrial Sites

Arlington Mesa

- Conduct Joint meeting with Port and City Council
- Establish substation site(s) layout
- Identify and obtain commitments from several Fiber optic providers to install service into Mesa
- Target market data centers, energy storage companies, and heavy power consumers
- Develop strategy to attract/build a trade school

Shutler Station

- Market facility to industrial users needing rail siding
- Market facility to wheat based food manufactures
- Identify strategy to enhance water supply
- Bring fiber optics to site

Condon Radar Base

- Finish environmental cleanup of base and return property to former owners
- Assist former owners with re-development plan and attracting industrial clients

Willow Creek

- Finalize legal and political issues with the barge project

Island Park

- Complete bank restoration project
- Complete lease agreement for elevator
- Determine type of uses desired, i.e. industrial or commercial – expand grain, add bulk fuel/oil and fertilizer facility vs. restaurant, wind surfing rental shop, offices, etc.
 - Establish infrastructure plan based on above for sewer water and electricity
- Bring fiber optic to island (Port Office and RV Park, Grain Elevator)

Marina and RV Park

- Build fuel dock, renovate docks electric and water systems, and replace gangways.
- Re-landscape RV park to better accommodate pop-outs
- Paved walk path

Gilliam County

Arlington

- Complete EV Car Charging Station
- Attract business to empty lots or encourage city/owners to landscape lots
- Attract new owner/operator for Peasant Grill
- Assist TV Co-Op expand service to included fiber optic cable to each home in Arlington (and surrounding community)
- If called upon, assist Arlington School with plans to re-purpose elementary school for community center/ commercial office space should school elect to ask voters to pass school bond.

Condon

- Assist Round-up Café expand bakery/ business
- Attract grain milling firm
- Assist City extend water and sewer to Pauling Field
- Assist Condon repurpose white building on Main Street

Lone Rock

- Identify opportunities for utilizing Juniper into energy products, i.e. pelleting machine, bricks, etc.

Wheat - Farm Community

- Identify opportunities to expand irrigated acres

Wind

- Assist Montague's wind farm development
- Attract energy storage facility to compliment wind energy

Waste

- Begin lobby efforts with Metro for WM contract
- Enhance transportation system, intermodal connections points for WM, i.e. finish Willow Creek barge dock if allowed.
- Prepare to bond S4's expansion when project

Administrative

- Finish Strategic Business Plan
- Up-grade computer system in Admin office