



Thursday, February 12, 2026, at 5:00 pm  
Location: Gronquist Building, Lower Conference Room  
1650 Railroad Ave, 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, February 12, 2026**

1. **Call Meeting to Order**
2. **Additions or Corrections to the Agenda**
3. **Public Comment on Non-Agenda Items**
4. **Consent Agenda:**
  - a. Regular Meeting Minutes for January 15, 2025
  - b. January 2026 Accounts Payable and Financials
5. **Director Report**
  - A. Audit Update
    1. Completed Board Report
    2. Completed Financial Report
    3. Plan of Action Letter to Secretary of State
  - B. Alkali Ridge Subdivision
    1. Capital Grant Final Report & Housing Solutions Outline
    2. Marketing Plans
    3. Grading Plan
  - C. Other
    1. Vegetation Management - Goat Grazing Program
    2. Alpine/Aerovel – Separate Propane Systems
    3. Special Districts Association of Oregon (SDAO) Conference Report
    4. Oregon Government Ethics Commission (OGEC) Upcoming Filing Period
6. **President Report**
7. **Commissioner Reports**
8. **Executive Session (Placeholder) ORS 192.660(2)(e):** To conduct deliberations with persons designated by governing body to negotiate real property transactions.
9. **Decision or deliberations on Real Estate Transactions (Placeholder).**
10. **Next Meeting –**  
Commission Meeting – Thursday, March 12, 2026 at 5 pm, City of Condon.
11. **Adjourn Meeting**

**Port of Arlington Environmental Sentry Corp Meeting**

February 12, 2026 immediately following Port Meeting

1. Call Meeting to Order
2. Minutes for November 13, 2025 and December 11, 2025
3. Former Condon Grade School – Environmental Remediation Update
4. MFA Invoices
5. Sentry Non-Profit Tax-Exempt Status
6. Adjourn

PORT OF ARLINGTON

Transaction List with Splits

January 2026

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
01/16/2026	Bank of E/O - Checking Bill Payment (Check)	10630	Yes	The Times-Journal		1001 Bank of E/O - Checking	-176.75
						2000 Accounts Payable	-176.75
01/16/2026	Bill Payment (Check)	10631	Yes	Loop Net		1001 Bank of E/O - Checking	-83.57
						2000 Accounts Payable	-83.57
01/16/2026	Bill Payment (Check)	10632	Yes	Bruce Heating		1001 Bank of E/O - Checking	-8,182.00
						2000 Accounts Payable	-8,182.00
01/16/2026	Bill Payment (Check)	10633	Yes	Hughes Network System, LLC		1001 Bank of E/O - Checking	-94.98
						2000 Accounts Payable	-94.98
01/16/2026	Bill Payment (Check)	10634	Yes	Bank of Eastern Oregon - VISA		1001 Bank of E/O - Checking	-973.52
						2000 Accounts Payable	-973.52
01/16/2026	Bill Payment (Check)	10652	Yes	Arlington Hardware Guns and Ammo LLC	Voided original Check #10635 incorrect name on check. reprinted -KR 1/23/2026	1001 Bank of E/O - Checking	-91.09
						2000 Accounts Payable	-91.09
01/16/2026	Bill Payment (Check)	10636	Yes	SDIS		1001 Bank of E/O - Checking	-8,626.00
						2000 Accounts Payable	-8,626.00
01/16/2026	Bill Payment (Check)	10637	Yes	City of Arlington		1001 Bank of E/O - Checking	-7,053.30
						2000 Accounts Payable	-7,053.30
01/16/2026	Bill Payment (Check)	10638	Yes	Accuity, LLC		1001 Bank of E/O - Checking	-7,000.00
						2000 Accounts Payable	-7,000.00
01/16/2026	Bill Payment (Check)	10639	Yes	Orkin		1001 Bank of E/O - Checking	-350.00
						2000 Accounts Payable	-350.00
01/16/2026	Bill Payment (Check)	10640	Yes	The McGregor Company		1001 Bank of E/O - Checking	-644.32
						2000 Accounts Payable	-644.32
01/16/2026	Bill Payment (Check)	10641	Yes	Arlington T.V. Coop		1001 Bank of E/O - Checking	-306.50
						2000 Accounts Payable	-306.50
01/16/2026	Bill Payment (Check)	10642	Yes	City of Arlington-Utilities		1001 Bank of E/O - Checking	-1,755.33
						2000 Accounts Payable	-1,755.33
01/16/2026	Bill Payment (Check)	10643	Yes	Jaques Sharp Attorneys at Law		1001 Bank of E/O - Checking	-1,775.00
						2000 Accounts Payable	-1,775.00
01/16/2026	Bill Payment (Check)	10644	Yes	H2Oregon		1001 Bank of E/O - Checking	-24.95
						2000 Accounts Payable	-24.95
01/16/2026	Bill Payment (Check)	10645	Yes	Fidelity Brokerage Services LLC		1001 Bank of E/O - Checking	-4,238.25
						2000 Accounts Payable	-4,238.25
01/16/2026	Bill Payment (Check)	10646	Yes	Gilliam County Treasurer		1001 Bank of E/O - Checking	-1,012.00
						2000 Accounts Payable	-1,012.00
01/16/2026	Check	10647	Yes	Kathryn Greiner	Commissioner Stipen Commissioner Stipen	1001 Bank of E/O - Checking 6119 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Commissioner Fees/Expenses	-300.00 300.00
01/16/2026	Check	10648	Yes	Ron Wilson	Stipend	1001 Bank of E/O - Checking 6119 GENERAL FUND EXPENSES:ADMINISTRATION	-300.00 300.00

PORT OF ARLINGTON

Transaction List with Splits

January 2026

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
						EXPENSES:Materials and Services - AD:Commissioner Fees/Expenses	
01/16/2026	Check	10649	Yes	Leah Shannon	Stipend	1001 Bank of E/O - Checking 6119 GENERAL FUND EXPENSES:ADMINISTRATION	-300.00 300.00
						EXPENSES:Materials and Services - AD:Commissioner Fees/Expenses	
01/16/2026	Check	10650	Yes	Kip Krebs	Commissioner Stipen	1001 Bank of E/O - Checking 6119 GENERAL FUND EXPENSES:ADMINISTRATION	-300.00 300.00
						EXPENSES:Materials and Services - AD:Commissioner Fees/Expenses	
01/16/2026	Check	10651	Yes	Gibb Wilkins	Commissioner Stipen commissioner stipen	1001 Bank of E/O - Checking 6119 GENERAL FUND EXPENSES:ADMINISTRATION	-300.00 300.00
						EXPENSES:Materials and Services - AD:Commissioner Fees/Expenses	
01/23/2026	Bill Payment (Check)	10653	Yes	City of Arlington		1001 Bank of E/O - Checking 2000 Accounts Payable	-100.00 -100.00
01/23/2026	Bill Payment (Check)	10654	Yes	Das-co of Idaho, Inc.		1001 Bank of E/O - Checking 2000 Accounts Payable	-2,440.00 -2,440.00
01/23/2026	Bill Payment (Check)	10655	Yes	LandWise LLC		1001 Bank of E/O - Checking 2000 Accounts Payable	-20,000.00 -20,000.00
01/23/2026	Bill Payment (Check)	10656	Yes	Oregon Frontier Chamber		1001 Bank of E/O - Checking 2000 Accounts Payable	-100.00 -100.00
01/23/2026	Bill Payment (Check)	10657	Yes	Kiwi Fence Contractors, LLC- CCB# 202130		1001 Bank of E/O - Checking 2000 Accounts Payable	-1,355.00 -1,355.00
01/23/2026	Bill Payment (Check)	10658	Yes	Anderson/Perry		1001 Bank of E/O - Checking 2000 Accounts Payable	-64,282.50 -64,282.50
01/23/2026	Bill Payment (Check)	10659	Yes	Pye Barker Fire & Safety, LLC		1001 Bank of E/O - Checking 2000 Accounts Payable	-370.00 -370.00
01/23/2026	Bill Payment (Check)	10660	Yes	Bolen Construction LLC		1001 Bank of E/O - Checking 2000 Accounts Payable	- 162,677.12 - 162,677.12
01/23/2026	Bill Payment (Check)	10661	Yes	Eastern Oregon Heating & AC		1001 Bank of E/O - Checking 2000 Accounts Payable	-3,530.31 -3,530.31
01/23/2026	Bill Payment (Check)	10662	Yes	Kerns Brothers		1001 Bank of E/O - Checking 2000 Accounts Payable	-35,000.00 -35,000.00
01/30/2026	Tax Payment		Yes	QuickBooks Payroll	Tax withdrawal Tax withdrawal	1001 Bank of E/O - Checking QuickBooks Tax Holding Account	-5,787.95 5,787.95
2000 Accounts Payable							
01/16/2026	Bill		Yes	Accuity, LLC	Progress Bill for the 2023 audit	2000 Accounts Payable 6116 GENERAL FUND EXPENSES:ADMINISTRATION	7,000.00 7,000.00
						EXPENSES:Materials and Services - AD:Audit, Budget, Legal Notices	
01/16/2026	Bill		Yes	Arlington Hardware Guns and Ammo LLC	hand warmers TP for office bathroom	2000 Accounts Payable 6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies 6112 GENERAL FUND EXPENSES:ADMINISTRATION	91.09 2.85 12.89
						EXPENSES:Materials and Services - AD:Office Supplies and	



PORT OF ARLINGTON

Transaction List with Splits

January 2026

DATE	TRANSACTION NUM TYPE	POSTING NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
				Equipment	
			tool for sink, to help remove clog	6112 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Office Supplies and Equipment	2.99
			pepe caps abs/adapter reducer	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	10.64
			Herbicide conc eraser qt	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	20.95
			trufuel 2 cylce	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	8.95
			garbage bags, bit hammer, screw pin	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	31.82
01/16/2026	Bill	Yes	Arlington T.V. Coop	2000 Accounts Payable	306.50
			office Phone	6111 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Utilities	112.50
			Office Internet	6110 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Internet Service	130.00
			Gronquist Internet	8527 Gronquist Fund Expences:Materials and Services:Telephone and Internet	64.00
01/16/2026	Bill	Yes	Bruce Heating	2000 Accounts Payable	8,182.00
			(232782) replace compressor cover and condenser fan motor A&A building	8435 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Building Projects/Tenant Improv	1,032.00
			(232781) Replace dual pressure switch A&A building	8435 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Building Projects/Tenant Improv	650.00
			(232779) HVAC repair	8435 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Building Projects/Tenant Improv	6,500.00
01/16/2026	Bill	Yes	City of Arlington	2000 Accounts Payable	7,053.30
			tentative subdivision review, final alkali ridge order/decision and respond to land use compatibility statement update request from ASR contractor. (286)	8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	333.75
			application for land use action-zoning ord. amendment application deposit. (287)	8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	500.00
			review/staff rpt./hearing travel time & mileage (272) for CUP	8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	1,719.55
			tentative subdivision review through 10/31/25 (280)	8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	4,500.00
01/16/2026	Bill	Yes	City of Arlington-Utilities	2000 Accounts Payable	1,755.33
			RV-water	6321 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Water Fees - RV	247.68
			RV-Sewer	6329 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Sewer	297.22
			Rv-Sanitation	6322 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Sanitation - RV	206.00
			Gronquist utilities	8521 Gronquist Fund Expences:Materials and Services:Utilities	532.43
			Admin utilities	6111 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Utilities	210.00
			Island Park utilities	6622 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Sanitation	262.00
01/16/2026	Bill	Yes	Fidelity Brokerage Services LLC	2000 Accounts Payable	4,238.25
			Crowther-Nov	2100 Payroll Liabilities	-936.92
			Metzker-Nov	2100 Payroll Liabilities	-512.28
			Rayburn- Nov	2100 Payroll Liabilities	-565.11
			Crowther-Dec	2100 Payroll Liabilities	-960.93
			Metzker- Dec	2100 Payroll Liabilities	-599.13
			Rayburn- Dec	2100 Payroll Liabilities	-663.88
01/16/2026	Bill	Yes	H2Oregon	2000 Accounts Payable	24.95
			Water cooler/refills	6122 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Meetings and Elections	24.95
			water/cooler rentals		
01/16/2026	Bill	Yes	Hughes Network System, LLC	2000 Accounts Payable	94.98
			Current pmt- subscriptions	6117 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Telephone and Internet Srv.	94.98
01/16/2026	Bill	Yes	Loop Net	2000 Accounts Payable	83.57
			advertisement	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	83.57



PORT OF ARLINGTON

Transaction List with Splits

January 2026

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
01/16/2026	Bill		Yes	The McGregor Company		2000 Accounts Payable	644.32
					ground steriliant for around the A&A building	8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	644.32
01/16/2026	Bill		Yes	Orkin		2000 Accounts Payable	350.00
					sprayed for black widows	8532 Gronquist Fund Expences:Materials and Services:Pest Control / Fertilizer	350.00
01/16/2026	Bill		Yes	SDIS		2000 Accounts Payable	8,626.00
					Crowther	2100 Payroll Liabilities	-2,513.00
					Metzker	2100 Payroll Liabilities	-1,267.00
					Rayburn	2100 Payroll Liabilities	-3,578.00
					remaining balance from previous invoice	2100 Payroll Liabilities	-1,268.00
01/16/2026	Bill		Yes	Jaques Sharp Attorneys at Law		2000 Accounts Payable	1,775.00
					phone call regarding land wise, subdivision, port/city pump,	8423 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Legal Fees	675.00
					landWise agreement	8423 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Legal Fees	475.00
					landwise agreement/emails regarding agreement	8423 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Legal Fees	625.00
01/16/2026	Bill		Yes	The Times-Journal		2000 Accounts Payable	176.75
					Legal Notices-Budget	6118 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Advertising - AD	72.75
					job advertisement-admin assistant	6115 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Dues, Subscriptions, Fees	104.00
					2 years of newspaper subscriptions		
01/16/2026	Bill		Yes	Bank of Eastern Oregon - VISA		2000 Accounts Payable	973.52
					Alkali Ridge Plat	8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	175.28
					food for Commissioner meeting	6122 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Meetings and Elections	54.44
					holiday hams for employees	6123 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Miscellaneous - AD	38.51
					pipe for fence repair when tree fell on it from wind storm (should be reimbursed by owner of the RV Park)	8533 Gronquist Fund Expences:Materials and Services:Miscellaneous	15.00
					fuel for James (pumps still down at port)	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	37.00
					QB monthly fees	6115 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Dues, Subscriptions, Fees	233.00
					lift station monitoring system	6329 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Sewer	299.00
					insulations for rv winterizing	6326 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Maintenance & Supplies - RV	57.31
					desk calendar	6112 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Office Supplies and Equipment	7.99
					adobe subscription	6115 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Dues, Subscriptions, Fees	19.99
					maint. fuel for equipment (pumps still down at the port)	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	36.00
01/16/2026	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
01/23/2026	Bill		Yes	Das-co of Idaho, Inc.		2000 Accounts Payable	2,440.00
					Fiber in Alkali Ridge	8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	2,440.00
01/23/2026	Bill		Yes	Oregon Frontier Chamber		2000 Accounts Payable	100.00
					Annual Membership dues	6115 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Dues,	100.00

PORT OF ARLINGTON

Transaction List with Splits

January 2026

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Subscriptions, Fees							
01/23/2026	Bill		Yes	Kerns Brothers	New Lift station pumps/monitoring system	2000 Accounts Payable 6341 GENERAL FUND EXPENSES:RV PARK EXPENSES:Capital Outlay - RV:RV Park Const Improv	35,000.00 35,000.00
01/23/2026	Bill		Yes	Pye Barker Fire & Safety, LLC	dispatch and compliance system report	2000 Accounts Payable 8529 Gronquist Fund Expences:Materials and Services:Fire Suppression System Inspec	370.00 370.00
01/23/2026	Bill		Yes	Bolen Construction LLC	invoice period 11/1/2025-12/16/2025 (final Payment)	2000 Accounts Payable 8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	162,677.12 162,677.12
01/23/2026	Bill		Yes	LandWise LLC	Consultant Services Agreement retainer	2000 Accounts Payable 8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	20,000.00 20,000.00
01/23/2026	Bill		Yes	Kiwi Fence Contractors, LLC-CCB# 202130	Fence repair from tree falling on it (should be reimbursed by Park owner Their tree)	2000 Accounts Payable 8632 Gronquist Fund Expences:GRONQUIST CAPITOL OUTLAY:Tenant Improvement/Building Imp	1,355.00 1,355.00
01/23/2026	Bill		Yes	Eastern Oregon Heating & AC	HVAC improvements at the tenants building, adding line for separate propane tanks for tenants	2000 Accounts Payable 8435 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Building Projects/Tenant Improv	3,530.31 3,530.31
01/23/2026	Bill		Yes	City of Arlington	earthwork engineering review for Alkali Ridge, application deposit	2000 Accounts Payable 8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	100.00 100.00
01/23/2026	Bill	81207	Yes	Anderson/Perry	Invoice 81619 Invoice 81438 Construction Engineering, Alkali Ridge Subdivision design	2000 Accounts Payable 8432 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Engineering & Surveying	26,280.00 26,280.00
01/23/2026	Bill	81051	Yes	Anderson/Perry	Invoice 81619 Invoice 81438 Construction Engineering, Alkali Ridge Subdivision Design	2000 Accounts Payable 8432 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Engineering & Surveying	31,397.50 31,397.50
01/23/2026	Bill	77679	Yes	Anderson/Perry	Invoice 81619 Invoice 81438 Salee ROW Dedication	2000 Accounts Payable 8432 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Engineering & Surveying	1,417.50 1,417.50
01/23/2026	Bill	81437	Yes	Anderson/Perry	Invoice 81619 Invoice 81438 Alkali Ridge Subdivision, Property Partition	2000 Accounts Payable 8432 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Engineering & Surveying	2,857.50 2,857.50
01/23/2026	Bill	82419	Yes	Anderson/Perry	Invoice 81619 Invoice 81438 Alkali Ridge Subdivision, Property Partition	2000 Accounts Payable 8432 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Engineering & Surveying	2,330.00 2,330.00
QuickBooks Tax Holding Account							
01/15/2026	Tax Payment		Yes	IRS	Tax Payment for Period: 12/01/2025-12/31/2025 Federal Taxes (941/943/944)	QuickBooks Tax Holding Account 2115 Payroll Liabilities:Federal Taxes (941/943/944)	-4,845.94 -4,845.94
01/15/2026	Tax Payment		Yes	OR Department of Revenue	Tax Payment for Period: 12/01/2025-12/31/2025 OR Income Tax	QuickBooks Tax Holding Account 2130 Payroll Liabilities:OR Income Tax	-1,269.39 -1,269.39

**Balance Sheet**  
**PORT OF ARLINGTON**  
As of February 6, 2026

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
1000 Beginning Cash Drawer Funds	-44,380.73
1001 Bank of E/O - Checking	88,372.77
1003 LGIP Investment A/C	4,470,255.45
1004 Reserve Fund	151,675.78
1005 Municipal Money Market Account	104,215.09
<b>Total for Bank Accounts</b>	<b>\$4,770,138.36</b>
Accounts Receivable	
1200 Accounts Receivable	0.00
<b>Total for Accounts Receivable</b>	<b>\$0.00</b>
Other Current Assets	
1201 AR Audit	0.00
1210 Property Tax Receivable	0.00
1220 Grants Receivable	0.00
1230 Other Receivables	0.00
1235 POA Env Sentry Corp Receivable	0.00
1300 Prepaid Expense	0.00
1499 Undeposited Funds	0.00
QuickBooks Tax Holding Account	130.69
<b>Total for Other Current Assets</b>	<b>\$130.69</b>
<b>Total for Current Assets</b>	<b>\$4,770,269.05</b>
Other Assets	
1006 Cash With County	0.00
1007 Uncollectable Funds	-2,639.77
<b>Total for Other Assets</b>	<b>-\$2,639.77</b>
<b>Total for Assets</b>	<b>\$4,767,629.28</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	\$0.00
2001 Transient Lodging Tax Payable	0.00
<b>Total for 2000 Accounts Payable</b>	<b>\$0.00</b>



**Balance Sheet**  
**PORT OF ARLINGTON**  
As of February 6, 2026

DISTRIBUTION ACCOUNT	TOTAL
<b>Total for Accounts Payable</b>	<b>\$0.00</b>
Other Current Liabilities	
2002 AP Audit	0.00
2010 Other Payables	0.00
2100 Payroll Liabilities	\$0.00
2009 Dental Insurance	0.00
2105 408k SEP Co. Match	0.00
2115 Federal Taxes (941/943/944)	-3,975.49
2120 Health Insurance	0.00
2125 OR Employment Taxes	-363.12
2130 OR Income Tax	-1,075.47
2135 OR Paid Family and Medical Leave	-88.94
2140 OR Statewide Transit Taxes	-27.79
2145 Federal Unemployment (940)	0.00
2155 Worker's Comp.	429.83
<b>Total for 2100 Payroll Liabilities</b>	<b>-\$5,100.98</b>
2110 Deferred Rev. - Property Taxes	0.00
2111 Direct Deposit Liabilities	0.00
Deferred Revenue	0.00
Direct Deposit Payable	0.00
Oregon Department of Revenue Payable	0.00
Out Of Scope Agency Payable	0.00
<b>Total for Other Current Liabilities</b>	<b>-\$5,100.98</b>
<b>Total for Current Liabilities</b>	<b>-\$5,100.98</b>
Long-term Liabilities	
2200 OEDD - Marina	0.00
2300 OEDD - RV Park	0.00
<b>Total for Long-term Liabilities</b>	<b>\$0.00</b>
<b>Total for Liabilities</b>	<b>-\$5,100.98</b>
Equity	
3000 Opening Bal Equity	-22,819.43
3110 Retained Earnings	4,635,852.04
Net Income	159,697.65
<b>Total for Equity</b>	<b>\$4,772,730.26</b>
<b>Total for Liabilities and Equity</b>	<b>\$4,767,629.28</b>

# Budget vs. Actuals\_Budget\_FY26\_P&L\_Report

July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
<b>Income</b>				
<b>5000 ECONOMIC DEVELOP FUND RESOURCES</b>				
5010 Net working capital	115,262.20		115,262.20	
5031 Building Lease 11-002	32,500.00	36,000.00	-3,500.00	90.28 %
5032 Building Lease 11-004	3,000.00	6,000.00	-3,000.00	50.0 %
5033 Flex Bldg Lease	12,000.00	49,440.00	-37,440.00	24.27 %
5034 Taxes Collected for Triple Net	7,920.00	14,000.00	-6,080.00	56.57 %
5113 Grants - Gilliam County	1,051,965.85	1,041,912.00	10,053.85	100.96 %
5300 Loans	0.00		0.00	
5005 Carryover (cash basis)		3,600,000.00	-3,600,000.00	0.0 %
5030 Land Sale		500,000.00	-500,000.00	0.0 %
5114 Unanticipated Grant Funds		200,000.00	-200,000.00	0.0 %
5130 SIP Funds		25,000.00	-25,000.00	0.0 %
<b>Total for 5000 ECONOMIC DEVELOP FUND RESOURCES</b>	<b>\$1,222,648.05</b>	<b>\$5,472,352.00</b>	<b>-\$4,249,703.95</b>	<b>22.34 %</b>
<b>5200 Gronquist Resources</b>				
5203-1 Richter Lease	7,000.00	27,000.00	-20,000.00	25.93 %
5203-3 Richter's Property taxes	2,750.00	6,000.00	-3,250.00	45.83 %
5204 Columbia Room Rental	530.00	1,000.00	-470.00	53.0 %
5210 Office Space Lease #1	40.00	500.00	-460.00	8.0 %
5213 Office Space #4	9,000.00	9,000.00	0.00	100.0 %
5216 Donations / Gifts	1.00		1.00	
5201 Carryover		76,148.00	-76,148.00	0.0 %
5211 Office Space Lease #2		12,300.00	-12,300.00	0.0 %
5212 Office Space Lease #3		9,000.00	-9,000.00	0.0 %
5215 Unanticipated Grant		1,000.00	-1,000.00	0.0 %
<b>Total for 5200 Gronquist Resources</b>	<b>\$19,321.00</b>	<b>\$141,948.00</b>	<b>-\$122,627.00</b>	<b>13.61 %</b>
<b>GENERAL FUND RESOURCES</b>				
4010 Taxes-Current	159,989.54	162,000.00	-2,010.46	98.76 %
4011 Taxes-Prior	3,489.35	2,000.00	1,489.35	174.47 %
4020 Interest - NOW Checking	59.74	100.00	-40.26	59.74 %
4021 Interest - Municipal Money Market	1,963.93	4,000.00	-2,036.07	49.1 %
4022 Interest - LGIP A/C	75,561.60	50,000.00	25,561.60	151.12 %
4030 Land Rental	7,002.00	7,000.00	2.00	100.03 %
4110 Grants Income	\$18,589.00		\$18,589.00	
4113 Gilliam County Grant	2,993.47	15,000.00	-12,006.53	19.96 %
4111 OSMB Grant		20,000.00	-20,000.00	0.0 %
4114 Unanticipated Grant Funds		100,000.00	-100,000.00	0.0 %
4120 MAPS Grant		7,000.00	-7,000.00	0.0 %
<b>Total for 4110 Grants Income</b>	<b>\$21,582.47</b>	<b>\$142,000.00</b>	<b>-\$120,417.53</b>	<b>15.2 %</b>

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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
4210 Marina Revenue	2,954.82	10,000.00	-7,045.18	29.55 %
4211 RV Park Revenues	\$1,155.00	\$35,000.00	-\$33,845.00	3.3 %
4211-1 RV Park Monthly Rent	13,125.00		13,125.00	
4211-2 RV Park Weekly Rent	7,355.00		7,355.00	
4211-3 RV Park Daily Rent	4,417.00		4,417.00	
4211-4 RV Park Dry Camp	6,901.00		6,901.00	
4211-5 Monthly TV	2,100.00		2,100.00	
<b>Total for 4211 RV Park Revenues</b>	<b>\$35,053.00</b>	<b>\$35,000.00</b>	<b>\$53.00</b>	<b>100.15 %</b>
4213 Marina Fuel Revenue	\$6,768.36	\$15,000.00	-\$8,231.64	45.12 %
4213-1 Diesel Sales	463.54		463.54	
<b>Total for 4213 Marina Fuel Revenue</b>	<b>\$7,231.90</b>	<b>\$15,000.00</b>	<b>-\$7,768.10</b>	<b>48.21 %</b>
4214 Marina Power and Water Revenue	200.00	800.00	-600.00	25.0 %
4215 Shower	70.00	1,000.00	-930.00	7.0 %
4340 Willow Creek Rock Sales	130,550.34	160,000.00	-29,449.66	81.59 %
4350 Willow Creek Lease Revenue	12,000.00	12,000.00	0.00	100.0 %
4400 Donations/Gifts	461,305.00	100.00	461,205.00	461305.0 %
4500 Miscellaneous Income	836.10	100.00	736.10	836.1 %
4000 Carryover Balance		798,151.00	-798,151.00	0.0 %
4040 Management Fees		200.00	-200.00	0.0 %
4050 Grain Elevator Lease Pymt		129,444.00	-129,444.00	0.0 %
4600 Transferred Funds		500,000.00	-500,000.00	0.0 %
<b>Total for GENERAL FUND RESOURCES</b>	<b>\$919,849.79</b>	<b>\$2,028,895.00</b>	<b>-\$1,109,045.21</b>	<b>45.34 %</b>
RESERVE FUND RESOURCES				
9002 Interest Earned Reserve Fund	2,635.08	3,500.00	-864.92	75.29 %
9000 Reserve Fund Beginning Balance		135,678.00	-135,678.00	0.0 %
9001 Transfer from General Fund		12,944.00	-12,944.00	0.0 %
<b>Total for RESERVE FUND RESOURCES</b>	<b>\$2,635.08</b>	<b>\$152,122.00</b>	<b>-\$149,486.92</b>	<b>1.73 %</b>
Unapplied Cash Payment Income	-2,639.77		-2,639.77	
<b>Total for Income</b>	<b>\$2,161,814.15</b>	<b>\$7,795,317.00</b>	<b>-\$5,633,502.85</b>	<b>27.73 %</b>
Cost of Goods Sold				
<b>Gross Profit</b>	<b>\$2,161,814.15</b>	<b>\$7,795,317.00</b>	<b>-\$5,633,502.85</b>	<b>27.73 %</b>
Expenses				
6560 Payroll Expenses	-\$109,850.62		-\$109,850.62	
6565 Company Contributions				
6565-1 Health Insurance	0.00		0.00	
6565-2 Retirement	2,098.97		2,098.97	
<b>Total for 6565 Company Contributions</b>	<b>\$2,098.97</b>		<b>\$2,098.97</b>	



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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
6570 Taxes	5,416.27		5,416.27	
6575 Wages	-4,004.14		-4,004.14	
<b>Total for 6560 Payroll Expenses</b>	<b>-\$106,339.52</b>		<b>-\$106,339.52</b>	
8400 ECON.DEVELOP.FUND EXPENSES				
CAPITAL OUTLAY				
8431 Land Improvements/Development	1,503,592.26	3,600,000.00	-2,096,407.74	41.77 %
8432 Engineering & Surveying	92,388.75	500,000.00	-407,611.25	18.48 %
8435 Building Projects/Tenant Improv	11,712.31	100,000.00	-88,287.69	11.71 %
<b>Total for CAPITAL OUTLAY</b>	<b>\$1,607,693.32</b>	<b>\$4,200,000.00</b>	<b>-\$2,592,306.68</b>	<b>38.28 %</b>
DEBT SERVICE				
8441 Loan - Principal	9,285.21	10,640.00	-1,354.79	87.27 %
8442 Loan - Interest	1,846.79	1,505.00	341.79	122.71 %
<b>Total for DEBT SERVICE</b>	<b>\$11,132.00</b>	<b>\$12,145.00</b>	<b>-\$1,013.00</b>	<b>91.66 %</b>
MATERIALS AND SERVICES				
8423 Legal Fees	5,058.54	25,000.00	-19,941.46	20.23 %
8424 Office Supplies & Equipment	646.58	3,000.00	-2,353.42	21.55 %
8425 Utilities	633.00	5,000.00	-4,367.00	12.66 %
8426 Advertising & Marketing	644.45	10,000.00	-9,355.55	6.44 %
8430-4 Property Taxes	7,057.32	14,000.00	-6,942.68	50.41 %
8421 Travel/Food/Lodging		4,000.00	-4,000.00	0.0 %
8422 Training/Seminars/Conventions		1,000.00	-1,000.00	0.0 %
8424-3 Consultant		10,000.00	-10,000.00	0.0 %
8426-1 Dues & Subscriptions		700.00	-700.00	0.0 %
8426-2 A Town Throw Down		2,100.00	-2,100.00	0.0 %
8427 Telephone & Internet Service		1,000.00	-1,000.00	0.0 %
8428 Website Develop. & Maint.		2,500.00	-2,500.00	0.0 %
8429 Building Insurance		25,000.00	-25,000.00	0.0 %
8430-1 Feasibility Studies		10,000.00	-10,000.00	0.0 %
8430-2 Grant Match		5,000.00	-5,000.00	0.0 %
8439 Contingency		542,907.00	-542,907.00	0.0 %
<b>Total for MATERIALS AND SERVICES</b>	<b>\$14,039.89</b>	<b>\$661,207.00</b>	<b>-\$647,167.11</b>	<b>2.12 %</b>
PERSONNEL SERVICES				
8410 Officer	40,976.77	55,000.00	-14,023.23	74.5 %
8411 Payroll Taxes	7,549.41	20,000.00	-12,450.59	37.75 %
8412 Worker's Comp Ins.	584.19	1,000.00	-415.81	58.42 %
8413 Employee Benefits - Insurance	14,188.65	16,000.00	-1,811.35	88.68 %
8414 Employee Benefits - Retirement	5,101.77	7,000.00	-1,898.23	72.88 %
<b>Total for PERSONNEL SERVICES</b>	<b>\$68,400.79</b>	<b>\$99,000.00</b>	<b>-\$30,599.21</b>	<b>69.09 %</b>

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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
<b>TRANSFERRED OUT</b>				
8450 Transferred to General Fund		500,000.00	-500,000.00	0.0 %
<b>Total for TRANSFERRED OUT</b>		<b>\$500,000.00</b>	<b>-\$500,000.00</b>	<b>0.0 %</b>
<b>Total for 8400 ECON.DEVELOP.FUND EXPENSES</b>	<b>\$1,701,266.00</b>	<b>\$5,472,352.00</b>	<b>-\$3,771,086.00</b>	<b>31.09 %</b>
<b>8500 Gronquist Fund Expences</b>				
<b>GRONQUIST CAPITOL OUTLAY</b>				
8632 Tenant Improvement/Building Imp	5,848.20	15,000.00	-9,151.80	38.99 %
8631 Land Improvement & Development		10,000.00	-10,000.00	0.0 %
<b>Total for GRONQUIST CAPITOL OUTLAY</b>	<b>\$5,848.20</b>	<b>\$25,000.00</b>	<b>-\$19,151.80</b>	<b>23.39 %</b>
<b>Materials and Services</b>				
	\$930.00		\$930.00	
8521 Utilities	7,307.73	20,000.00	-12,692.27	36.54 %
8522 Office Supplies and Equipment	67.85	2,000.00	-1,932.15	3.39 %
8527 Telephone and Internet	576.00	1,000.00	-424.00	57.6 %
8529 Fire Suppression System Inspec	370.00	5,000.00	-4,630.00	7.4 %
8532 Pest Control / Fertilizer	350.00	500.00	-150.00	70.0 %
8533 Miscellaneous	15.00	1,000.00	-985.00	1.5 %
8536 Property Taxes	5,007.18	6,000.00	-992.82	83.45 %
8523 Legal Fees		4,000.00	-4,000.00	0.0 %
8524 Insurance - Treasurer Bond		6,000.00	-6,000.00	0.0 %
8525 Dues / Subscriptions / Fees		1,000.00	-1,000.00	0.0 %
8526 Audit, Budget, Legal Notices		500.00	-500.00	0.0 %
8528 Supplies		5,000.00	-5,000.00	0.0 %
8531 Alarm Monitoring		800.00	-800.00	0.0 %
8535 Advertising		1,000.00	-1,000.00	0.0 %
8537 Bad Dept Write Off		100.00	-100.00	0.0 %
<b>Total for Materials and Services</b>	<b>\$14,623.76</b>	<b>\$53,900.00</b>	<b>-\$39,276.24</b>	<b>27.13 %</b>
<b>Personnel Services</b>				
8510-3 Maintenance	14,685.14	20,000.00	-5,314.86	73.43 %
8511 Payroll Taxes	2,358.01	10,000.00	-7,641.99	23.58 %
8512 Workers Comp Insurance	350.52	800.00	-449.48	43.81 %
8513 Employee Benefits Insurance	4,198.31	5,500.00	-1,301.69	76.33 %
8514 Employee Benifits - Retirement	1,799.10	3,000.00	-1,200.90	59.97 %
<b>Total for Personnel Services</b>	<b>\$23,391.08</b>	<b>\$39,300.00</b>	<b>-\$15,908.92</b>	<b>59.52 %</b>
8630 CONTINGENCY		23,748.00	-23,748.00	0.0 %
<b>Total for 8500 Gronquist Fund Expences</b>	<b>\$43,863.04</b>	<b>\$141,948.00</b>	<b>-\$98,084.96</b>	<b>30.9 %</b>



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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
<b>GENERAL FUND EXPENSES</b>				
<b>ADMINISTRATION EXPENSES</b>				
<b>6000 Personal Services - AD</b>				
6008 Port Manager	40,976.75	55,000.00	-14,023.25	74.5 %
6010 Finance/Operations	51,380.57	65,000.00	-13,619.43	79.05 %
6011 Payroll Taxes - Staff	15,933.58	75,000.00	-59,066.42	21.24 %
6013 Workmens Compensation	1,752.56	3,500.00	-1,747.44	50.07 %
6015 Employee Benefits Insurance	57,895.88	98,000.00	-40,104.12	59.08 %
6016 Employee Benefits Retirement	9,523.73	20,000.00	-10,476.27	47.62 %
6009 Administrative Assistant		45,000.00	-45,000.00	0.0 %
6012 Training		3,000.00	-3,000.00	0.0 %
<b>Total for 6000 Personal Services - AD</b>	<b>\$177,463.07</b>	<b>\$364,500.00</b>	<b>-\$187,036.93</b>	<b>48.69 %</b>
<b>6100 Materials and Services - AD</b>				
6110 Internet Service	260.00		260.00	
6111 Utilities	2,393.26	5,000.00	-2,606.74	47.87 %
6112 Office Supplies and Equipment	3,247.34	5,500.00	-2,252.66	59.04 %
6113 Legal Fees	13,000.84	30,000.00	-16,999.16	43.34 %
6115 Dues, Subscriptions, Fees	\$5,227.54	\$10,000.00	-\$4,772.46	52.28 %
6115-1 Credit Card Fees	3,073.79	6,000.00	-2,926.21	51.23 %
<b>Total for 6115 Dues, Subscriptions, Fees</b>	<b>\$8,301.33</b>	<b>\$16,000.00</b>	<b>-\$7,698.67</b>	<b>51.88 %</b>
6116 Audit, Budget, Legal Notices	23,157.85	50,000.00	-26,842.15	46.32 %
6117 Telephone and Internet Srv.	1,547.34	3,000.00	-1,452.66	51.58 %
6118 Advertising - AD	72.75	1,000.00	-927.25	7.27 %
6119 Commissioner Fees/Expenses	1,922.65	3,000.00	-1,077.35	64.09 %
6121 Donations	460.00	5,000.00	-4,540.00	9.2 %
6122 Meetings and Elections	344.26	2,000.00	-1,655.74	17.21 %
6123 Miscellaneous - AD	243.24	1,000.00	-756.76	24.32 %
6128 Staff Travel/Food/Lodging	438.98	3,000.00	-2,561.02	14.63 %
6129 Postage	78.00	500.00	-422.00	15.6 %
6114 Insurance, Treasurer Bond		1,000.00	-1,000.00	0.0 %
6126 Contingency		343,901.00	-343,901.00	0.0 %
6127 Commissioner Conference & Trave		5,000.00	-5,000.00	0.0 %
<b>Total for 6100 Materials and Services - AD</b>	<b>\$55,467.84</b>	<b>\$474,901.00</b>	<b>-\$419,433.16</b>	<b>11.68 %</b>
<b>6150 Capital Outlay - AD</b>				
6151 Land/Improvements/Developments		100,000.00	-100,000.00	0.0 %
6152 Engineering and Survey		25,000.00	-25,000.00	0.0 %
6154 Office Equipment		20,000.00	-20,000.00	0.0 %
<b>Total for 6150 Capital Outlay - AD</b>		<b>\$145,000.00</b>	<b>-\$145,000.00</b>	<b>0.0 %</b>
6170 Transfers Out of General Fund		12,944.00	-12,944.00	0.0 %
<b>Total for ADMINISTRATION EXPENSES</b>	<b>\$232,930.91</b>	<b>\$997,345.00</b>	<b>-\$764,414.09</b>	<b>23.36 %</b>



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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
<b>ECONOMIC DEVELOPMENT</b>				
Capital Outlay	-750.00		-750.00	
<b>Total for ECONOMIC DEVELOPMENT</b>	<b>-\$750.00</b>		<b>-\$750.00</b>	
<b>ISLAND PARK</b>				
6600 Personal Services				
6610 Maintenance Person	9,719.62	20,000.00	-10,280.38	48.6 %
6611 Payroll Taxes	1,642.46	10,000.00	-8,357.54	16.42 %
6612 Worker's Comp Insurance	359.06	800.00	-440.94	44.88 %
6614 Employee Benefits	2,798.91	5,500.00	-2,701.09	50.89 %
6615 Employee Retirement	1,199.40	3,000.00	-1,800.60	39.98 %
<b>Total for 6600 Personal Services</b>	<b>\$15,719.45</b>	<b>\$39,300.00</b>	<b>-\$23,580.55</b>	<b>40.0 %</b>
6620 Materials & Services				
6622 Sanitation	\$100.89		\$100.89	
6623 Comfort Station Supplies	787.00	4,000.00	-3,213.00	19.68 %
6624 Park Electricity	60.79	3,500.00	-3,439.21	1.74 %
6627 Park Maintenance & Supplies	674.51	10,000.00	-9,325.49	6.75 %
6625 Pest Control / Chem & Fert.	2,146.47	15,000.00	-12,853.53	14.31 %
6626 Insurance		1,500.00	-1,500.00	0.0 %
6626 Insurance		4,000.00	-4,000.00	0.0 %
6628 Miscellaneous		100.00	-100.00	0.0 %
<b>Total for 6620 Materials &amp; Services</b>	<b>\$3,769.66</b>	<b>\$38,100.00</b>	<b>-\$34,330.34</b>	<b>9.89 %</b>
6630 Capital Outlay				
6631 Park Improvements		50,000.00	-50,000.00	0.0 %
6632 Engineering & Surveying		15,000.00	-15,000.00	0.0 %
<b>Total for 6630 Capital Outlay</b>		<b>\$65,000.00</b>	<b>-\$65,000.00</b>	<b>0.0 %</b>
<b>Total for ISLAND PARK</b>	<b>\$19,489.11</b>	<b>\$142,400.00</b>	<b>-\$122,910.89</b>	<b>13.69 %</b>
<b>MARINA</b>				
6700 Personal Services				
6710 Maintenance Person	14,579.43	16,000.00	-1,420.57	91.12 %
6711 Payroll Taxes	2,463.67	8,000.00	-5,536.33	30.8 %
6712 Worker's Comp Insurance	233.67	500.00	-266.33	46.73 %
6713 Other	4,198.31	4,000.00	198.31	104.96 %
6714 Employee Retirement	1,799.09	3,000.00	-1,200.91	59.97 %
<b>Total for 6700 Personal Services</b>	<b>\$23,274.17</b>	<b>\$31,500.00</b>	<b>-\$8,225.83</b>	<b>73.89 %</b>
6720 Materials & Services				
6721 Marina Electricity	666.12	7,000.00	-6,333.88	9.52 %
6724 Marina Maint. & Supplies	296.85	6,000.00	-5,703.15	4.95 %
6727 Marina Fuel	\$2,027.00	\$25,000.00	-\$22,973.00	8.11 %
6727-1 Marina Gas	6,717.51		6,717.51	
6727-2 Marina Diesel	3,051.00		3,051.00	

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DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
<b>Total for 6727 Marina Fuel</b>	<b>\$11,795.51</b>	<b>\$25,000.00</b>	<b>-\$13,204.49</b>	<b>47.18 %</b>
6722 OMB Repairs - 1/2 MAPS		3,000.00	-3,000.00	0.0 %
6723 Insurance		4,500.00	-4,500.00	0.0 %
6725 Miscellaneous		500.00	-500.00	0.0 %
6726 Contractual Services		5,000.00	-5,000.00	0.0 %
<b>Total for 6720 Materials &amp; Services</b>	<b>\$12,758.48</b>	<b>\$51,000.00</b>	<b>-\$38,241.52</b>	<b>25.02 %</b>
6730 Captial Outlay				
6731 Marina Improvements	4,250.00	50,000.00	-45,750.00	8.5 %
6733 Marina Equipment	462.00	15,000.00	-14,538.00	3.08 %
6732 Engineering & Surveying		20,000.00	-20,000.00	0.0 %
6734 Marina Improvements Other		10,000.00	-10,000.00	0.0 %
<b>Total for 6730 Captial Outlay</b>	<b>\$4,712.00</b>	<b>\$95,000.00</b>	<b>-\$90,288.00</b>	<b>4.96 %</b>
<b>Total for MARINA</b>	<b>\$40,744.65</b>	<b>\$177,500.00</b>	<b>-\$136,755.35</b>	<b>22.95 %</b>
<b>RV PARK EXPENSES</b>				
6300 Personal Services - RV				
6310 Maintenance Person - RV	9,790.07	16,000.00	-6,209.93	61.19 %
6311 Payroll Taxes, Maintenance - RV	1,506.41	8,000.00	-6,493.59	18.83 %
6312 Workmens Compensation - RV	233.68	500.00	-266.32	46.74 %
6313 Employee Benifits- RV	2,798.91	4,000.00	-1,201.09	69.97 %
6314 Employee Retirement	1,264.99	3,000.00	-1,735.01	42.17 %
<b>Total for 6300 Personal Services - RV</b>	<b>\$15,594.06</b>	<b>\$31,500.00</b>	<b>-\$15,905.94</b>	<b>49.5 %</b>
6320 Materials & Services - RV	\$826.52		\$826.52	
6321 Water Fees - RV	2,277.64	6,000.00	-3,722.36	37.96 %
6322 Sanitation - RV	760.80	3,500.00	-2,739.20	21.74 %
6323 Electricity - RV Park	4,792.63	17,000.00	-12,207.37	28.19 %
6324 WIFI - RV	910.00	1,800.00	-890.00	50.56 %
6326 Maintenance & Supplies - RV	208.29	4,000.00	-3,791.71	5.21 %
6329 Sewer	1,856.13	6,500.00	-4,643.87	28.56 %
6325 Advertising - RV		1,000.00	-1,000.00	0.0 %
6327 Insurance - RV		4,000.00	-4,000.00	0.0 %
6328 Misc. - RV		250.00	-250.00	0.0 %
<b>Total for 6320 Materials &amp; Services - RV</b>	<b>\$11,632.01</b>	<b>\$44,050.00</b>	<b>-\$32,417.99</b>	<b>26.41 %</b>
6340 Capital Outlay - RV				
6341 RV Park Const Improv	35,000.00	250,000.00	-215,000.00	14.0 %
6343 Grant Match		50,000.00	-50,000.00	0.0 %
6344 RV Park Equipment		20,000.00	-20,000.00	0.0 %
<b>Total for 6340 Capital Outlay - RV</b>	<b>\$35,000.00</b>	<b>\$320,000.00</b>	<b>-\$285,000.00</b>	<b>10.94 %</b>
<b>Total for RV PARK EXPENSES</b>	<b>\$62,226.07</b>	<b>\$395,550.00</b>	<b>-\$333,323.93</b>	<b>15.73 %</b>



# Budget vs. Actuals\_Budget\_FY26\_P&L\_Report

July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
<b>WILLOW CREEK QUARRY</b>				
6520 Materials & Services - WQ				
6523 Miscellaneous - WQ	4,410.99	10,000.00	-5,589.01	44.11 %
6521 Maintenance & Supplies - WQ		1,000.00	-1,000.00	0.0 %
6522 Legal Fees - WQ		5,000.00	-5,000.00	0.0 %
6524 Travel		100.00	-100.00	0.0 %
<b>Total for 6520 Materials &amp; Services - WQ</b>	<b>\$4,410.99</b>	<b>\$16,100.00</b>	<b>-\$11,689.01</b>	<b>27.4 %</b>
6540 Capital Outlay - WQ		\$250,000.00	-\$250,000.00	0.0 %
6542 Engineering & Surveying		50,000.00	-50,000.00	0.0 %
<b>Total for 6540 Capital Outlay - WQ</b>		<b>\$300,000.00</b>	<b>-\$300,000.00</b>	<b>0.0 %</b>
<b>Total for WILLOW CREEK QUARRY</b>	<b>\$4,410.99</b>	<b>\$316,100.00</b>	<b>-\$311,689.01</b>	<b>1.4 %</b>
<b>Total for GENERAL FUND EXPENSES</b>	<b>\$359,051.73</b>	<b>\$2,028,895.00</b>	<b>-\$1,669,843.27</b>	<b>17.7 %</b>
<b>PARK &amp; MARINA EXPENSES</b>				
6220 Materials and Services - PM				
6229 Maintenance & Supplies - PM	5.34		5.34	
<b>Total for 6220 Materials and Services - PM</b>	<b>\$5.34</b>		<b>\$5.34</b>	
<b>Total for PARK &amp; MARINA EXPENSES</b>	<b>\$5.34</b>		<b>\$5.34</b>	
Reimbursements	4,004.14		4,004.14	
<b>RESERVE FUND EXPENSES</b>				
9500 Repair, Maint., Grant Match		152,122.00	-152,122.00	0.0 %
<b>Total for RESERVE FUND EXPENSES</b>		<b>\$152,122.00</b>	<b>-\$152,122.00</b>	<b>0.0 %</b>
<b>Total for Expenses</b>	<b>\$2,001,850.73</b>	<b>\$7,795,317.00</b>	<b>-\$5,793,466.27</b>	<b>25.68 %</b>
<b>Net Operating Income</b>	<b>\$159,963.42</b>	<b>\$0.00</b>	<b>\$159,963.42</b>	
<b>Other Income</b>				
<b>Other Expenses</b>				
1003-1 LGIP-Misc.	0.15		0.15	
8600 Environ. Sentry Corp. Projects	265.62		265.62	
<b>Total for Other Expenses</b>	<b>\$265.77</b>		<b>\$265.77</b>	
<b>Net Other Income</b>	<b>-\$265.77</b>		<b>-\$265.77</b>	
<b>Net Income</b>	<b>\$159,697.65</b>	<b>\$0.00</b>	<b>\$159,697.65</b>	





## DIRECTOR REPORT

February 4, 2026

---

### 5A Audit Update

Port of Arlington Audits were completed timely by Accuity in accordance with our Corrective Action Plan by January 31, 2026, and filed with the Secretary of State office for the year ended June 30, 2023. Amy John acknowledged reports received and appreciated the Port's efforts.

Attached: 1. Completed Board Report, 2. Completed Financial Report, 3. Plan of Action Letter. To respond, the Port should review, approve, and submit the Plan of Action Letter by Feb 27.

***Motion: Approve Audit Plan of Action and send it to Secretary of State office.***

### 5B Alkali Ridge Subdivision

1. Capital Grant Final Report was submitted, and outline presented at Housing Solutions.
2. Marketing is underway by LandWise to sell residential lots, and to expand interest. We invited LandWise to report to the Board meeting on outreach and responses.
3. Grading Plan Permit was approved by City of Arlington which will provide added value and enhance marketability of the lots. Initial work would be anticipated to begin soon.

***Motion: Approve grading work at Alkali Ridge in an amount not-to-exceed \$50,000.***

### 5C Other

1. Vegetation Management – Goat Grazing Program. Successful results last year.

***Motion: Approve Goat Grazing Program 2026 by City of Arlington for a 10-acre portion of Alkali Ridge in an amount of \$2,600.***

2. Alpine/Aerovel – Separate Propane Systems were installed; costs were maintained within previous approval amounts.
3. SDAO Conference – Feb 5-8. Upcoming report on main sessions.
4. OGEF Filing Period – Elected officials to report on-line.

### SENTRY CORP

Former Condon Grade School

1. Environmental Prep Work by Maul Foster (MFA).

***Motion: Approve Monthly Invoices for MFA in the amount of \$13,606.***

2. Sentry Non-Profit Tax-Exempt Status  
Application Materials received from Chet Wilkins, Gilliam County Assessor

**RE: Audit Reports completed for 2023**

---

**From** JOHN Amy \* SOS <amy.john@sos.oregon.gov>  
**Date** Thu 1/29/2026 3:21 PM  
**To** Jed Crowther <Jed.crowther@portofarlington.com>

Thank you for the update on status. I appreciate the port's efforts.

**Amy John**  
*Audit Manager, CPA*  
Audits Division, Oregon Secretary of State

—  
(971) 283-0031 | Amy.John@sos.oregon.gov  
M-Th 8:30 a.m. to 5:00 p.m.; F 8 a.m. to 4:30 p.m.



**Oregon Secretary of State**  
Audits Division

*If you know of or suspect misuse of state funds or resources, please call 1.800.336.8218 or report online at <http://accountability.oregon.gov>*

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**From:** Jed Crowther <Jed.crowther@portofarlington.com>  
**Sent:** Thursday, January 29, 2026 1:56 PM  
**Subject:** Audit Reports completed for 2023

Port of Arlington Audits were completed timely by Accuity in accordance with our Corrective Action Plan by Jan 31, 2026, and filed with the Secretary of State office for the year ended June 30, 2023. Reports are attached.

Thank you,

Jed Crowther  
Executive Director  
Port of Arlington

5. B.1



**OPERATIONAL  
GRANT PROGRAM  
FINAL REPORT**

**REPORTING ORGANIZATION:** Port of Arlington

<b>For Office Use Only</b>	<b>Date</b>	<b>Initials</b>
Report Received		
Report Reviewed		



## Grant Reporting Guidelines

Organizations receiving grant funding from Gilliam County must complete a final expense and narrative report.

Grant reports must be submitted prior to being considered for future grant funding.

All grant reports should be submitted to the Gilliam County Court's Office. Reports may be submitted in person at 221 S Oregon St, Condon, OR, mailed to Gilliam County Court, ATTN: Brooklynn Griffith, PO Box 427, Condon, OR 97823, or emailed to [brooklynn.griffith@co.gilliam.or.us](mailto:brooklynn.griffith@co.gilliam.or.us)

## General Information

Name of Organization: Port of Arlington

Mailing Address: PO Box 279

Arlington, OR 97812

Contact Person: Jed Crowther


Contact Phone: (541) 705-2004

Contact Email: Jed.Crowther@PortofArlington.com

Grant Year: 2024 Grant Amount: \$ 1,122,647.00

Have the grant funds been fully expended?  Yes  No

If not, dollar amount of grant funds remaining: \$ 0.00

Signature:  Date: 02/02/2026

## Final Report Narrative

Please respond to each point below with 1-2 paragraphs. (limit 3 pages)

- I. Have there been any significant changes to organizational leadership, management, or supporting staff during the grant period?
- II. What do you consider to be the greatest strengths of your work? Describe any challenges your organization is currently facing.
- III. What are your organization's two most significant financial challenges and how are you planning to address them? What steps are you taking to ensure long-term sustainability?
- IV. Describe any significant variances of 10% or more between proposed and actual grant expenditures as outlined in the attached financial reporting spreadsheet.
- V. Describe how your project or event provided benefits to Gilliam County in the strategic priority areas of economic development, cultural and historical preservation, community, or essential services.

## Financial Reporting (Attachment A)

Using the attached budget form, report actual grant fund expenditures using the same expense categories set forth in the proposed budget included in your original grant application.

## Optional Attachments

Final reporting may also include materials related to your grant funding such as pictures, brochures, advertisements, etc. (limit 4 pages/items)

## Feedback

Please include any questions, comments, concerns, or suggestions related to Gilliam County's Competitive Grant Program. We appreciate your honest feedback!

**Gilliam County Capital Investment Grant**  
**Final Report Narrative**  
**February 2, 2026**

**Port of Arlington - Workforce Housing - Alkali Ridge Subdivision Infrastructure**

**I. Organizational Leadership, Management, or Staff changes?**

No changes during the grant period.

**II. Greatest strengths, any challenges?**

Alkali Ridge is a new expansion of City of Arlington that meshes with existing layout. It features new looped-roadway connections with improved water and sewer service. The site buffers existing uses and strives to offer multiple housing types and options.

The 38-acre site was undeveloped, except for a homesite in the center of the parcel. Creating seventeen new residential lots is a major accomplishment that involved: Purchase, Annexation, Partition, Subdivision, Engineering Design, and Construction.

The challenge now is to market lots and build housing that will connect with growth.

**III. Financial challenges, long-term sustainability?**

The Port demonstrates a strong sense of purpose and has shown a steady pattern to support economic development in Gilliam County by planning and commitment. Financial resources are stable and trending upward as we continue to work together.

**IV. Significant variances of 10% or more in grant expenditures?**

The award of \$1,122,647 was fully utilized, compared to \$1,150,000 requested.

**V. Benefits to Gilliam County in strategic priority areas?**

The primary purpose is economic development; workforce housing is a key element. The Port's role is to plan, prepare, and develop infrastructure to benefit this region. Our background prep work is becoming more visible, and it is now ready to continue the momentum to build workforce housing and invite business and private industry. In terms of community and essential services, Alkali Ridge is a stellar example of bringing added value, made possible by planning effectively and aligning resources. We appreciate the support and collaboration that made this project a reality.



# Financial Reporting

## Attachment "A"

Complete this form using the same categories as your original grant application. Add additional lines, if necessary

Totals automatically round to the nearest dollar

A	B	C	D	E	F	G
Itemize actual expenses under each of the following categories:	Unit Number (e.g., # of hours)	Unit Cost (e.g., hourly rate)	County Funds	Cash Match	In-Kind Match	Total Costs (add columns D, E, F)
<b>Salaries, Wages, and Benefits.</b> List position titles, include only costs of employees charged to this grant.						
				0		0
						0
<b>SUBTOTAL (1)</b>						
<b>Contracted Services.</b> Labor, supplies, and materials to be provided by <i>non-staff</i> for project implementation.						
			1,122,647		835,000	1,957,647
						0
<b>SUBTOTAL (2)</b>						
			1,122,647	0	835,000	1,957,647
<b>Travel.</b> Mileage, per diem, lodging, etc. Must use current State of Oregon rates.						
						0
						0
<b>SUBTOTAL (3)</b>						
<b>Materials/Supplies.</b> Materials and Supplies are defined as consumable items, purchased by the grantee, that are normally used up during the course of the project.						
						0
						0
<b>SUBTOTAL (4)</b>						
<b>Equipment/Software.</b>						
						0
						0
<b>SUBTOTAL (5)</b>						
<b>Other.</b> This category refers to items that do not fit in the other budget categories, including fees and project-specific costs.						
						0
						0
<b>SUBTOTAL (6)</b>						
			1,122,647	0	835,000	1,957,647
<b>GRANT BUDGET TOTAL (8)</b>						



## **PRESS RELEASE – PORT OF ARLINGTON – ALKALI RIDGE – January 13, 2026**

Port of Arlington is pleased to announce **Alkali Ridge Subdivision** in Arlington, Oregon. **Alkali Ridge** has a variety of development options with fantastic Columbia River views. Seventeen new residential lots are available with 2,400 feet of new roadway connections.

**Alkali Ridge** began by priority and commitment for workforce housing in Gilliam County. The Port demonstrates stewardship to invite growth and to welcome needed expansion. Our primary purpose is economic development, and workforce housing is a key element.

Port of Arlington, Gilliam County, Avangrid, Business Oregon provided project funding. Our key partnerships helped to buy-down the cost of overall investment and to establish reasonably priced lots that will attract interest and allow for more affordable construction.

Port of Arlington coordinated with the City of Arlington during planning and development. The Port purchased more land for the entry street, to assure better flow and connectivity. City of Arlington collaborated on waterlines and widened entry to Columbia View Estates.

Bolen Construction LLC built the subdivision in 2025 with engineering by Anderson-Perry. Infrastructure installation of water, sewer, power, and streets provides vastly improved looped-street access, coupled with ample buffering and enhanced value for existing lots.

“All of our projects happen by working together,” said Jed Crowther, Executive Director. “We can achieve progress and possibility – even plan and build a subdivision – together.” “The next phase of development may involve leveling and fill for more site preparation.”

“This is an amazing accomplishment to create new residential lots for workforce housing,” added Leah Shannon, Port Board President. “We see it as an investment in our future.”

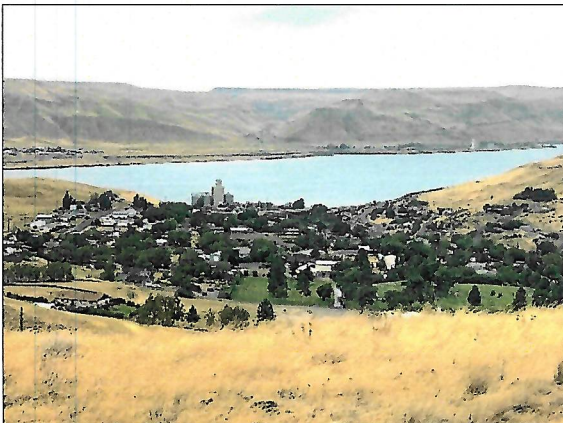
Active marketing will be performed by Tiffani Deal, LandWise Real Estate Advisors, LLC in close coordination with the Port of Arlington. Come see our dynamic new development!

### Contact Info

Jed Crowther  
Port of Arlington  
(541) 705-2004  
[Jed.Crowther@PortofArlington.com](mailto:Jed.Crowther@PortofArlington.com)  
[www.PortofArlington.com](http://www.PortofArlington.com)

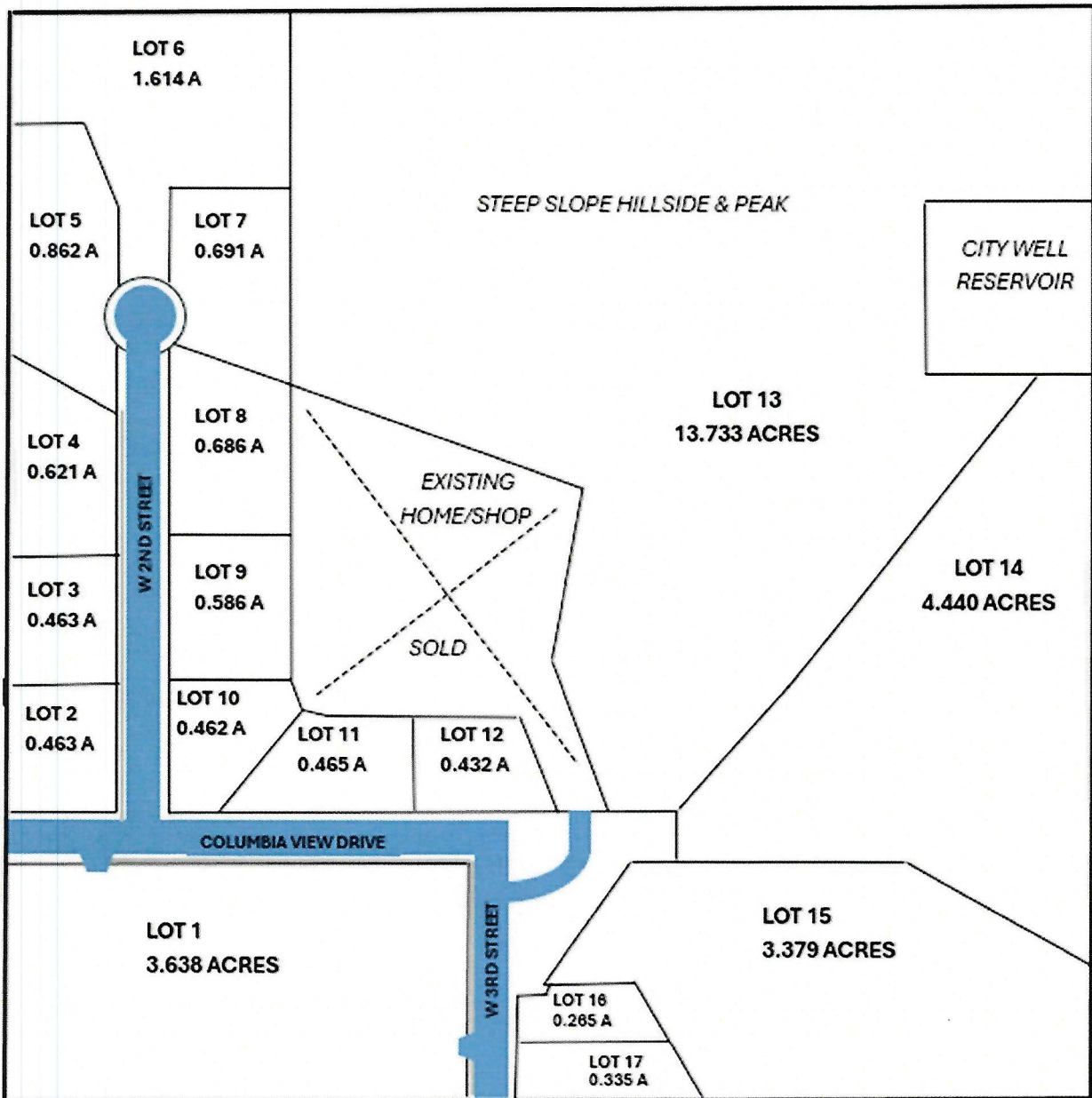
Tiffani Deal  
LandWise Real Estate Advisors, LLC  
509.366.2195  
[tiffani@landwisereaa.com](mailto:tiffani@landwisereaa.com)  
[www.landwisereaa.com](http://www.landwisereaa.com)

### **ALKALI RIDGE – Excellent Panoramic Views facing North to the Columbia River**





## ALKALI RIDGE – Plat Diagram



### ALKALI RIDGE – Newly Paved Streets and Sidewalks Installation, facing South



W 3rd Street Entry from Main Street



W 2nd Street uphill to new cul-de-sac



## HOUSING SOLUTIONS OUTLINE – January 28, 2026 by Jed Crowther

First of all, I want to thank the County for hosting this “Housing Solutions” workshop. I appreciate the opportunity to connect with other local entities, and to move forward.

We can learn a lot by working together. We can learn from each other what’s working, and how best to sync our efforts.

It is so important for us to have good communication, cooperation, and collaboration. To focus on the best for our communities. I think that the Port has shown willingness and a sense of purpose to be able to partner and welcome projects with others.

For Alkali Ridge, I think of Goal, Plan, and Action. The Goal is Workforce Housing. Although challenging, we had the resources and the support to help make it happen.

As a starting point, the site location was undeveloped except for homesite on 38-acres.

The Plan took commitment and persistence and time. The Action involved Purchase, Annexation, Partition, Subdivision Plat. Then Engineering Design and Construction.

For Results, we’re at Lot Creation stage while others have advanced to build structures.

Alkali Ridge is a logical expansion of City of Arlington to mesh with existing development. It provides community-wide benefit as an investment in sustained growth and progress.

Alkali Ridge features new looped roadway connections and better waterlines for fire flow. Seventeen new residential lots were created with unique variety and development options.

Goal, Plan, and Action is becoming a reality with added value for our long-term needs.

The Port Role is largely to plan, prepare and develop infrastructure to benefit our region.

This background prep work is becoming more visible – and it is now ready to continue the momentum toward building workforce housing and invite businesses and private industry.

For Marketing, the Port recently engaged with two connected marketing firms (LandWise), with a strong path started to sell residential lots, and to expand development interest.

The Patterns for construction types, square footage, and realistic price points are driven by anticipated needs and genuine interest. We maintain a firm goal for housing options.

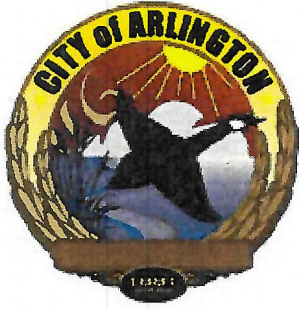
It is important to remember interrelated factors; since it is more than just housing alone. We need to connect housing with jobs, and with services and amenities in our region. We need to involve businesses, schools, and healthcare in addition to governmental roles.

Above all, we need to connect economic development with local community benefit.

We need to be positive, inviting, and welcoming. We need to be strategic and visionary. We need to be focused and committed on our shared goals for Housing Solutions.

I am encouraged by a good start. I welcome questions that will help us grow together.

5. B. 3



CITY OF ARLINGTON  
P.O. BOX 68  
ARLINGTON, OR 97812  
PHONE: 541-454-2743  
FAX: 541-454-2753  
TTY: 800-572-0638

1/27/26

Port of Arlington  
PO Box 279  
Arlington, OR 97812

Dear Port of Arlington, Jed Crowther.

We are pleased to approve your land use application, subject to conditions of approval for the project during site disturbance and for follow-up reseeding of disturbed areas to control post-excavation erosion.

- Stop work if excessive wind results in blowing soils/sands.
- Stop any cut banks a few feet from property lines, and limit cut slopes to a 2 to 1 slope (2 horizontal to 1 vertical). The only cut areas that could be close to other properties are the west side, which is open pasture, and the north side, adjacent to the Sallee property, as explained by the Engineer.
- Keep at least 2 feet from any property lines with the toe of any fill slope, and keep fill slopes at a 2-to-1 slope as well. The only fill area would be the north side of the NE lot near the new school home and the cemetery parking lot.
- The slopes of cut and fill slopes may need to be modified if the material does not appear stable at those slopes.
- Upon completion of the major earthwork activities, the disturbed areas should be seeded to help avoid windblown erosion in bare areas. Although weather-dependent, post-grading reseeding should occur within 6 months of completion of the earthwork project.

Regards,

Victoria McKinney – City Recorder  
City of Arlington

*The City of Arlington is an Equal Opportunity Provider.*





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**FW: Port of Arlington - Alkali Ridge - Preliminary Rough Grading Plan**

---

**From** Brad Baird <bbaird@andersonperry.com>

**Date** Fri 1/23/2026 11:00 AM

**To** Victoria McKinney - City of Arlington (cityofa@gorge.net) <cityofa@gorge.net>; Shanna Gronquist <cityofapw@gorge.net>

**Cc** Jed Crowther <Jed.crowther@portofarlington.com>; jbufton@wm.com <jbufton@wm.com>

 1 attachment (406 KB)

Port of Arlington - Alkali Ridge - Preliminary Rough Grading Plan.pdf;

Hello Victoria and Shanna:

The Port of Arlington is planning a significant earthwork project in the Alkali Ridge subdivision. The intent of this work is to create more favorable lots for future development. See the email below from Jed at the Port as well as the attachment.

They plan to excavate three areas of higher elevation, all west of the road up to the City's reservoir. They will move this material east across the new road into the lower areas of the large lot NE of the intersection of Columbia View Drive and West 3<sup>rd</sup> Street. They also plan to add some fill at the two entrances into the NE large lot, the two entrance/exit areas that the mayor was concerned about someone driving off of them. All of this work will occur on Port of Arlington property. The haul equipment will cross the newly constructed roads.

We are working on estimating the volume of the work based on the attached maps that the Port prepared. It will be several thousand yards. The work will help to create improved lot areas for future development.

The purpose of this email is to let the City know I have reviewed the proposed work, and I don't see any concerns from an engineering perspective. They intend to properly compact the placed material, and the materials will not encroach onto any neighboring property, nor will they undercut an adjacent property line. A few items they need to be aware of include the following:

- Stop work if excessive wind results in blowing soils/sands.
- Stop any cut banks a few feet from property lines, and limit cut slopes to a 2 to 1 slope (2 horizontal to 1 vertical). The only cut areas that could be close to other properties is the west side, which is open pasture ground, and on the north side, adjacent to the Sallee property. No structures are close to the property lines.
- Keep at least 2 feet from any property lines with the toe of any fill slope and keep fill slopes at a 2 to 1 slope as well. The only fill area would be the north side of the NE lot near the new school home and the cemetery parking lot.
- The slopes of cut and fill slopes may need modified if the material does not appear stable at those slopes. I expect it will be fine as we have placed cut and fill slopes at these ratios in other areas of Arlington.
- Upon completion of the major earthwork activities, the disturbed areas should be seeded to help avoid windblown erosion in bare areas. This is weather dependent on the best time for placement.



Please let me know if you need anything else for Jed and the Port to apply for the City permit to allow for movement of these materials. I believe they want to start next week.

Thank you.

Brad



**BRAD D. BAIRD, PE** | *Senior Engineer*

[541-963-8309](tel:541-963-8309) office | [1-541-786-2489](tel:1-541-786-2489) cell/text

ENGINEERING • SURVEYING • NATURAL RESOURCES • GIS



**50 YEARS OF MAKING A DIFFERENCE**

---

**From:** Jed Crowther <Jed.crowther@portofarlington.com>

**Sent:** Wednesday, January 21, 2026 4:36 PM

**To:** Brad Baird <bbaird@andersonperry.com>

**Subject:** Port of Arlington - Alkali Ridge - Preliminary Rough Grading Plan

**Importance:** High

**This email contains an attachment from outside of the organization.**

**Please exercise caution when opening this attachment.**

Brad:

I met with Dewey Kennedy today. He has availability immediately next week for rough grading at Alkali Ridge, as diagrammed generally (*attached*).

Please calc general quantities and elevations ASAP, more or less as shown, from known elevations and contours, probably by Google Earth. If the diagram is too general or basic, we will need to eventually stake more specifically on-site.

Please assure and verify that we prepare sufficient detail to apply for a city grading permit.

Thanks,  
Jed



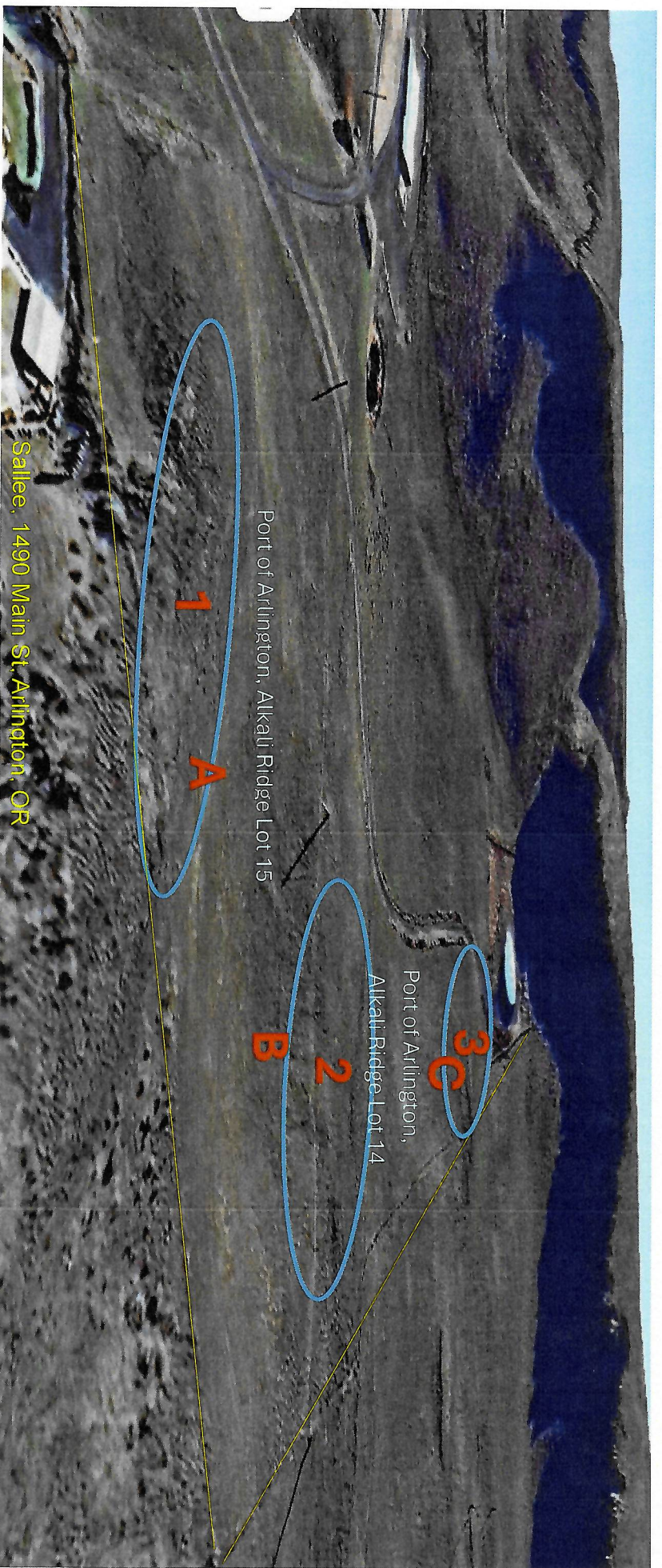


Figure 1

### Port of Arlington – Alkali Ridge – Preliminary Rough Grading Plan

#### GRUB

Grub/grade plant material from cut and fill areas described below.

#### CUT

1. Excavate/flatten rocky knob #1 sim. to lower elevation at point A. Establish rough overall base elevation range for the level 1 area, sloping generally ESE (Tier 1).
2. Excavate/flatten rocky knob #2 sim. to elevation at point B. Establish rough overall base elevation range for the level 2 area, sloping generally NNE (Tier 2).
3. Excavate/flatten rocky knob #3 sim. to elevation at point C. Establish rough overall base elevation range for the level 3 area, sloping generally NNE (Tier 3).

#### FILL

1. Transport cut material (mostly smaller rock/soil) from knobs 1, 2, 3 to use as base material fill into the Lot 1 swale (highlighted green) located east of new 3<sup>rd</sup> Street.
2. Separate and reserve larger boulders for alternate placement area to be determined. Perform compaction in lifts as material is transported and placed into Lot 1.
3. Establish general base elevations that correlate with surrounding elevation contours, with resulting grades/slopes generally conducive to future building sites.
4. Evaluate elevations and contours upon completion of initial base excavation and transport of rock/soil materials to the Lot 1 swale area.
5. Establish benched tiered areas within Lot 1, together with gradual sloped entry fill material from the two paved entry points X and Y.



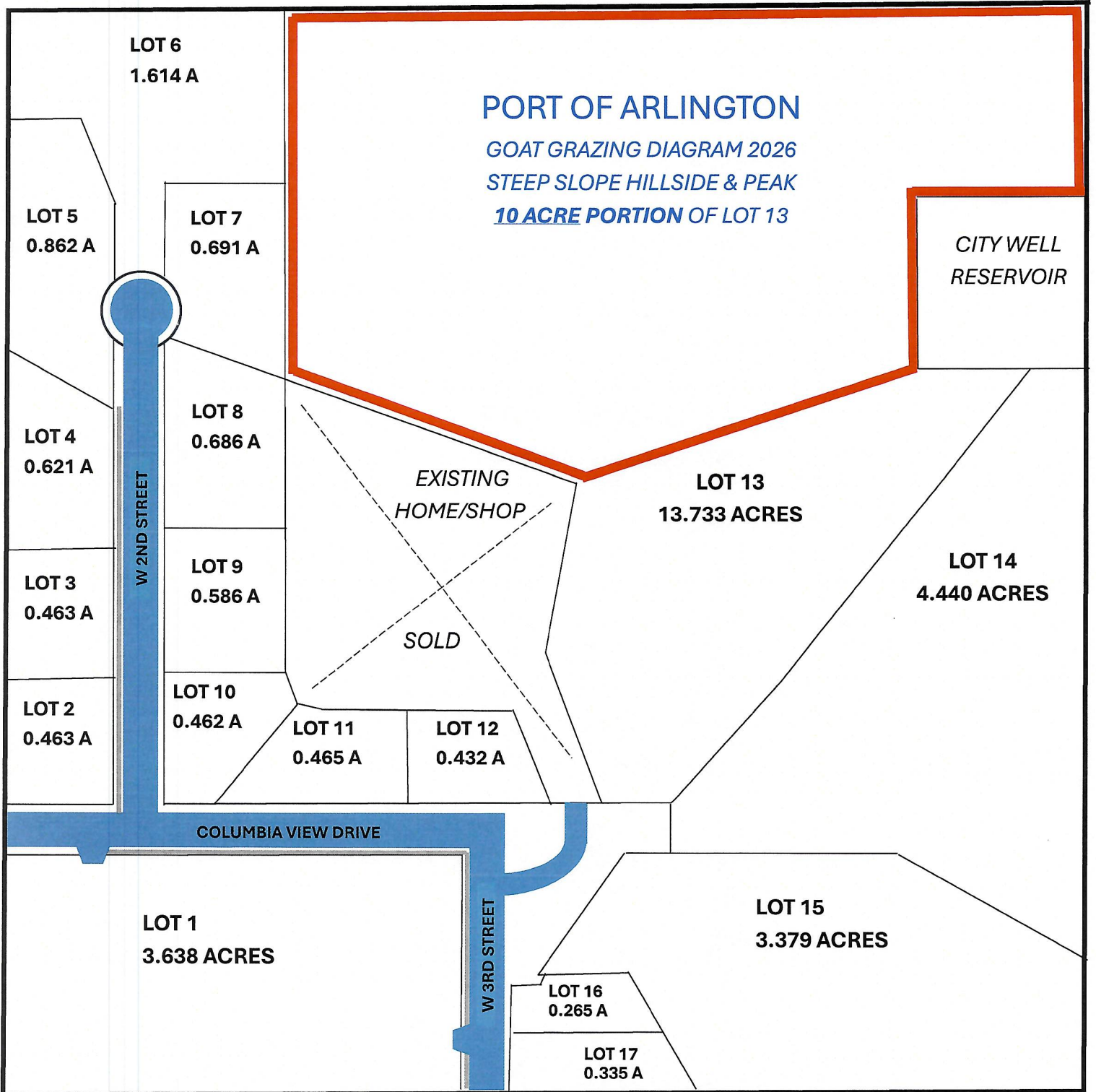


Figure 1 area

Figure 2



# ALKALI RIDGE Subdivision – Lot Layout 5.C.1



## Prescribe Grazing Cost-Share Agreement

This Prescribed Grazing Cost-Share Agreement (the "Agreement") is entered into between the City of Arlington and \_\_\_\_\_, on this \_\_\_\_\_, 2026.  
(fill in full name, month, and day)

### Recitals:

WHEREAS, the Property Owner is the owner of the property located at Map tax lots: \_\_\_\_\_ (fill in map tax lot number) as described in the application for the Prescribed Grazing Cost-Share Program submitted to the City;

WHEREAS, the City has established a Prescribed Grazing Cost-Share Program to promote sustainable land management practices and reduce wildfire risks;

WHEREAS, the Property Owner has expressed a commitment to implementing prescribed grazing practices on their property to enhance environmental health and biodiversity, while reducing wildfire risks;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the City and the Property

Owner agrees as follows:

#### 1. Prescribed Grazing Plan:

1.1 The Property Owner has submitted a prescribed grazing plan for their property to the City (the "Prescribed Grazing Plan"), which outlines the goals and objectives of the prescribed grazing project.

1.2 The City and the Property Owner will work collaboratively to ensure that the Prescribed Grazing Plan is executed in accordance with best practices and any applicable regulations.

#### 2. Cost-Share Assistance:

2.1 The City will provide financial assistance to the Property Owner to cover 50% of the costs associated with implementing the Prescribed Grazing Plan.

#### 3. Responsibilities:

##### 3.1 The City's responsibilities include:

- a. Providing financial assistance as agreed upon.
- b. Support for the implementation of the Prescribed Grazing Plan.
- c. Monitoring the progress of the prescribed grazing project.

##### 3.2 The Property Owner's responsibilities include:

- a. Executing the Prescribed Grazing Plan in accordance with best practices.
- b. Complying with all relevant regulations and permits.
- c. Maintaining the prescribed grazing system, either through a contractor or their own actions.

#### 4. RELEASE, HOLD HARMLESS AND AGREEMENT NOT TO SUE

I fully understand that use of a prescribed grazing plan exposes me to the risk of personal injury or property damage. I hereby acknowledge that I am using the prescribed grazing plan for my personal

benefit and agree to assume any risks. I hereby release, discharge and agree not to sue the City and their officers, agents and employees for any injury, or damage to or loss of personal property arising out of or in connection with my use of the prescribed grazing plan from whatever cause, including the active or passive negligence of the City and their officers, agents and employees. In consideration for using the prescribed grazing plan, I hereby agree, for myself, my heirs, administrators, executors and assigns, that I shall indemnify and hold harmless City and their officers, agents and employees from any and all claims, demands, actions or suits arising out of or in connection with my use of the prescribed grazing plan.

**5. Duration of Agreement:**

This Agreement shall remain in effect until the prescribed grazing project is completed and deemed successful, or until terminated by either party with written notice.

**6. Termination:**

Either party may terminate this Agreement with written notice to the other party, provided that termination does not impact the progress of the prescribed grazing project.

**7. Dispute Resolution:**

Any disputes arising under this Agreement will be resolved through amicable discussions between the City and the Property Owner.

**8. Governing Law:**

This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon.

**9. Entire Agreement:**

This Agreement constitutes the entire understanding between the City and the Property Owner with respect to the subject matter hereof and supersedes all prior agreements, understandings, and representations.

IN WITNESS WHEREOF, the City and the Property Owner have executed this Agreement as of the Effective Date.

City of Arlington  
Victoria McKinney  
City Recorder

\*\* \_\_\_\_\_ \*\*  
(Fill full name in above)

[Print Full Name] \_\_\_\_\_ Date: \_\_\_\_\_

[Sign Here] \_\_\_\_\_