



AGENDA
Thursday, May 14, 2026 at 5:00 pm

Meeting Location: Lower Gronquist Conference Room, 1650 Railroad Ave, Arlington, OR 97812

Join Zoom Meeting

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

Meeting ID: 953 785 4875

+16699006833,,85648511236# US (San Jose)

+12532158782,,85648511236# US (Tacoma)

Budget Workshop Agenda

1. **Nominations**
2. **Budget Message**
3. **Proposed Budget**
4. **Budget Motions**
 - A. **Permanent Tax Rate, \$0.1425 per thousand**
 - B. **Proposed Budget FY 2026-2027**
 - C. **Budget Committee Minutes from April 10, 2025**

Regular Commission Meeting Agenda

Following Budget Workshop after a Brief Break

1. **Call Meeting to Order**
2. **Additions or Corrections to the Agenda**
3. **Public Comment on Non-Agenda Items**
4. **Consent Agenda:**
 - Approve Regular Meeting Minutes for April 9, 2026
 - Approve April 2026 Accounts Payable and Financials
5. **Director Report**
 - A. **Audit Completion**
 - B. **Budget**
 1. **Budget Transfer, Resolution 2026-02, for payment of audits performed**
 2. **Reserve Fund, Resolution 2026-03, for reaffirming purpose and annual review**
 - C. **Alkali Ridge**
 - D. **City Well Easement**
 - E. **Other**
6. **President Report**
7. **Commissioner Reports**
8. **Executive Session, ORS 192.660(2)(e):** To conduct deliberations with persons designated by governing body to negotiate real property transactions (*Placeholder*).
9. **Decision or deliberations on Real Estate Transactions** (*Placeholder*).
10. **Next Meeting – Commission Meeting on Thursday, June 11, 2026 at 5 pm at City of Condon.**
11. **Adjourn Meeting**

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

Port of Arlington Environmental Sentry Corp Meeting

May 14, 2026 immediately following Port Meeting

1. **Call Meeting to Order**
2. **Minutes for April 9, 2026**
3. **Former Condon Grade School**
4. **Adjourn**

Balance Sheet
PORT OF ARLINGTON
As of May 6, 2026

	TOTAL
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Assets	
Current Assets	
Bank Accounts	
1000 Beginning Cash Drawer Funds	375,668.16
1001 Bank of E/O - Checking	95,743.83
1003 LGIP Investment A/C	4,009,476.30
1004 Reserve Fund	153,614.23
1005 Municipal Money Market Account	105,659.82
Total for Bank Accounts	\$4,740,162.34
Accounts Receivable	
1200 Accounts Receivable	0.00
Total for Accounts Receivable	\$0.00
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	140.70
Total for Other Current Assets	\$140.70
Total for Current Assets	\$4,740,303.04
Other Assets	
1006 Cash With County	0.00
1007 Uncollectable Funds	-2,639.77
Total for Other Assets	-\$2,639.77
Total for Assets	\$4,737,663.27
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Balance Sheet
PORT OF ARLINGTON
As of May 6, 2026

	TOTAL
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Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	\$0.00
2001 Transient Lodging Tax Payable	0.00
Total for 2000 Accounts Payable	\$0.00
Total for Accounts Payable	\$0.00
Other Current Liabilities	
2002 AP Audit	0.00
2010 Other Payables	0.00
2100 Payroll Liabilities	-\$30,378.62
2009 Dental Insurance	927.00
2105 408k SEP Co. Match	6,202.50
2115 Federal Taxes (941/943/944)	-3,854.90
2120 Health Insurance	21,147.00
2125 OR Employment Taxes	-18.14
2130 OR Income Tax	-1,047.81
2135 OR Paid Family and Medical Leave	-168.96
2140 OR Statewide Transit Taxes	-28.16
2145 Federal Unemployment (940)	0.00
2155 Worker's Comp.	429.83
Total for 2100 Payroll Liabilities	-\$6,790.26
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
Total for Other Current Liabilities	-\$6,790.26
Total for Current Liabilities	-\$6,790.26
Long-term Liabilities	
2200 OEDD - Marina	0.00
2300 OEDD - RV Park	0.00
Total for Long-term Liabilities	\$0.00
Total for Liabilities	-\$6,790.26
Equity	
3000 Opening Bal Equity	-22,819.43
3110 Retained Earnings	4,664,832.04
Net Income	102,440.92
Total for Equity	\$4,744,453.53
Total for Liabilities and Equity	\$4,737,663.27
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PORT OF ARLINGTON

Transaction List with Splits

April 2026

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
1001 Bank of E/O - Checking							
04/27/2026	Bill Payment (Check)	10691	Yes	Gilliam County Treasurer		1001 Bank of E/O - Checking	-2,024.00
						2000 Accounts Payable	-2,024.00
04/27/2026	Bill Payment (Check)	10692	Yes	Loop Net		1001 Bank of E/O - Checking	-83.57
						2000 Accounts Payable	-83.57
04/27/2026	Bill Payment (Check)	10693	Yes	Bruce Heating		1001 Bank of E/O - Checking	-1,258.13
						2000 Accounts Payable	-1,258.13
04/27/2026	Bill Payment (Check)	10694	Yes	Hughes Network System, LLC		1001 Bank of E/O - Checking	-94.98
						2000 Accounts Payable	-94.98
04/27/2026	Bill Payment (Check)	10695	Yes	Bank of Eastern Oregon - VISA		1001 Bank of E/O - Checking	-878.12
						2000 Accounts Payable	-878.12
04/27/2026	Bill Payment (Check)	10696	Yes	Arlington Hardware Guns and Ammo LLC		1001 Bank of E/O - Checking	-80.40
						2000 Accounts Payable	-80.40
04/27/2026	Bill Payment (Check)	10697	Yes	SDIS		1001 Bank of E/O - Checking	-7,358.00
						2000 Accounts Payable	-7,358.00
04/27/2026	Bill Payment (Check)	10698	Yes	City of Arlington		1001 Bank of E/O - Checking	-348.75
						2000 Accounts Payable	-348.75
04/27/2026	Bill Payment (Check)	10699	Yes	Accuity, LLC		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	-
							11,500.00
							-
							11,500.00
04/27/2026	Bill Payment (Check)	10700	Yes	Morrow Co. Grain Growers		1001 Bank of E/O - Checking	-55.00
						2000 Accounts Payable	-55.00
04/27/2026	Bill Payment (Check)	10701	Yes	The McGregor Company		1001 Bank of E/O - Checking	-128.38
						2000 Accounts Payable	-128.38
04/27/2026	Bill Payment (Check)	10702	Yes	Arlington T.V. Coop		1001 Bank of E/O - Checking	-306.50
						2000 Accounts Payable	-306.50
04/27/2026	Bill Payment (Check)	10703	Yes	City of Arlington-Utilities		1001 Bank of E/O - Checking	-1,213.02
						2000 Accounts Payable	-1,213.02
04/27/2026	Bill Payment (Check)	10704	Yes	Jaques Sharp Attorneys at Law		1001 Bank of E/O - Checking	-2,671.46
						2000 Accounts Payable	-2,671.46
04/27/2026	Bill Payment (Check)	10705	Yes	H2Oregon		1001 Bank of E/O - Checking	-39.95
						2000 Accounts Payable	-39.95
04/27/2026	Bill Payment (Check)	10706	Yes	Fidelity Brokerage Services LLC		1001 Bank of E/O - Checking	-4,206.31
						2000 Accounts Payable	-4,206.31
04/30/2026	Tax Payment		Yes	QuickBooks Payroll	Tax withdrawal	1001 Bank of E/O - Checking	-5,884.26
					Tax withdrawal	QuickBooks Tax Holding Account	5,884.26
2000 Accounts Payable							
04/27/2026	Bill		Yes	Bruce Heating	AC repair	2000 Accounts Payable	1,258.13
						8530 Gronquist Fund Expenses:Materials and Services:Building Maintenance	1,258.13
04/27/2026	Bill		Yes	Loop Net	advertisement	2000 Accounts Payable	83.57
						8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	83.57

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
04/27/2026	Bill		Yes	Arlington Hardware Guns and Ammo LLC		2000 Accounts Payable	80.40
					cleaner, bit hammer	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	28.30
					door sweeps	8424 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Office Supplies & Equipment	35.95
					weatherstrip, drill bit	8424 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Office Supplies & Equipment	7.55
					hand warmer	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	1.90
					oil	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	6.70
04/27/2026	Bill		Yes	Arlington T.V. Coop		2000 Accounts Payable	306.50
					internet service	8527 Gronquist Fund Expences:Materials and Services:Telephone and Internet	64.00
					phone and internet	6117 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Telephone and Internet Srv.	242.50
04/27/2026	Bill		Yes	City of Arlington		2000 Accounts Payable	348.75
					rezoning application review	8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	348.75
04/27/2026	Bill		Yes	SDIS		2000 Accounts Payable	7,358.00
					Employee Health Insurance	2100 Payroll Liabilities	-7,358.00
04/27/2026	Bill		Yes	City of Arlington-Utilities	February bills were not mailed until beginning of March, there was an error on City's side with new program. Adding March bills to Feb.	2000 Accounts Payable	1,213.02
					RV-water	6321 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Water Fees - RV	378.24
					RV-Sewer	6329 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Sewer	420.96
					Rv-Sanitation	6322 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Sanitation - RV	136.00
					Gronquist utilities	8521 Gronquist Fund Expences:Materials and Services:Utilities	248.82
					Admin utilities	6111 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Utilities	110.00
					Island Park utilities	6622 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Sanitation	129.00
					overpayment last bill, credit on account	6329 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Sewer	-210.00
04/27/2026	Bill		Yes	Jaques Sharp Attorneys at Law		2000 Accounts Payable	2,671.46
					all correspondence regarding meetings, abandoned RV, city pump agreement	6113 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Legal Fees	1,575.00
					alkali ridge	8423 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Legal Fees	550.00
					Gronquist fence email to owner. reimbursement	8523 Gronquist Fund Expences:Materials and Services:Legal Fees	546.46
04/27/2026	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
04/27/2026	Bill		Yes	Morrow Co. Grain Growers		2000 Accounts Payable	55.00
					propane tank rental	8521 Gronquist Fund Expences:Materials and Services:Utilities	55.00
04/27/2026	Bill		Yes	The McGregor Company		2000 Accounts Payable	128.38
					weed spray Alkali	8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	128.38
04/27/2026	Bill		Yes	H2Oregon		2000 Accounts Payable	39.95
					water/cooler/refills	6122 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Meetings and Elections	39.95
04/27/2026	Bill		Yes	Accuity, LLC		2000 Accounts Payable	11,500.00
					partial payment on 2024 audit	6116 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Audit, Budget, Legal Notices	11,500.00
04/27/2026	Bill		Yes	Fidelity Brokerage Services LLC		2000 Accounts Payable	2,102.12
					Crowther-Mar	2100 Payroll Liabilities	-936.93
					Metzker-Mar	2100 Payroll Liabilities	-553.13
					Rayburn- Mar	2100 Payroll Liabilities	-612.06
04/27/2026	Bill		Yes	Fidelity Brokerage Services LLC		2000 Accounts Payable	2,104.19
					Crowther-Apr	2100 Payroll Liabilities	-936.93
					Metzker-Apr	2100 Payroll Liabilities	-549.99
					Rayburn- Apr	2100 Payroll Liabilities	-617.27

DATE	TRANSACTION NUM TYPE	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
04/27/2026	Bill	Yes	Gilliam County Treasurer		2000 Accounts Payable	2,024.00
				Principle	8441 ECON.DEVELOP.FUND EXPENSES:DEBT SERVICE:Loan - Principal	1,688.22
				Interest	8442 ECON.DEVELOP.FUND EXPENSES:DEBT SERVICE:Loan - Interest	335.78
04/27/2026	Bill	Yes	Bank of Eastern Oregon - VISA		2000 Accounts Payable	878.12
				Propane for burning	6326 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Maintenance & Supplies - RV	12.39
				QB Payroll	6115 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Dues, Subscriptions, Fees	233.00
				Propane for burning	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	12.10
				Adobe	6115 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Dues, Subscriptions, Fees	19.99
				Propane	6326 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Maintenance & Supplies - RV	11.21
				propane	6326 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Maintenance & Supplies - RV	11.51
				Toner for office printer	6112 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Office Supplies and Equipment	501.00
				meeting food	6122 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Meetings and Elections	59.40
				fuel purchase, testing cards when having pump issue	6123 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Miscellaneous - AD	1.55
				TP for office	6112 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Office Supplies and Equipment	10.99
				flint for weed burner	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	4.98
QuickBooks Tax Holding Account						
04/03/2026	Tax Payment	Yes	IRS	Tax Payment for Period: 03/28/2026-03/31/2026 Federal Taxes (941/943/944)	QuickBooks Tax Holding Account 2115 Payroll Liabilities:Federal Taxes (941/943/944)	-4,463.96 -4,463.96
04/03/2026	Tax Payment	Yes	OR Department of Revenue	Tax Payment for Period: 03/28/2026-03/31/2026 OR Income Tax	QuickBooks Tax Holding Account 2130 Payroll Liabilities:OR Income Tax	-1,185.62 -1,185.62
04/23/2026	Tax Payment	Yes	OR Department of Revenue	Tax Payment for Period: 01/01/2026-03/31/2026 OR Employment Taxes	QuickBooks Tax Holding Account 2125 Payroll Liabilities:OR Employment Taxes	-25.34 -25.34
04/23/2026	Tax Payment	Yes	Department of Family and Medical Leave	Tax Payment for Period: 01/01/2026-03/31/2026 OR Paid Family and Medical Leave	QuickBooks Tax Holding Account 2135 Payroll Liabilities:OR Paid Family and Medical Leave	-310.03 -310.03
04/23/2026	Tax Payment	Yes	OR Department of Revenue	Tax Payment for Period: 01/01/2026-03/31/2026 OR Statewide Transit Taxes	QuickBooks Tax Holding Account 2140 Payroll Liabilities:OR Statewide Transit Taxes	-51.68 -51.68

Budget vs. Actuals_Budget_FY26_P&L_Report
July 1, 2025-June 30, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Income				
5000 ECONOMIC DEVELOP FUND RESOURCES				
5010 Net working capital	115,262.20		115,262.20	
5031 Building Lease 11-002	45,700.00	36,000.00	9,700.00	126.94 %
5032 Building Lease 11-004	3,170.00	6,000.00	-2,830.00	52.83 %
5033 Flex Bldg Lease	24,480.00	49,440.00	-24,960.00	49.51 %
5034 Taxes Collected for Triple Net	12,660.00	14,000.00	-1,340.00	90.43 %
5113 Grants - Gilliam County	1,051,965.85	1,041,912.00	10,053.85	100.96 %
5130 SIP Funds	25,224.10	25,000.00	224.10	100.9 %
5300 Loans (deleted)	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 %
Total for 5000 ECONOMIC DEVELOP FUND RESOURCES	\$1,278,462.15	\$5,472,352.00	-\$4,193,889.85	23.36 %
5200 Gronquist Resources				
5203-1 Richter Lease	12,700.00	27,000.00	-14,300.00	47.04 %
5203-3 Richter's Property taxes	4,750.00	6,000.00	-1,250.00	79.17 %
5204 Columbia Room Rental	960.00	1,000.00	-40.00	96.0 %
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 %
Total for 5200 Gronquist Resources	\$27,451.00	\$141,948.00	-\$114,497.00	19.34 %
GENERAL FUND RESOURCES				
4010 Taxes-Current	169,364.89	162,000.00	7,364.89	104.55 %
4011 Taxes-Prior	3,489.35	2,000.00	1,489.35	174.47 %
4020 Interest - NOW Checking	83.07	100.00	-16.93	83.07 %
4021 Interest - Municipal Money Market	3,408.66	4,000.00	-591.34	85.22 %
4022 Interest - LGIP A/C	119,607.57	50,000.00	69,607.57	239.22 %
4030 Land Rental	7,002.00	7,000.00	2.00	100.03 %
4040 Management Fees	200.00	200.00	0.00	100.0 %
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 %
Total for 4110 Grants Income	\$21,582.47	\$142,000.00	-\$120,417.53	15.2 %

Budget vs. Actuals_Budget_FY26_P&L_Report
July 1, 2025-June 30, 2026

TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
4210 Marina Revenue	5,390.07	10,000.00	-4,609.93	53.9 %
4211 RV Park Revenues	\$1,155.00	\$35,000.00	-\$33,845.00	3.3 %
4211-1 RV Park Monthly Rent	28,350.00		28,350.00	
4211-2 RV Park Weekly Rent	10,455.00		10,455.00	
4211-3 RV Park Daily Rent	5,047.00		5,047.00	
4211-4 RV Park Dry Camp	7,871.00		7,871.00	
Total for 4211 RV Park Revenues	\$52,878.00	\$35,000.00	\$17,878.00	151.08 %
4213 Marina Fuel Revenue	\$7,358.82	\$15,000.00	-\$7,641.18	49.06 %
4213-1 Diesel Sales	463.54		463.54	
Total for 4213 Marina Fuel Revenue	\$7,822.36	\$15,000.00	-\$7,177.64	52.15 %
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	174,837.05	160,000.00	14,837.05	109.27 %
4350 Willow Creek Lease Revenue	24,000.00	12,000.00	12,000.00	200.0 %
4400 Donations/Gifts	461,305.00	100.00	461,205.00	461305.0 %
4500 Miscellaneous Income	3,081.12	100.00	2,981.12	3081.12 %
4000 Carryover Balance		798,151.00	-798,151.00	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 %
Total for GENERAL FUND RESOURCES	\$1,054,321.61	\$2,028,895.00	-\$974,573.39	51.97 %
RESERVE FUND RESOURCES				
9002 Interest Earned Reserve Fund	4,573.53	3,500.00	1,073.53	130.67 %
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 %
Total for RESERVE FUND RESOURCES	\$4,573.53	\$152,122.00	-\$147,548.47	3.01 %
Unapplied Cash Payment Income	-2,639.77		-2,639.77	
Total for Income	\$2,362,168.52	\$7,795,317.00	-\$5,433,148.48	30.3 %
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Cost of Goods Sold				
Gross Profit	\$2,362,168.52	\$7,795,317.00	-\$5,433,148.48	30.3 %
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Expenses				
6560 Payroll Expenses	-\$109,850.62		-\$109,850.62	
6565 Company Contributions				
6565-1 Health Insurance	-7,358.00		-7,358.00	
6565-2 Retirement	-3.15		-3.15	
Total for 6565 Company Contributions	-\$7,361.15		-\$7,361.15	
6570 Taxes	13,122.74		13,122.74	
6575 Wages	-22,021.84		-22,021.84	
8997 Reimbursements	4,004.14		4,004.14	
Total for 6560 Payroll Expenses	-\$122,106.73		-\$122,106.73	

Budget vs. Actuals_Budget_FY26_P&L_Report
 July 1, 2025-June 30, 2026

TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
8400 ECON.DEVELOP.FUND EXPENSES				
8420 MATERIALS AND SERVICES				
8423 Legal Fees	7,546.04	25,000.00	-17,453.96	30.18 %
8424 Office Supplies & Equipment	1,245.33	3,000.00	-1,754.67	41.51 %
8425 Utilities	633.00	5,000.00	-4,367.00	12.66 %
8426-1 Dues & Subscriptions	119.88	700.00	-580.12	17.13 %
8426 Advertising & Marketing	993.40	10,000.00	-9,006.60	9.93 %
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 %
8426-2 Community Events		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 %
Total for 8420 MATERIALS AND SERVICES	\$17,594.97	\$661,207.00	-\$643,612.03	2.66 %
8430 CAPITAL OUTLAY				
8431 Land Improvements/Development	1,547,100.42	3,600,000.00	-2,052,899.58	42.98 %
8432 Engineering & Surveying	92,388.75	500,000.00	-407,611.25	18.48 %
8435 Building Projects/Tenant Improv	\$12,024.81	\$100,000.00	-\$87,975.19	12.02 %
8435-1 Environ. Sentry Corp. Projects	1,907.87		1,907.87	
Total for 8435 Building Projects/Tenant Improv	\$13,932.68	\$100,000.00	-\$86,067.32	13.93 %
Total for 8430 CAPITAL OUTLAY	\$1,653,421.85	\$4,200,000.00	-\$2,546,578.15	39.37 %
8440 DEBT SERVICE				
8441 Loan - Principal	12,661.65	10,640.00	2,021.65	119.0 %
8442 Loan - Interest	2,518.35	1,505.00	1,013.35	167.33 %
Total for 8440 DEBT SERVICE	\$15,180.00	\$12,145.00	\$3,035.00	124.99 %
PERSONNEL SERVICES				
8410 Officer	57,592.26	55,000.00	2,592.26	104.71 %
8411 Payroll Taxes	8,746.84	20,000.00	-11,253.16	43.73 %
8412 Worker's Comp Ins.	584.19	1,000.00	-415.81	58.42 %
8413 Employee Benefits - Insurance	19,214.65	16,000.00	3,214.65	120.09 %
8414 Employee Benefits - Retirement	6,975.64	7,000.00	-24.36	99.65 %
Total for PERSONNEL SERVICES	\$93,113.58	\$99,000.00	-\$5,886.42	94.05 %

Budget vs. Actuals_Budget_FY26_P&L_Report
 July 1, 2025-June 30, 2026

TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
TRANSFERRED OUT				
8451 Transferred to General Fund		500,000.00	-500,000.00	0.0 %
Total for TRANSFERRED OUT		\$500,000.00	-\$500,000.00	0.0 %
Total for 8400 ECON.DEVELOP.FUND EXPENSES	\$1,779,310.40	\$5,472,352.00	-\$3,693,041.60	32.51 %
8500 Gronquist Fund Expences				
GRONQUIST CAPITOL OUTLAY				
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 %
Total for GRONQUIST CAPITOL OUTLAY	\$5,848.20	\$25,000.00	-\$19,151.80	23.39 %
Materials and Services				
8521 Utilities	18,028.77	20,000.00	-1,971.23	90.14 %
8522 Office Supplies and Equipment	136.74	2,000.00	-1,863.26	6.84 %
8523 Legal Fees	546.46	4,000.00	-3,453.54	13.66 %
8527 Telephone and Internet	768.00	1,000.00	-232.00	76.8 %
8528 Supplies	8.07	5,000.00	-4,991.93	0.16 %
8529 Fire Suppression System Inspec	1,760.00	5,000.00	-3,240.00	35.2 %
8530 Building Maintenance	1,258.13		1,258.13	
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 %
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 %
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 %
Total for Materials and Services	\$28,808.35	\$53,900.00	-\$25,091.65	53.45 %
Personnel Services				
8510-3 Maintenance	20,082.90	20,000.00	82.90	100.41 %
8511 Payroll Taxes	2,772.67	10,000.00	-7,227.33	27.73 %
8512 Workers Comp Insurance	350.52	800.00	-449.48	43.81 %
8513 Employee Benefits Insurance	5,718.71	5,500.00	218.71	103.98 %
8514 Employee Benifits - Retirement	2,446.84	3,000.00	-553.16	81.56 %
Total for Personnel Services	\$31,371.64	\$39,300.00	-\$7,928.36	79.83 %
8630 CONTINGENCY		23,748.00	-23,748.00	0.0 %
Total for 8500 Gronquist Fund Expences	\$66,028.19	\$141,948.00	-\$75,919.81	46.52 %

Budget vs. Actuals_Budget_FY26_P&L_Report
July 1, 2025-June 30, 2026

TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
GENERAL FUND EXPENSES				
ADMINISTRATION EXPENSES				
6000 Personal Services - AD				
6008 Port Manager	57,592.23	55,000.00	2,592.23	104.71 %
6009 Administrative Assistant	1,160.00	45,000.00	-43,840.00	2.58 %
6010 Finance/Operations	71,715.42	65,000.00	6,715.42	110.33 %
6011 Payroll Taxes - Staff	18,754.51	75,000.00	-56,245.49	25.01 %
6013 Workmens Compensation	1,752.56	3,500.00	-1,747.44	50.07 %
6015 Employee Benefits Insurance	75,977.38	98,000.00	-22,022.62	77.53 %
6016 Employee Benefits Retirement	15,051.89	20,000.00	-4,948.11	75.26 %
6012 Training		3,000.00	-3,000.00	0.0 %
Total for 6000 Personal Services - AD	\$242,003.99	\$364,500.00	-\$122,496.01	66.39 %
6100 Materials and Services - AD				
6110 Internet Service (deleted)	520.00		520.00	
6111 Utilities	6,054.56	5,000.00	1,054.56	121.09 %
6112 Office Supplies and Equipment	3,788.41	5,500.00	-1,711.59	68.88 %
6113 Legal Fees	15,538.34	30,000.00	-14,461.66	51.79 %
6114 Insurance, Treasurer Bond	24,642.00	1,000.00	23,642.00	2464.2 %
6115 Dues, Subscriptions, Fees	\$7,762.98	\$10,000.00	-\$2,237.02	77.63 %
6115-1 Credit Card Fees	4,750.93	6,000.00	-1,249.07	79.18 %
Total for 6115 Dues, Subscriptions, Fees	\$12,513.91	\$16,000.00	-\$3,486.09	78.21 %
6116 Audit, Budget, Legal Notices	55,157.85	50,000.00	5,157.85	110.32 %
6117 Telephone and Internet Srv.	2,074.78	3,000.00	-925.22	69.16 %
6118 Advertising - AD	108.75	1,000.00	-891.25	10.88 %
6119 Commissioner Fees/Expenses	1,922.65	3,000.00	-1,077.35	64.09 %
6121 Donations	660.00	5,000.00	-4,340.00	13.2 %
6122 Meetings and Elections	748.28	2,000.00	-1,251.72	37.41 %
6123 Miscellaneous - AD	244.79	1,000.00	-755.21	24.48 %
6125 Training	395.00		395.00	
6128 Staff Travel/Food/Lodging	934.78	3,000.00	-2,065.22	31.16 %
6129 Postage	78.00	500.00	-422.00	15.6 %
6126 Contingency		343,901.00	-343,901.00	0.0 %
6127 Commissioner Conference & Trave		5,000.00	-5,000.00	0.0 %
Total for 6100 Materials and Services - AD	\$125,382.10	\$474,901.00	-\$349,518.90	26.4 %
6150 Capital Outlay - AD				
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 %
Total for 6150 Capital Outlay - AD		\$145,000.00	-\$145,000.00	0.0 %
6170 Transfers Out of General Fund		12,944.00	-12,944.00	0.0 %
Total for ADMINISTRATION EXPENSES	\$367,386.09	\$997,345.00	-\$629,958.91	36.84 %

Budget vs. Actuals_Budget_FY26_P&L_Report
July 1, 2025-June 30, 2026

TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
ECONOMIC DEVELOPMENT				
Capital Outlay	-750.00		-750.00	
Total for ECONOMIC DEVELOPMENT	-750.00		-750.00	
ISLAND PARK				
6600 Personal Services				
6610 Maintenance Person	13,318.13	20,000.00	-6,681.87	66.59 %
6611 Payroll Taxes	1,918.89	10,000.00	-8,081.11	19.19 %
6612 Worker's Comp Insurance	359.06	800.00	-440.94	44.88 %
6614 Employee Benefits	3,812.51	5,500.00	-1,687.49	69.32 %
6615 Employee Retirement	1,631.23	3,000.00	-1,368.77	54.37 %
Total for 6600 Personal Services	\$21,039.82	\$39,300.00	-\$18,260.18	53.54 %
6620 Materials & Services				
6622 Sanitation	\$100.89		\$100.89	
6623 Comfort Station Supplies	1,178.15	4,000.00	-2,821.85	29.45 %
6624 Park Electricity	415.47	3,500.00	-3,084.53	11.87 %
6627 Park Maintenance & Supplies	4,094.64	10,000.00	-5,905.36	40.95 %
6627 Park Maintenance & Supplies	2,528.46	15,000.00	-12,471.54	16.86 %
6625 Pest Control / Chem & Fert.		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 %
Total for 6620 Materials & Services	\$8,317.61	\$38,100.00	-\$29,782.39	21.83 %
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 %
Total for 6630 Capital Outlay		\$65,000.00	-\$65,000.00	0.0 %
Total for ISLAND PARK	\$29,357.43	\$142,400.00	-\$113,042.57	20.62 %
MARINA				
6700 Personal Services				
6710 Maintenance Person	\$244.58		\$244.58	
6710 Maintenance Person	19,977.18	16,000.00	3,977.18	124.86 %
6711 Payroll Taxes	2,878.31	8,000.00	-5,121.69	35.98 %
6712 Worker's Comp Insurance	233.67	500.00	-266.33	46.73 %
6713 Employee Benefits	5,718.71	4,000.00	1,718.71	142.97 %
6714 Employee Retirement	2,446.80	3,000.00	-553.20	81.56 %
Total for 6700 Personal Services	\$31,254.67	\$31,500.00	-\$245.33	99.22 %
6720 Materials & Services				
6721 Marina Electricity	1,333.42	7,000.00	-5,666.58	19.05 %
6724 Marina Maint. & Supplies	368.70	6,000.00	-5,631.30	6.14 %
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	

Budget vs. Actuals_Budget_FY26_P&L_Report
July 1, 2025-June 30, 2026

TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Total for 6727 Marina Fuel	\$11,795.51	\$25,000.00	-\$13,204.49	47.18 %
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 %
Total for 6720 Materials & Services	\$13,497.63	\$51,000.00	-\$37,502.37	26.47 %
6730 Captial Outlay				
6731 Marina Improvements	4,250.00	50,000.00	-45,750.00	8.5 %
6733 Marina Equipment	11,076.63	15,000.00	-3,923.37	73.84 %
6732 Engineering & Surveying		20,000.00	-20,000.00	0.0 %
6734 Marina Improvements Other		10,000.00	-10,000.00	0.0 %
Total for 6730 Captial Outlay	\$15,326.63	\$95,000.00	-\$79,673.37	16.13 %
Total for MARINA	\$60,323.51	\$177,500.00	-\$117,176.49	33.99 %
RV PARK EXPENSES				
6300 Personal Services - RV				
6310 Maintenance Person - RV	13,388.58	16,000.00	-2,611.42	83.68 %
6311 Payroll Taxes, Maintenance - RV	1,782.83	8,000.00	-6,217.17	22.29 %
6312 Workmens Compensation - RV	233.68	500.00	-266.32	46.74 %
6313 Employee Benifits- RV	3,812.51	4,000.00	-187.49	95.31 %
6314 Employee Retirement	1,696.82	3,000.00	-1,303.18	56.56 %
Total for 6300 Personal Services - RV	\$20,914.42	\$31,500.00	-\$10,585.58	66.39 %
6320 Materials & Services - RV	\$826.52		\$826.52	
6321 Water Fees - RV	3,436.13	6,000.00	-2,563.87	57.27 %
6322 Sanitation - RV	1,157.64	3,500.00	-2,342.36	33.08 %
6323 Electricity - RV Park	10,241.58	17,000.00	-6,758.42	60.24 %
6324 WIFI - RV	910.00	1,800.00	-890.00	50.56 %
6326 Maintenance & Supplies - RV	331.86	4,000.00	-3,668.14	8.3 %
6329 Sewer	2,943.98	6,500.00	-3,556.02	45.29 %
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 %
Total for 6320 Materials & Services - RV	\$19,847.71	\$44,050.00	-\$24,202.29	45.06 %
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 %
Total for 6340 Capital Outlay - RV	\$35,000.00	\$320,000.00	-\$285,000.00	10.94 %
Total for RV PARK EXPENSES	\$75,762.13	\$395,550.00	-\$319,787.87	19.15 %

Budget vs. Actuals_Budget_FY26_P&L_Report
July 1, 2025-June 30, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
WILLOW CREEK QUARRY				
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 %
Total for 6520 Materials & Services - WQ	\$4,410.99	\$16,100.00	-\$11,689.01	27.4 %
6540 Capital Outlay - WQ		\$250,000.00	-\$250,000.00	0.0 %
6542 Engineering & Surveying		50,000.00	-50,000.00	0.0 %
Total for 6540 Capital Outlay - WQ		\$300,000.00	-\$300,000.00	0.0 %
Total for WILLOW CREEK QUARRY	\$4,410.99	\$316,100.00	-\$311,689.01	1.4 %
Total for GENERAL FUND EXPENSES	\$536,490.15	\$2,028,895.00	-\$1,492,404.85	26.44 %
PARK & MARINA EXPENSES				
6220 Materials and Services - PM				
6229 Maintenance & Supplies - PM	5.34		5.34	
Total for 6220 Materials and Services - PM	\$5.34		\$5.34	
Total for PARK & MARINA EXPENSES	\$5.34		\$5.34	
RESERVE FUND EXPENSES				
9500 Repair, Maint., Grant Match		152,122.00	-152,122.00	0.0 %
Total for RESERVE FUND EXPENSES		\$152,122.00	-\$152,122.00	0.0 %
Total for Expenses	\$2,259,727.35	\$7,795,317.00	-\$5,535,589.65	28.99 %
Net Operating Income	\$102,441.17	\$0.00	\$102,441.17	
Other Income				
Other Expenses				
1003-1 LGIP-Misc.	0.25		0.25	
Total for Other Expenses	\$0.25		\$0.25	
Net Other Income	-\$0.25		-\$0.25	
Net Income	\$102,440.92	\$0.00	\$102,440.92	

**PORT OF ARLINGTON
BUDGET COMMITTEE MEETING MINUTES**

The meeting was called to order by Chair _____ at 5: ____ pm in the Lower Conference Room, Gronquist Building, 1650 Railroad Ave, Arlington, Oregon on **Thursday, May 14, 2026.**

Attendance

Present at the meeting were:

Leah Shannon _____	Denise Ball _____	Jed Crowther _____
Ron Wilson _____	April Aamodt _____	Kayla Rayburn _____
Kathryn Greiner _____	Tim Wetherell _____	Paley Thompson _____
Gibb Wilkins _____	Joanne Smith _____	
Kip Krebs _____	Don Jamieson _____	

Nominations

Nominations were made for Committee President. Elected by vote: _____.

Nominations were made for Committee Secretary. Elected by vote: _____.

Budget Message & Proposed Budget

The Budget Message was shared, and the Proposed Budget was presented by staff.

Discussion was held on the Budget Message and Proposed Budget.

Motions

1. With a motion by _____, seconded by _____, the Budget Committee approved the permanent tax rate of \$0.1425 per thousand. Roll Call Vote: _____.

2. The Proposed Budget was approved (or amended and approved) with a motion by _____, seconded by _____.
Roll Call Vote: _____.

3. To Approve April 10, 2025 Budget Committee Minutes with a Motion by _____, seconded by _____.

Adjournment

The Budget Committee meeting was adjourned at _____ pm.

President

Secretary

Port of Arlington Budget Message 2026-2027

Overview

The Port of Arlington has maintained steady progress on our goals and objectives during 2026. Our Financial Audit status has advanced dramatically, and the Port is now nearly all caught up. We appreciate diligence of our Business & Operations Manager and coordination with audit firm.

Efficiency

In 2025, significant cost savings were achieved for the Sewer Lift Station Replacement Project, and the Dock Repair was also well under budget.

Outline

Our yearly Budget considers anticipated effect on the General Fund and Economic Development. It follows the established structure, and it outlines our past patterns, opportunities, and correlation. For revenue, we expect steady patterns of lease rental income and conservative lot sales to occur. For expense projections, we anticipate moderate increases generally, but with sharply higher fuel.

Leases

Current leases continue as established, and the Quarry Lease generates gravel royalty revenue. A new lease was developed with Aeroval, as a co-tenant with Alpine in the former Insitu building.

Marina & RV Park

The Port Marina & RV Park is maintained in good condition, with positive feedback from patrons. Our maintenance and operational costs are monitored appropriately to provide excellent service. One persistent challenge this year was to keep the fuel pumps repaired and operating properly. To recoup our investment, we will follow Port fuel pricing policy to pass costs onto the customer. We plan to purchase a Port pickup for maintenance and operations and for attending events.

Alkali Ridge

In 2025, the Port successfully achieved Final Subdivision Plat for 17 residential lots in Alkali Ridge. We are working with LandWise for marketing and development, while awaiting ReZone results. Gilliam County Road Department performed grading to better position the lots for development.

Condon Grade School

Sentry is utilizing the EPA grant for environmental remediation, and the Port has a supportive role. MFA was selected to manage cleanup plans and activities, including upcoming public meetings.

Arlington Mesa

Water Supply Infrastructure by the City of Arlington is in progress, which involves a well easement on Port property near the truck scales. Progressive steps support eventual data center buildout.

Willow Creek Industrial

The Willow Creek Industrial Area would benefit from extension of electrical power infrastructure, especially to serve the newly installed well from last year, so we budgeted for this potential project.

Personnel

We hired an Administrative Assistant to add depth and coverage. Starting July 1, we plan for 5% cost-of-living adjustment. In addition, a merit increase of 5% for Business & Operations Manager. We strive for collaboration and to retain and recruit quality employees who work well together.

Strategic Business Plan

Capital projects and priorities in our Strategic Business Plan correlate with Budget projections.



DIRECTOR REPORT

May 5, 2026

5A AUDIT COMPLETION

Port of Arlington Audits are performed by Accuity in accordance with our Corrective Action Plan. An audit for the year ending June 30, 2025 is nearly finished to set the Port current and on-time.

5B BUDGET

The Budget Message gives an overview of trends and projections, and the Proposed Budget will be presented at the Budget Committee Workshop, with certain Budget Motions outlined clearly. Input will include upcoming or potential projects and correlation with our Strategic Business Plan.

Then, during the regular Commission Meeting, the Board will also consider the Reserve Fund, explained within two draft resolutions.

Motion: Move to adopt Resolution 2026-02 Creating the Reserve Fund.

Motion: Move to approve Resolution 2026-03 Concerning Uses of the Reserve Fund.

5C ALKALI RIDGE SUBDIVISION

We are awaiting our Rezone review and scheduling. Anderson-Perry provided a Capacity Memo. LandWise continues marketing work.

5D CITY WELL EASEMENT

The Port President, Director, and Attorney met with City officials regarding the draft well easement. We await their return comments for eventual action on a mutually acceptable agreement.

5E OTHER

- Meeting with Ryan DeGrofft, Business Oregon.
- Meeting with Jessica Metta, McEDD Director, and Nate Stice, Business Oregon.
- Participation in Arlington Rodeo Parade and Arlington School Parade.
- Research Recreational Trails Program (RTP) and Opportunity Zones 2.0.
- Open House Invite by Port of Skamania County on May 18 in Stevenson, WA.

5B

PORT OF ARLINGTON

Resolution No. 2026-02

**Concerning the Creation of a Reserve Fund for a portion
of the Revenues from the Lease of the Port Elevator**

WHEREAS, the Port of Arlington previously adopted Resolution 2013-114 Creating the Reserve Fund, and Resolution 2013-115 Defining the Uses of the Reserve Fund; and

WHEREAS, it is advisable to reaffirm establishment of the Reserve Fund, and to perform regular review of the Reserve Fund and its uses; and

WHEREAS, the Port's Grain Elevator Lease continues to be in force, and has recently transitioned in ownership to Northwest Grain Growers in 2025; and

WHEREAS, the Port Commissioners have the responsibility for the Maintenance and Improvement of all Port owned properties; and

WHEREAS, the Port Commissioners feel it is prudent to set aside 10% of the annual lease income; and

THEREFORE, BE IT RESOLVED that the Port shall create a Reserve Fund in an account at the Bank of Eastern Oregon for that amount annually with the interest to follow the fund. The fund shall be called the Reserve Fund.

PASSED AND APPROVED this 14th day of May, 2026

The Port of Arlington

Leah Shannon, Commission President

Ronald Wilson, Vice President

PORT OF ARLINGTON

Resolution No. 2026-03

Concerning the Uses of the Reserve Fund

WHEREAS, the Port Commissioners have created a Reserve Fund from the annual lease payment of the Port Grain Elevator to Northwest Grain Growers; and

WHEREAS, the Port Commissioners have the responsibility for the Maintenance and Improvement of all Port owned properties; and

THEREFORE, BE IT RESOLVED that the Port Commissioners have approved the following uses of the Reserve Fund:

- Repair and Maintenance of Port properties beyond what is budgeted.
- Grant Match for unexpected maintenance and repair of Port properties beyond the budgeted amounts.

PASSED AND APPROVED this 14th day of May, 2026

The Port of Arlington

Leah Shannon, Commission President

Ronald Wilson, Vice President

MEMO

To: City of Arlington, Oregon, Planning Commission

From: Brad D. Baird, P.E., City Engineer, City of Arlington *Brad*

Subject: **Port of Arlington - Application LU 0004-2025, Alkali Ridge Subdivision - Utilities Capacity Information**

Date: April 29, 2026

cc: AKS Engineering & Forestry, LLC
Jed Crowther, Port of Arlington
Victoria McKinney, City of Arlington, City Recorder

5C

This memo outlines the general capacity of the City of Arlington's water and sewer systems and road network currently serving the Port of Arlington's Alkali Ridge Subdivision in the southwest portion of the City. We understand the Port has submitted a rezone application to the City to change portions of the subdivision from zoning classification R1 to R2, potentially allowing for increased density residential development of some of the subdivision. Based on information provided by the Port, the potential for development will increase from an estimated 48 residential units to 96 residential units for the area to have the zoning revised to R2. With this revision, the entire subdivision would have a capacity of 153 residential units.

Water System

The water system serving the Alkali Ridge Subdivision has significant capacity. The subdivision is served by the highest reservoir available for the City's residential area. This 600,000-gallon storage reservoir serves the City with a 16-inch diameter transmission line that discharges into 12-inch and 8-inch lines serving the area. While there are two lower elevation storage reservoirs serving lower residential and commercial areas of the City, this highest reservoir and transmission line were sized to serve all of the City in the event lower reservoirs were taken out of service for maintenance or other purposes. As is typically the case for smaller cities, fire flows dictate the size and capacity of water main lines. The 16-inch diameter main line was sized to provide up to 3,500 gallons per minute (gpm) of fire flow capacity.

The peak water system demands that could occur from 153 residential units are significantly less than the fire flow capacity of the transmission line and water mains in the subdivision area. For comparison, assuming 153 residential units had a density of 2.5 people per unit, the total population served would be 383 people. The peak day water system demand from the City's 2021 Water System Master Plan is projected to be 1,200 gallons per person per day. Additionally, 383 people times 1,200 gallons per person per day equals 459,600 gallons per day, or 319 gpm. This demand is significantly less than the system capacity of 3,500 gpm. As a result, the water system has more than enough capacity to serve the full residential development of the Alkali Ridge

Subdivision as proposed in the rezone application. Areas in the subdivision that are too high to be properly served by the existing reservoir as it relates to water pressure would need an individual booster pump to provide adequate water system pressure.

The City is in the process of developing another water supply well, which will improve the overall water supply capacity for the entire City.

Sewer System

The sewer collection system serving the Alkali Ridge Subdivision area consists of 8-inch diameter sewer main lines. An 8-inch diameter main line is standard for residential areas. This subdivision is at the higher elevation area of the sewer collection system, meaning additional development is not planned above the subdivision. The sewer collection system's main lines also have significant slope due to the steep nature of the area. Steeper sloped sewer lines have more capacity when compared to flatter sloped lines. As a result of collection system line size and slope, the sewer collection system has more than enough capacity to serve the full residential development of the Alkali Ridge Subdivision as proposed in the rezone application.

Road Network

The road network serving the Alkali Ridge Subdivision consists of standard residential roads that are 40 feet wide with a sidewalk on one side. These newly constructed roads were designed and constructed in accordance with City standards for a residential road. The City standards are set to handle the anticipated traffic loads of a residential area for all zoning classifications. A condition of development of the Alkali Ridge Subdivision was to provide two points of access, which has been met with the construction of access from Main Street and from Columbia View Street. The newly constructed roads also provide improved traffic circulation for the adjacent Columbia View Estates subdivision as well as the Alkali Ridge Subdivision. The roads in the Alkali Ridge Subdivision have sufficient capacity to handle typical residential development traffic loads.

Conclusion

The City's water and sewer systems and road network within the Alkali Ridge Subdivision have sufficient capacity to serve the anticipated residential development that could occur within the subdivision. This conclusion considers the potential rezone application that could result in a total of 153 new residential units in the subdivision. If there are questions concerning the information outlined herein, please call Brad D. Baird, P.E., at 541-786-2489 or email at bbaird@andersonperry.com.

BDB/jg

File No. 41-14-002

Monthly Project Update



Project Name Alkali Ridge
Prepared For Port of Arlington Board of Commissioners
Meeting Date May 14, 2026
Prepare By LandWise Real Estate Advisors, LLC
Tiffani Deal

1. Project Activity Update

A. Lot Sales Activity

There has been limited activity since the last update, with a noticeable slowdown in calls and buyer inquiries. No new lots have gone under contract during this period. Lot 9, which was under contract, was terminated due to the buyer's change in circumstances.

B. Buyer and Market Interest

Buyer interest has softened, and feedback from prospective buyers has been consistent. The primary concern relates to the current condition of the lots, with buyers perceiving that buildable areas may be limited. Additionally, the cost to bring the lots to a build-ready condition is viewed as higher than anticipated, which is contributing to hesitation and reduced activity.

C. Development and Builder Outreach

No significant changes since the previous update. Developers remain aware of the opportunity but I don't anticipate any movement until the rezoning has been completed.

D. Regional Employer Outreach

No new updates. Outreach efforts will continue as part of broader strategy to align the project with workforce housing needs.

E. Marketing and Social Media

I continue to promote the development through social media and digital channels. In addition, I am working with a new videographer to develop a virtual community concept for Alkali Ridge. This content will help illustrate the potential buildout and overall vision of the development, providing a clearer picture of what the project could become. While this content is not intended for MLS use, it will be utilized across digital marketing efforts to enhance engagement and better communicate the opportunity to prospective buyers.

2. Current Focus

Current efforts remain focused on:

- Continuing buyer outreach and responding to project inquiries
- Addressing buyer concerns related to lot conditions and buildability
- Enhancing marketing efforts through visual and digital content, including the virtual community concept
- Maintaining engagement with developers, builders, and lenders

3. Next Steps

Upcoming work anticipated before the next board meeting includes:

- Advancing marketing content development, including completion of virtual community materials
- Continuing outreach to buyers, developers, and regional partners
- Monitoring market feedback and adjusting positioning as needed

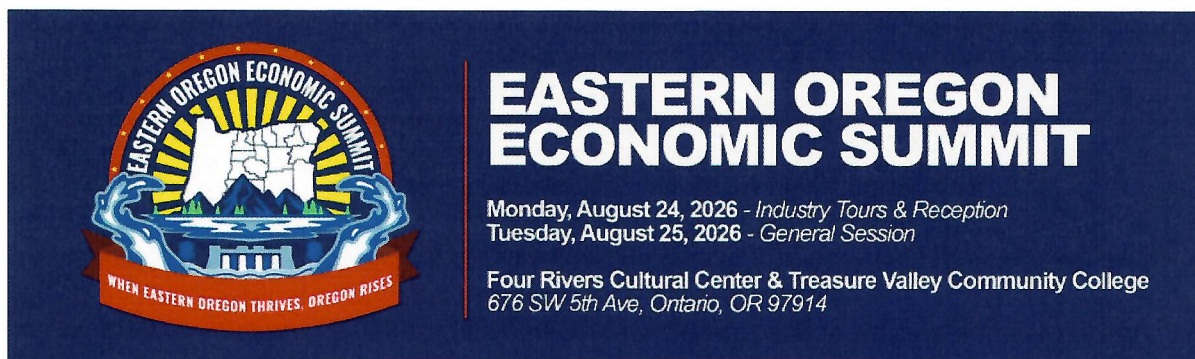


Register Today: 2026 Eastern Oregon Economic Summit

From Eastern Oregon Women's Coalition <bobby@eowc.biz>

Date Tue 2026-05-05 13:32

To Kayla Rayburn <kayla.rayburn@portofarlington.com>



Register for the 2026 Eastern Oregon Economic Summit Today!

Join us in Ontario, Oregon on August 24-25 for the Eastern Oregon Economic Summit! This year's summit brings together leaders, businesses, and community partners from across Eastern Oregon and Idaho for meaningful conversations on regional growth, workforce, infrastructure, and collaboration. In addition to dynamic panel discussions, we're offering three unique and immersive tours that bring these topics to life:

Working Waters Tour: From Source to System

- Get a behind-the-scenes look at the infrastructure that keeps water moving across our region, including dams, pumping systems, and irrigation in action.

Across State Lines: A Regional Economic Development Tour

- Travel from Idaho to Ontario to explore how each state approaches economic development—featuring downtowns, housing, and local businesses.

Building the Workforce Tour: From Classroom to Career

- See how education and industry connect through CTE programs at TVCC, solar projects, and the OSU Experiment station.

These tours are a highlight of the summit and offer a rare opportunity to experience the systems shaping our regional economy firsthand. We look forward to bringing the region together for thoughtful conversations, real-world insights, and meaningful connections.

Register today-- tour spots are limited. Group rates are available at our website to book your lodging.

REGISTER TODAY

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- Extra-large logo on summit registration website.
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- Complimentary event registration (2 tickets).

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- Name on summit registration website.
- Name on summit registration materials.
- Name on summit packet.
- Complimentary event registration (2 tickets).

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Try email marketing for free today!

This year's summit, themed "**When Eastern Oregon Thrives, Oregon Rises,**" will bring together business leaders, policymakers, and community members to discuss key issues shaping Eastern Oregon's economy.

This year, we'll have a special focus on Energy, Water, Childcare, and Economic Development. By emphasizing the challenges and opportunities that exist in a border town, our summit hopes to shine light on the realities of rural, Eastern Oregonians and the policies that will bring prosperity to our communities.

AGENDA | MONDAY, AUGUST 24TH

7:00 am

REGISTRATION OPENS

Registration opens at 7:00 a.m. at Treasure Valley Community College. Attendees will check in and receive materials for the day's events. **Beginning at 7:45 a.m., buses will begin loading** for the industry tours, **with departure promptly at 8:00 a.m.**

Please note that individual transportation is not permitted, but **bus transportation is required for all tour participants.** Early arrival is strongly encouraged to ensure a smooth and timely departure.

8:00 am

WORKING WATERS TOUR: FROM SOURCE TO SYSTEM

This tour offers a behind-the-scenes look at the infrastructure that keeps water moving across Eastern Oregon. Participants will visit a dam, pumping station, and local irrigation operations to see how water is stored, managed, and delivered in real time. Along the way, experts will share how these interconnected systems support agriculture, communities, and regional economies. This tour highlights the coordination and investment required to keep a working water system functioning effectively.

8:00 am

BUILDING THE WORKFORCE TOUR: FROM CLASSROOM TO CAREER

This tour highlights how Eastern Oregon is developing the next generation workforce through education, training, and real-world application. Participants will visit Treasure Valley Community College's CTE and emerging programs, explore active solar projects, and tour the OSU Extension station to see how innovation and industry intersect. The experience connects the full workforce pipeline—from learning to employment—while showcasing the partnerships that make it possible. Attendees will gain insight into how regional investments in education and training are shaping long-term economic opportunity.

8:00 am

ACROSS STATE LINES: A REGIONAL ECONOMIC DEVELOPMENT TOUR

This cross-border tour offers a side-by-side look at economic development in Idaho and Oregon, beginning in Idaho and returning to Ontario in the afternoon. Participants will explore town centers, housing developments, and local businesses to better understand how each state approaches growth

and investment. The tour is designed to spark conversation around what's working, where challenges exist, and how regional collaboration can strengthen our communities. Attendees will leave with practical insights and fresh perspectives on shaping Eastern Oregon's economic future.

5:30 pm

EVENING DINNER & RECEPTION

Join fellow attendees for a relaxed and engaging evening of networking, conversation, and regional hospitality. The reception offers an opportunity to connect with community leaders, policymakers, and industry partners in an informal setting. Enjoy local refreshments as we celebrate the shared commitment to Eastern Oregon's future. Reception begins at 5:30pm, dinner will be served at 6:00pm.

AGENDA | TUESDAY, AUGUST 25TH

7:00 am

REGISTRATION & BREAKFAST

Begin your summit experience with breakfast starting at 7:00 a.m., offering a chance to fuel up and connect with fellow attendees. Doors to the general session will open early to allow ample time for seating, networking, and preparing for a full day of engaging discussions and presentations. We encourage early arrival to ensure a smooth and welcoming start to the day.

8:00 am

WELCOME

The summit officially opens with a welcome from event organizers and local leaders, followed by a series of keynote presentations and panel discussions. This portion of the program will set the stage for the day's themes, offering insights into regional priorities, opportunities for collaboration, and strategies for fostering long-term growth and resilience in Eastern Oregon.

8:15 am

WORKING WATERS – OPENING SPEAKER

8:40 am

MAKING WATER WORK: SYSTEMS, STEWARDSHIP, AND SUPPLY

This panel will explore the importance of maintaining and supporting a working water system that sustains Eastern Oregon's communities and economy. Panelists will discuss the role of dams, pumping infrastructure, irrigation networks, and emerging technologies in ensuring water is effectively managed and utilized. The conversation will highlight the need for ongoing investment, coordination, and stewardship to keep these systems functioning as intended. Attendees will gain insight into how thoughtful management and innovation can help ensure water systems continue to work for the region—now and into the future.

9:30 am

THE ENERGY CHALLENGE: SUPPLY, DEMAND, AND REGIONAL CONSTRAINTS

This panel brings together regional energy providers to examine the realities of meeting Oregon's energy goals in a market where supply has not yet caught up with demand. Panelists will discuss the challenges of limited access to available clean and traditional energy, infrastructure constraints, and the complexities of long-term planning under evolving policy requirements. The conversation will focus on what it will take to close the gap—from expanding generation and transmission to strengthening regional collaboration. Attendees will gain a clearer understanding of both the barriers and the practical pathways forward for delivering reliable and affordable energy in Eastern Oregon

10:20 am

BREAK

10:40 am

ECONOMIC DEVELOPMENT – OPENING SPEAKER

11:05 am

SUSTAINING ONTARIO: CHALLENGES AND PATHWAYS FORWARD

This panel will take an honest look at the economic challenges facing Ontario and similar rural communities, from workforce constraints and housing to infrastructure and investment gaps. Panelists will discuss what it will take not just to stabilize, but to strengthen and grow the local economy in a competitive regional landscape. The conversation will focus on practical strategies, partnerships, and policy considerations that can support long-term economic vitality. Attendees will leave with a clearer understanding of both the urgency and the opportunity to shape Ontario's future.

11:55 am

SUPPORTING THE WORKFORCE: THE ROLE OF CHILDCARE

This panel will examine the critical role childcare plays in supporting a strong and stable workforce across the region. Featuring both regional experts and employers who are actively developing childcare solutions, the conversation will highlight real-world approaches to expanding access and capacity. Panelists will discuss the challenges families and businesses face, as well as innovative strategies that are making a difference. Attendees will gain insight into how investing in childcare can drive workforce participation, employee retention, and long-term economic prosperity.

1:00 pm

LUNCH

2:00 pm

AFTERNOON BREAKOUT SESSIONS

Breakout session information TBA.