

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
FULL BOARD OF DIRECTORS
THURSDAY, JUNE 18, 2025
4:00 P.M.**

Via Zoom: <https://us06web.zoom.us/j/85310780655>
Phone option: 346-248-7799, Meeting ID: 853 1078 0655
In-person option: 802 Chenoweth Loop Road, The Dalles, OR 97058

AGENDA

<u>Topic</u>	<u>Estimated Time</u>	<u>Item</u>
Call to Order/ Introductions	5 minutes	Information
Consent Agenda March Board Meeting Minutes, Route and Dispatch Training Program, USDA RBDG Application Resolution 2026-4, RBDG Authorization	2 minutes	Approval
Bylaws Update	5 minutes	Decision
Lending Area of Eligibility Update Resolution 2026-5, District Lending Eligibility Area Change	5 minutes	Decision
Financial Report	5 minutes	Approval
FY25 Audit Presentation and Management Letter Approval	5 minutes	Decision
Supplemental Budget FY 2026 Resolution 2026-6, FY 2026 Supplemental Budget	5 minutes	Adoption
Presentation of FY 2027 Budget; Public Hearing	15 minutes	Discussion
Approval of FY 2027 MCEDD Budget Resolution 2026-7, Adopting the FY July 1, 2026 – June 30, 2027 Budget	2 minutes	Decision
Executive Director Report	10 minutes	Information
Committee Reports Executive Committee Loan Administration Board	5 minutes	Information
<i>Executive Session per ORS 192.660 (f) (Exempt Documents)</i> <i>Regular Session Reconvened</i>		
Staff Updates	15 minutes	Information
Regional Updates- <i>MCEDD Board members</i>	35 minutes	Discussion
New Business	5 minutes	Discussion
Adjournment		

(Continues on next page)

Accessibility: The meeting location is accessible to persons with disabilities. If you have a disability that requires any special materials, services or assistance, please contact us at least 48 hours before the meeting.

Public Comment: Individuals wishing to address the Board on items not already listed on the Agenda may do so in an orderly fashion throughout the meeting. Please wait for the current topic to conclude and raise your hand to be recognized by the Chair for direction. Speakers are asked to give their name and address and to limit comments to three minutes unless extended by the Chair.

Agenda Times: Times on the agenda are approximate. The Chair reserves the opportunity to change the order and time of agenda items if unforeseen circumstances arise.

Consent Agenda: Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the Board to spend its time and energy on the important items and issues. Any Board member may request an item be “pulled” from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda will be placed on the Agenda following the end of the action items.

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
Thursday, March 19, 2026 at 4:00 pm
The Forge Meeting Space, 420 Industrial St., Hood River, OR 97031
and via Zoom**

BOARD MEMBERS: Garret Stump (*Secretary/Treasurer*, Forestry), Eric Proffitt (Workforce), Jonathan Lewis (Washington Chambers), Rob Farris (Skamania County), Jeff Heater (Agriculture), Scott Hege (Wasco County), Noah Estes (Cities of Wasco County), Buck Jones (Tribal Business), Tonya Brumley (Oregon Chambers), Brad Lorang (Oregon Ports), Ryan O’Conner (High Tech Industry), Amanda Goeke (Cities of Hood River), Lauren Heumann (Food & Beverage), Pat Albaugh (Washington Ports), Kenneth Lawson (*Vice Chair*, Higher Education), Todd Andrews (Klickitat County), Danielle Clevidence (Cities of Klickitat County)

STAFF: Jessica Metta (Executive Director), Andrew Danies (Deputy Director), Jennifer Wright (Office Administrative Assistant), Jakob Lillvik (Venture Catalyst), Leana Kinley (Finance and Operations Manager), Kathy Fitzpatrick (Senior Mobility Manager), Jesus Mendoza (Transportation Operations Manager), Lindsay McClure (Energy Projects Manager), Sara Crook (Travel Trainer), Jason Hartmann (Industry Engagement Project Manager), Wendy Luisi (Program Manager), Michelle Colby (Senior Project Manager)

GUESTS: Matt Fullerton (Representing The Forge), Stephen Allen (Condon Times Journal), Claudia (sister of Board Member Danielle Clevidence), Judge Cris Patnode (Gilliam County), Unidentified caller at 541-300-7630

CALL TO ORDER/ INTRODUCTIONS

Garrett Stump (*Secretary/Treasurer*) called the meeting to order at 4:01 pm. A round of introductions took place. A quorum was present.

Matt Fullerton introduced himself and his company, and the space we are using today, The Forge. Matt said they are working to integrate AI tools in the local economy. He invited the Board to contact him through the website hoodriveraicollective.com or to just show up for one of his free bimonthly AI offerings.

PRIVATE SECTOR BOARD VACANCY

Documents referenced: Private Sector Board Vacancy Memo; MCEDD Board of Directors Interest Form completed by Lauren Heumann.

Jessica reminded the Board that Kristin Franger had stepped down, leaving a vacancy in the Food & Beverage Industry representation. MCEDD received one application, from Laren Heumann, owner and manager of Treebird Market in Hood River. The Executive Committee reviewed her application and recommended that she be approved by the Board. Garrett Stump asked if there were questions or discussions on that. There were none.

Motion: Eric Proffitt motioned to approve the appointment of Lauren Heumann to the MCEDD Board. Rob Farris seconded the motion.

Approved By: Garret Stump, Eric Proffitt, Jonathan Lewis, Rob Farris, Scott Hege, Noah Estes, Tonya Brumley, Brad Lorang, Ryan O’Conner, Amanda Goeke, Pat Albaugh, Kenneth Lawson, Danielle Clevidence

Opposed By: None

CONSENT AGENDA

Documents referenced: December 2025 Board Meeting Minutes; Personnel Policy Update Memo, Procurement Policy (Resolution 2026-1, Procurement Policy Adoption), Appointment of Budget Committee/Officer; Budget Process Approval

The changes to the Personnel Policy and the Procurement Policy have been reviewed by the Executive Committee and recommended for approval. Noah Estes has offered to take Kristin Franger’s place on the Budget Committee. Jessica asked if there were any comments on the consent agenda. There were none.

Motion: Danielle Clevidence motioned to approve the Consent Agenda. Amanda Goeke seconded the motion.

Approved By: Garret Stump, Eric Proffitt, Jonathan Lewis, Rob Farris, Scott Hege, Noah Estes, Tonya Brumley, Brad Lorang, Ryan O’Conner, Amanda Goeke, Pat Albaugh, Kenneth Lawson, Danielle Clevidence

Opposed By: None.

Todd Andrews and Buck Jones joined the meeting at 4:08 pm.

Lauren Heumann and Jeff Heater joined the meeting at 4:13 pm.

FINANCIAL REPORT

Documents referenced: Financial Update dated March 19, 2026 from Leana Kinley to MCEDD Board.

Leana Kinley reported that the Financial Report includes details through January. Leana explained that it’s a timing issue with regards to bills for transportation operations. She bills reimbursable costs on a quarterly basis, so when reports are outside of the end of the quarter, they show to be a little off. Therefore, the negative balance for transportation will clear out when March invoicing is done, to come out in May. There are a couple of special projects where costs exceed revenues. Some of those are known, like MCEDD subsidizing the Gorge Tech Alliance, averaging about \$20,000 the past few years. Leana said they are keeping an eye on that, keeping costs down, but there is enough cash, in closed projects to carry that forward. This report does not contain the cash carryover balance. Same with the EDA planning.

Leana has been going through a lot of audits – Mount Hood Economic Alliance, and the final FY2025 audit for MCEDD, getting them back on track to audit on a regular basis. There will no longer been extensions accepted, so the FY2026 audit will be due by December 31, 2026. By the next reporting period, things will be simplified and easier to digest thanks to improvements Leana is bringing to the process.

Leanna asked for examples or reports that the Board likes from other agencies. Jessica added that one of

the newer reports they are pulling from Caselle is helpful to scan to see if you're on track.

Garrett Stump clarified that going forward there will be an annual audit – when the MCEDD fiscal year ends in June, the audit for that fiscal year is due by the end of the calendar year. He also agreed that getting the financials in a more concise manner will be helpful. Leana explained that the constraints of how Caselle tracks cash forced them to break up the loan fund accounts. Doing so will help Ami Beaver know what is available to loan and from where. He asked if there were any questions on the financials. There were none.

Scott Hege left the meeting at 4:15pm

Motion: Danielle Clevidence motioned to approve the financial report as presented by Leana Kinley. Brad Lorang seconded the motion.

Approved By: Garret Stump, Eric Proffitt, Jonathan Lewis, Rob Farris, Jeff Heater, Noah Estes, Buck Jones, Tonya Brumley, Brad Lorang, Ryan O'Conner, Amanda Goeke, Lauren Heumann, Pat Albaugh, Kenneth Lawson, Todd Andrews, Danielle Clevidence

Opposed By: None.

NEW FINANCIAL MANAGEMENT POLICY

Documents referenced: Financial Management Policy Memo, Financial Management Policy, Resolution 2026-2

Scott Hege rejoined the meeting at 4:18pm.

Leana Kinley reported that MCEDD has some financial practices in policies in different places, how we budget, how we process grants, use and process cash, and how funds are invested. What reserves do we want to have for urgent needs and other risk management, including deductibles and costs not covered by insurance. Leanna proposes a 5-year forecast of expenditures. Jessica added that the Executive Committee discussed this and asked that we make sure \$50k is enough to replace the vehicles if lost. Insurance confirmed that we do have replacement cost coverage on almost all the vehicles, apart from the three oldest, the minivans. For the others, if lost, we would be reimbursed for the market value of the vehicles. The emergency fund would have to cover the difference between the replacement cost and the market value of the lost vehicle. Rob Farris expressed concern about the reserve being enough to replace the more expensive commuter vans and buses. There were no questions.

Motion: Rob Farris motioned to approve Resolution 2026-2, Adopting a Financial Management Policy, as given by Leana Kinley. Tonya Brumley seconded the motion.

Approved By: Garret Stump, Eric Proffitt, Jonathan Lewis, Rob Farris, Jeff Heater, Scott Hege, Noah Estes, Buck Jones, Tonya Brumley, Brad Lorang, Ryan O'Conner, Amanda Goeke, Lauren Heumann, Pat Albaugh, Kenneth Lawson, Todd Andrews, Danielle Clevidence

Opposed By: None.

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs)

Documents referenced: Comprehensive Economic Development Strategy Updates and Development Memo, 2026 Regional Priorities (WA, OR, each county), Resolution 2026-3

Jessica explained the development of our regional comprehensive economic development strategy (CEDS) is one of the most important roles that MCEDD plays, and it is a requirement of our received EDA Partnership Planning Grant.

The 2026 update to the regional Comprehensive Economic Development Strategy (CEDS) will remove references to climate change and equity per current administration requirements while retaining strategies on drought, wildfire resilience, and disadvantaged populations. This change aligns with federal grant conditions and recent guidance on language usage. The update includes an annual prioritization list of public works and technical assistance projects from counties. The list supports regional consensus on priorities and aids funding advocacy at state and federal levels.

She next walked through the draft list of top priority projects for our Washington counties including Cascade Business Park infrastructure development, Port of Klickitat's Terminal 1 expansion, and Skamania County's critical bridge replacements.

- Cascade Business Park is a former Army Corps site being developed for industrial use to reduce workforce commuting and grow local jobs with a \$2 million infrastructure project planned for summer.
- Bridge replacements address structural concerns critical for logging industry access and community connectivity.
- Other priorities include wastewater improvements, fairgrounds, courthouse upgrades, and industrial park projects.
- These projects represent multi-million-dollar investments vital to regional economic resilience.

Jessica walked through the draft priority list for our Oregon counties, which is led by combined interstate bridge projects including the Bridge of the Gods and Hood River Bridge, with many water and sewer infrastructure projects across Sherman, Wasco, Gilliam, and Hood River counties.

- The Bridge of the Gods has received \$6 million from the state for seismic studies and maintenance to extend lifespan and keep tolls low.
- Water infrastructure projects address aging systems limiting growth and posing safety risks, especially after wildfire impacts like in Rowena water district.
- Other priorities include courthouse replacement, elevated sewer lines, broadband expansions, and health district facility upgrades.

The list consolidates multiple local priorities into a coherent regional strategy for funding and advocacy. The prioritization list has proven effective in influencing legislative funding decisions. The process encourages collaboration among counties and enhances regional voice in infrastructure investment. The update ensures the region's projects remain competitive for state and federal grants.

Motion: Todd Andrews motioned to adopt Resolution 2026-3, Comprehensive Economic Development Strategy. Eric Proffitt seconded the motion. Jessica clarified that the approval covers the ranking as well.

Approved By: Garret Stump, Eric Proffitt, Jonathan Lewis, Rob Farris, Jeff Heater, Scott Hege, Noah Estes, Buck Jones, Tonya Brumley, Brad Lorang, Ryan O'Conner, Amanda Goeke, Lauren Heumann, Pat Albaugh, Kenneth Lawson, Todd Andrews, Danielle Clevidence

Opposed By: None.

Motion: Danielle Clevidence motioned to appoint the Steering Committee as recommended by Jessica Metta, including some appointments still to be made. Pat Albaugh seconded.

Approved By: Garret Stump, Eric Proffitt, Jonathan Lewis, Rob Farris, Jeff Heater, Scott Hege, Noah Estes, Buck Jones, Tonya Brumley, Brad Lorang, Ryan O’Conner, Amanda Goeke, Lauren Heumann, Pat Albaugh, Kenneth Lawson, Todd Andrews, Danielle Clevidence

Opposed By: None

EXECUTIVE DIRECTOR REPORT

Document referenced: March 2026 Executive Director Report

Main points highlighted from Jessica Metta’s report:

1. Gilliam County Boundary Modification

- Status Update: Official notification was received on February 26, 2026 that the boundary modification regarding Gilliam County has progressed from the regional headquarters to the national headquarters.
- Next Steps: MCEDD has initiated outreach to Gilliam County representatives, and they will be officially integrated into the upcoming Fiscal Year 2027 budget planning process.

2. USDA Loan Funds Utilization

- Deadline: September 30
- Current Status: MCEDD is actively working to deploy remaining USDA loan funds before the fall deadline.
 - Approved Project: A \$360,000 loan for a hangar project at the regional airport is currently moving forward as planned.
 - Remaining Balance: Approximately \$900,000 still needs to be allocated.
- Pipeline & Ideation: Several potential projects are being explored through the Oregon Investment Board (OIB) to help utilize the remaining balance. Jessica is continuously meeting with community partners to discuss diverse project concepts.
- Board members are highly encouraged to submit or connect staff with any potential project ideas that could utilize these loan funds.

COMMITTEE REPORTS

Documents referenced: March 2026 Executive Committee Report; March 2026 Loan Administration Board Report

Executive Committee: Garrett Stump summed up Executive Committee activity over the past quarter: Personal policy update, Financial Management policy, reviewed the private sector Board vacancy – approved today. There were no questions.

Loan Administration Board: Jessica Metta reported for Loan Fund Manager Ami Beaver on lending activity over the past quarter. \$300k for Balch Hotel – disbursed the loan, Oregon Investment Board – videos are available to share on socials.

STAFF UPDATES

Documents referenced: March 2026 staff reports.

Andrew Danies, Michelle Colby, Lindsay McClure, Jakob Livik, Sara Cook and Jesus Mendoza shared

highlights of their reports.

Andrew: The Wasco County Broadband Action Team is actively coordinating local partners to deploy broadband infrastructure funded by a \$42 billion federal program from the Bipartisan Infrastructure Bill.

- Wasco County's allocation is about \$15 billion, with efforts focused on equitable broadband access as vital infrastructure alongside water and power.
- MCEDD supports messaging and deployment coordination, emphasizing broadband's importance to economic development.
- This initiative aims to close digital gaps and supports regional connectivity.

Michelle: Business and workforce training workshops in Washington are filling rapidly, including social media, tax, and accounting sessions funded by a Washington State Microenterprise Association grant.

- Training partners include multiple Chambers, American Farmland Trust, Gorge Women in Business, and the Innovation Hub.
- Sessions have been highly attended, reflecting strong demand for small business development support.
- These efforts enhance local business capabilities and regional economic vitality.

Lindsay: The Regional Energy Resilience Plan is underway for Oregon counties leveraging a legislative mandate (HB 3630) to assess energy infrastructure, hazards, and independence.

- Four Oregon counties formed a cohort to develop a coordinated plan rather than individual plans.
- The plan is open for stakeholder feedback with a March 20 deadline and a final completion target of June 30.
- This collaboration supports statewide energy resilience goals and local hazard preparation.

Jakob: MCEDD-hosted entrepreneurial events at the Innovation Hub have seen growing attendance, with topics ranging from starting businesses to AI use, culminating in a Pitch Fest application process opening in early April.

- Events have attracted up to 55 attendees, indicating strong local interest.
- Pitch Fest aims to showcase regional startups and innovation, with info sessions scheduled in March and April.

Jesus: Transportation programs continue grant applications for capital improvements and operating expenses, including vehicle procurement and regional transit promotion.

- Outreach targets diverse populations including Spanish speakers and school communities to increase transit use.
- Infrastructure upgrades include installing electric vehicle chargers and SIM seats to improve service quality and access.
- These efforts strengthen regional mobility and support economic participation.

Discussion: Danielle Clevidence asked if the grants would cover the cost of covered bus shelters. Jesus replied that they would, among other things.

REGIONAL UPDATES - MCEDD Board Members

Garrett Stump (Forestry): The log and lumber industry remains challenged by sustained low markets impacting mill operations and wages, yet reinvestment continues with recent multi-million-dollar projects at

local mills. Skilled labor shortages persist, requiring recruitment beyond the region at competitive wages. Plywood operations have shifted, with some closures offset by increased production elsewhere. Despite tough conditions, industry leaders emphasize commitment to long-term presence.

Ryan O'Connor (High Tech): High tech sector activity is strong with increasing demand for urban systems and new product launches, supported by regional ports undertaking major infrastructure and facility projects.

Pat Albaugh (Washington Ports): Cascade Business Park infrastructure and Port of Klickitat terminal expansions are advancing with construction RFPs planned.

Brad Lorang (Oregon Ports): Ports are also focusing on waterfront development feasibility studies and campground enhancements. These projects aim to sustain industrial growth and job creation.

Tonya Brumley (Oregon Chambers), Jonathan Lewis (Washington Chambers): Local chambers and business organizations remain active with networking, training, and community events, including bilingual document translation and youth entrepreneurship programs. The Hood River Chamber launched a Community Investment Matching Grant program open until April 30. Festival and event planning continue with adaptations due to construction and location changes. These efforts support community engagement and economic development.

Danielle Clevidence (Cities of Klickitat County), Amanda Goeke (Cities of Hood River County), Noah Estes (Cities of Wasco County): Cities report progress on housing, infrastructure, and public safety projects, with affordable housing units opening soon and major water system improvements planned. City of Hood River's Mariposa Village affordable housing waitlist opens in April with move-ins starting August/September. The City of The Dalles is addressing infrastructure vulnerabilities including elevated sewer line risks near highways. Wasco County cities are advancing skate parks, streetscape projects, and new water planning grants. These investments enhance livability and resilience.

Buck Jones (Tribal Businesses): Tribal and indigenous organizations focus on environmental site improvements and cultural resource protections, including wastewater replacements and bans on commercial huckleberry picking to protect traditional food sources. Yakima Nation led a successful resolution to extend commercial picking bans in the Gifford Pinchot National Forest. Environmental studies and wastewater design projects are underway at key fishing sites to support tribal access and sustainability. These actions preserve natural and cultural resources critical to tribal communities.

Jeff Heater (Agriculture), Lauren Heumann (Food and Beverage): Shared updates for their industries. The pear growers in particular are struggling.

NEW BUSINESS

Garrett asked for any new business. *There was none. Jessica thanked everyone for attending.*

ADJOURNMENT

Garrett Stump adjourned the meeting at 5:35 pm.

Respectfully submitted by Jennifer Wright, MCEDD Office Administrative Assistant.

Memorandum

To: MCEDD Board of Directors

From: Jessica Metta, Executive Director

Re: Route & Dispatch Training Program Establishment -CONSENT AGENDA

Date: June 9, 2026

Overview

We have been reviewing how we train new bus drivers and dispatchers for equitable pay reasons. We recently had a Lead Driver position who led much of the driver training, but behind-the-wheel training on specific routes was shared between several drivers. While driver and dispatcher training is part of the job duties for the Field Supervisor and Transportation Operations Manager, we would like to set up a program that compensates other drivers and dispatchers for their assistance training new staff in recognition of the time they put into it. We consulted with several other transit entities in the creation of the draft program. We also shared this draft with staff for their input.

Executive Committee Recommendation

The Executive Committee reviewed the Route & Dispatch Training Program at their May meeting. After confirming with staff that our timekeeping/ payroll system can easily handle the pay differential, the Committee recommended that the Board approve it as presented at the June meeting.

Request: Approve the Route & Dispatch Training Program as presented.



Route & Dispatch Training Program – June 2026

Overview

The Link Public Transit has relied on experienced drivers and dispatchers to support the onboarding of new bus operators and dispatchers. These efforts have included creating instructional videos (e.g., use of fuel cards at Pacific Pride and County facilities), assisting with Passenger Assistance, Safety and Sensitivity (PASS) training, demonstrating essential skills such as proper tire chain installation, and providing scheduling and dispatching software training, among other tasks.

Purpose of Training Program

This Route and Dispatch Training Program establishes a standardized approach to training new bus operators and dispatch staff at The Link Public Transit by experienced drivers and dispatchers. This program also ensures that all trainees receive consistent, high-quality instruction that promotes safety, operational efficiency, and excellent customer service, while providing formal compensation for the assigned training responsibilities.

Trainer Roles & Responsibilities

Under the guidance of the Transportation Operations Manager or Field Supervisor, Route Trainers conduct behind-the-wheel instruction, on-route training, and mentorship of new bus operators to support long-term success for both the driver and the agency.

Dispatch Trainers will support with Ecolane scheduling and dispatching functions, teach phone and radio communication protocols, coach trainees on decision-making during service disruptions, and reinforce documentation and reporting procedures.

Training Standards

Trainers are expected to demonstrate a thorough understanding of The Link Public Transit policies and procedures, proficiency in operating all agency vehicles, familiarity with all routes, and/or familiarity with all dispatch software and procedures. To remain eligible for the Trainer role, individuals must meet the following criteria:

- **Employment Tenure:** Minimum of one (1) year of employment with The Link Public Transit.
- **Performance Record:** Demonstrated strong job performance, including reliability, attendance, and adherence to agency policies and procedures.
- **Communication Skills:** Ability to clearly explain procedures, provide constructive feedback, and adapt communication style to different learning needs.



- **Customer Service:** Demonstrated ability to provide respectful, professional, and inclusive service to all riders.
- **Training Aptitude:** Ability to model expected behaviors, remain patient, and support trainees in a learning environment.
- **Safety Mindset:** Strong commitment to safety practices and risk awareness in all aspects of operations.
- **Willingness to Train:** Must be willing to take on additional responsibilities, including schedule flexibility to support training needs.
- **Confidentiality:** Provide feedback on trainee performance and other sensitive information with discretion. Such information must not be disclosed outside of the training program.
- **Training Consistency:** Train new operators to the same standards established in classroom instruction and official training materials.
- **Disciplinary Standing:** Employees who have been placed on a Personal Improvement Plan or received a Written Warning within the past twelve (12) months are not eligible.

Standards Specific for Bus Operator Trainers:

- **Route Proficiency:** Demonstrated knowledge of all routes.
- **Vehicle Proficiency:** Ability to safely and confidently operate all vehicle types within the agency fleet.
- **Safety Record:** Maintain no more than one (1) preventable accident within a rolling twelve (12) month period.

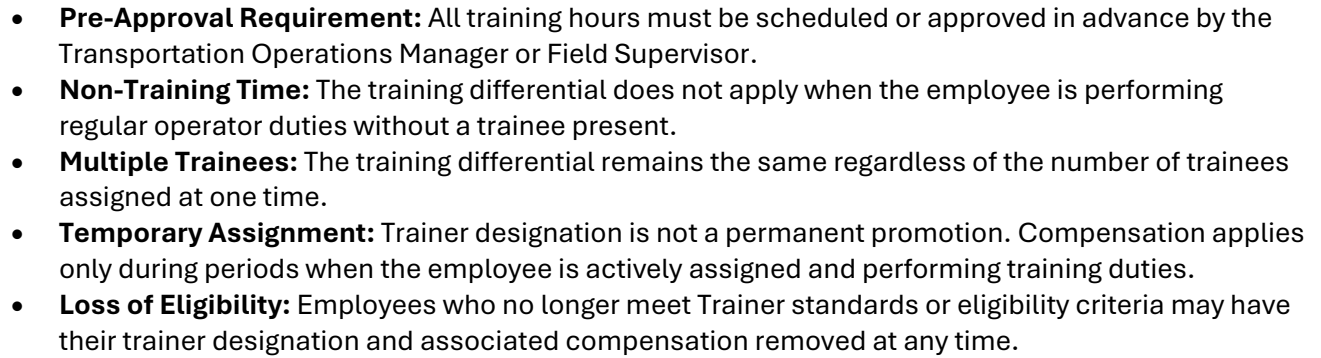
Standards Specific for Dispatch Trainers:

- **Ecolane Proficiency:** Demonstrate knowledge of software.

Trainer Compensation

Driver and Dispatch employees designated as Trainers for The Link Public Transit are eligible for additional compensation when performing approved training duties.

- **Training Differential:** Trainers will receive an additional **\$2.00 per hour** above their regular rate of pay for all hours spent actively engaged in training activities.
- **Eligible Activities:** Compensation applies only to time spent performing approved training functions, including:
 - Behind-the-wheel instruction
 - On-route training with trainees
 - Mentoring and coaching new operators
 - Dispatch software & procedures training (only for those being trained as Dispatchers)
 - Completing required training documentation and evaluations



Transportation Operations Manager
Print Name
Date

Memorandum

To: MCEDD Board of Directors

From: Jessica Metta, Executive Director

Re: USDA Grant Application -CONSENT AGENDA

Date: June 9, 2026

Overview

We are preparing an application to USDA-Rural Development for a Rural Business Development Grant (RBDG) that would allow our staff to have dedicated time in Skamania and Klickitat Counties for business technical assistance. In 2025, we submitted a similar application to both USDA-Oregon and USDA-Washington but only the USDA-Oregon application was awarded. We are trying again for Washington. The grant application requires an official Board resolution to apply.

Request

Approve Resolution 2026-4 Rural Business Development Grant.



**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
RESOLUTION 2026-4: RURAL BUSINESS DEVELOPMENT GRANT**

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Mid-Columbia Economic Development District (MCEDD) Board of Directors being present; and

WHEREAS the United States Department of Agriculture is awarding grants through the Rural Business Development Grant (RBDG) Program for including, but not limited to : 1) Business Opportunity Grants to provide technical assistance, training and other services to help rural small businesses improve operations; and 2) Business Enterprise Grants focused on projects that benefit small and emerging businesses by providing infrastructure improvements, equipment acquisition and real estate development; and

WHEREAS the MCEDD Board has identified small business development in our six-county region as a priority and desires to participate in the RBDG Program to the greatest extent possible; and

WHEREAS the RBDG program requires that the Board provide a resolution of support for the grant application.

NOW, THEREFORE, BE IT RESOLVED, that the MCEDD Board of Directors supports submission of an RBDG Program grant application and authorizes the Executive Director, Jessica Metta to take the necessary actions to sign and submit the RBDG grant application and to administer the program if awarded.

PASSED AND APPROVED this 18th day of June, 2026.

ATTEST:

**MID-COLUMBIA ECONOMIC
DEVELOPMENT DISTRICT:**

Jennifer Wright, Office Administrative Assistant

Joseph Dabulskis, Chair

Memorandum

To: MCEDD Board of Directors

From: Jessica Metta, Executive Director

Re: Bylaws Amendment

Date: June 9, 2026

Overview

On March 26, 2026, the US Economic Development Administration (EDA) approved the request to amend MCEDD's boundaries to include Gilliam County. The next step in this multi-year process is amending MCEDD's Bylaws to incorporate Gilliam County. In 2023 discussions about how the Board would be set up after Gilliam County was added, Gilliam County was content to have one seat representing both the County and Cities of Gilliam County. Draft Bylaws were shared with the MCEDD Executive Committee at their May 2026 meeting to reflect that structure.

Other representation on the Board will include the Port of Arlington being added to the Oregon Ports rotation, Oregon Frontier Chamber of Commerce being included in the Oregon Chambers representation, and eligibility for Private Sector seats for Gilliam County residents if they fit within the designated sectors.

Executive Committee Recommendation

At their May 2026 meeting, the MCEDD Executive Committee reviewed the draft bylaws for adding Gilliam County representation to the Board. They desired to give Gilliam County the same standing as the other MCEDD counties from the start, with both a County representative and a Cities representative, and recommended bylaws to that effect be approved by the MCEDD Board at its June meeting.

Request: Approve the bylaws update that adds two Gilliam County representatives (County and Cities) to the Board.

Bylaws of the
Mid-Columbia Economic Development District

ARTICLE I
THE ENTITY

Section A. Area of Operation:

The area of operation of the Mid-Columbia Economic Development District (MCEDD) shall be within the corporate boundaries of the Oregon counties of Gilliam, Hood River, Sherman and Wasco, and the Washington counties of Klickitat and Skamania. (The MCEDD shall hereafter be called the District.)

Section B. Establishment:

The District was formed by representation from the five counties in 1969 and was designated an “Economic Development District” by the Economic Development Administration, U.S. Department of Commerce, on June 10, 1970. Bylaws were adopted and the District established pursuant to the laws of the States of Washington (RCW 39.34) and Oregon (ORS 190) and by agreement of its members. The District was amended to add Gilliam County by the Economic Development Administration, U.S. Department of Commerce, on March 26, 2026.

Section C. Mission and Goals:

The District’s mission is to promote the creation of family-wage jobs, the diversification of the economic base, and the growth, development and retention of business and industry within the six-county district. The primary goals are:

1. Creation of employment opportunities and the diversification of the area’s economic base through business expansion and the development of new business and industry.
 - a. Provide financing packaging assistance along with a variety of financing program options to promote business and industrial development.
 - b. Provide support to existing community marketing and business assistance programs.
 - c. Help retain existing employers in the area by assisting in the removal of obstacles to growth and/or continued operation in the area.
2. Provide planning and coordination of economic development related activities and act as a liaison between appropriate Oregon, Washington and Federal interests.
3. Administer local, state or federal programs which have economic benefit within the six-county area.

ARTICLE II
MEMBERSHIP AND REPRESENTATION

Section A. Membership:

Any general purpose district (city or county) or special purpose district or any organization founded for or involved in economic development, within the boundaries of the six counties, shall be eligible to become participating members of the District. The governing body of each county of government may approve membership from other districts, organizations, or associations.

Section B. Public Sector Representation, Board of Directors:

The elected governing body of each member county shall designate one of its members to represent it and serve at the pleasure of the county governing body as a voting member of the Board of Directors.

The governing body of each member county shall also appoint one voting representative to the Board of Directors from any city (who is a member of the District) within the county, and shall appoint that representative selected by the city upon receiving a written request designating the individual to be appointed. If more than one city within a county has become a member of this Agency, the governing body of that county may rotate the appointment of the voting representative between such cities within the county. The voting representative appointed is to serve at the pleasure of the designating county. The city representatives from the Oregon counties shall serve a two-year term which shall expire on odd numbered years, while the representatives from the Washington counties shall serve a two-year term that expires on even numbered years.

The member Port Districts shall select voting representatives to the Board of Directors from their elected commissioners or a senior staff level person for two-year terms. Oregon Ports shall select one representative whose position shall expire on even numbered years. Washington Ports shall select one representative whose position shall expire on odd numbered years. Port representatives should rotate among the member Ports in each state upon expiration of the current term.

Section C. Private Sector Representation, Board of Directors:

The Executive Committee shall select eight voting Private Sector representatives from regional business sectors. Appointments will be for a one-year period which may be renewed. These selections will be made after the other voting representative positions have been filled. Nominations for these positions may be submitted by the interests to be represented or by other Board members. Appointments shall be ratified by the Board. "Private Sector Representative" is defined as an individual in a responsible decision-making position in a for-profit organization, or that individual's representative. In addition, representatives from an institution of post-secondary education or workforce development or labor group are eligible to serve in these positions.

The Chambers of Commerce shall select voting representatives to the Board of Directors for two-year terms. Oregon Chambers shall select one representative whose position shall expire on even numbered years. Washington Chambers shall select one representative whose position shall expire on odd numbered years. Chamber representatives should rotate among the Chambers of Commerce in each state upon expiration of the current term.

Section D. Removal:

A Board member may be removed for missing three consecutive regular Board meetings without reasonable cause approved by a majority of the board membership. After two absences by a Board member, he or she will be notified that an absence at the next meeting will be cause for consideration of their removal from the Board and a letter will also be sent to the appointing body. Following three consecutive absences, the Board member may be removed upon a majority vote of the other members present at a regular or special meeting. The member being considered for removal may appear and be heard at such meeting before a vote is taken. If a Board member is removed, then a new member will be appointed by the appointing body. The Board may take action to excuse a board member from attendance requirements.

A Board member formally charged with fraud, dishonesty or embezzlement will be immediately suspended from the Board. A Board member may be removed for conviction of fraud, dishonesty, embezzlement, or other good cause upon the vote of a majority of the other members present at a regular or special meeting. The meeting shall be held not less than ten (10) days after a notice setting forth the intended action, a statement of the reasons therefore, and the date of the meeting when the matter will be acted upon, has been sent by certified mail to the member being considered for removal. The member being considered for removal may appear and be heard at such meeting before a vote is taken.

A selecting entity may replace its representative(s) at any time and the position may be filled with a representative appointed by the selecting entity for the unexpired term.

Section E. Voting Control:

At each meeting of the Board of Directors of the District, each Board member shall be entitled to vote in person and shall have one vote. All questions, except as otherwise provided by law or herein, shall be determined by a majority of the members of the Board present at any duly called meeting. Proxy votes will not be allowed.

Section F. Member Resignation/Termination:

Member organizations of the District may resign their membership by giving notice to the District at least 60 days prior to the beginning of the District's fiscal year.

Non-payment of dues or not making approved arrangements by July 1 within the fiscal year of MCEDD shall be grounds for termination of membership. When a membership is terminated any member of the Board of Directors representing or appointed by that membership shall be removed.

Section G. Dissolution:

This organization shall be dissolved at any time when less than four of the governing bodies of the six counties remain as members of the District. After payment of all outstanding financial commitments, any remaining funds shall be forthwith distributed to the District members in the same proportion as such members contributed to the District in its last fiscal year of operation.

ARTICLE III MEETINGS

Section A. Annual Meetings:

The regular annual meeting of the members shall be held in September of each year, at such place within the six counties as is specified in the notice of the meeting.

The regular annual meeting shall be held to elect officers and/or appoint Board members and transact such other business as may come before the meeting.

Failure to hold the annual meeting at the designated time shall not work a forfeiture to dissolution of the District. If the annual meeting is not held at the designated time, the Chairperson or Board may call the annual meeting at a time fixed by the Board not more than sixty (60) days after such designated time. If the annual meeting is not held at the designated time or during the sixty-day period thereafter, the annual meeting may be called by members having one-fifth of the votes entitled to be cast at the meeting.

Section B. Regular Meetings:

Regular meetings of the Board shall be held quarterly or as needed, at a specified place, day and hour at a location within one of the six counties.

Section C. Special Meetings:

Special meetings of the Board may be called at any time by the Chairperson, or by a quorum of the Executive Committee, and it shall thereupon be the duty of the Chairperson to cause notice of such meeting. The Chairperson or Executive Committee members calling the meeting shall fix the place, day, and hour of the meeting, and shall state the purpose or purposes for which the meeting was called. The meeting shall be held within the six-county area.

Section D. Notice of Meetings:

Notice of the place, day and hour and purpose of any regular or annual meeting of the Board shall be delivered, by U.S. mail, e-mail, or given to each member entitled to vote at such meeting not less than five (5) days nor more than fifty (50) days before the date set for the meeting either personally or by mail (special meetings require ten (10) days prior notice or telephone notification). If notice of a meeting is mailed, such notice shall be deemed to be delivered when deposited in the United States mail, with postage fully prepaid thereon, addressed to the members at their most recent address as they appear on the records of the District. If notice is delivered by email, such notice shall be deemed to be delivered if not returned to sender within twenty-four (24) hours. Notices will also be posted/ advertised in accord with the open meetings laws for any Board or Committee meeting.

Section E. Quorum:

At any properly called meeting of the Board or Committee, a majority of the voting representatives shall constitute a quorum for conducting business.

Section F. Organization:

The Chairperson, and in his or her absence, the Vice-Chairperson, shall preside at each meeting of the Board and shall act as Chairperson thereof. The meetings shall be conducted in accordance with Roberts Rules of Order.

ARTICLE IV RIGHTS AND LIABILITIES OF DIRECTORS

Section A. Liability of Members and Representatives of Debts:

Individual voting members and the private and public property of the members and their representatives shall be exempt from execution or other liability for any debts of the District nor shall they be liable or responsible for any debts or liabilities of the District.

Section B. Loans to Board Members:

No personal or private loans may be made by the District to its Board members or their immediate families as provided in 13 CFR 302.3 and in ORS 65.364. No member of the Board or their immediate families may be an officer, director, or owner of a small business concern receiving financial assistance from the District.

ARTICLE V OFFICERS

Section A. Number and Qualifications:

The officers of the Mid-Columbia Economic Development District shall be a Chairperson, a Vice-Chairperson, and a Secretary-Treasurer. They shall perform such duties as may be designated by the Board. A member may not hold more than one office.

Section B. Election and Term of Office:

The officers shall be Board members elected annually by the Board at their regular annual meeting. If the election of officers shall not be held at such meeting, such election of officers shall be held as soon thereafter as may be convenient. Each officer shall hold office for terms of one (1) year or until his or her successor shall have been elected. A vacancy in any office shall be filled by the Board for the unexpired portion of the term. A nominating committee appointed by the Chairperson shall meet prior to the annual meeting.

Section C. Chairperson:

The Chairperson: (1) shall be the principal presiding officer of the District Board of Directors and shall preside at all meetings of the members and at all meetings of the Board at which he or she is present; (2) may sign any instruments authorized by the Board to be executed, except in cases in which the signing and execution thereof shall be expressly delegated by the Board or by these bylaws to some other officer or agent of the MCEDD, or shall be required by law to be otherwise signed or executed; and (3) shall, in general, perform all duties incident to the office of the chairperson and such other duties as may be prescribed by the Board from time to time.

Section D. Vice-Chairperson:

In the absence of the Chairperson, or in the event of his or her inability or refusal to act, the Vice-Chairperson shall perform the duties of the Chairperson, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairperson. The Vice-Chairperson shall also perform such other duties as from time to time may be prescribed by the Board.

Section E. Secretary-Treasurer:

The Secretary-Treasurer shall: (1) keep the minutes of the meetings of the Board in one or more books provided for that purpose; (2) see that all notices are duly given in accordance with these bylaws; (3) be custodian of the MCEDD records; (4) keep general charge of the books of the MCEDD; and, (5) in general, perform all duties incident to the office of Secretary-Treasurer, and such other duties as from time to time may be prescribed by the Board, or may assign these duties to staff.

Section F. Removal of Officers:

Any officer elected may be removed by a majority vote of the Board whenever in its judgment the best interests of the District are not being served by the officer.

Section G. Resignations and Vacancies:

Any officer may resign at any time by giving notice in writing to the Chairperson and the Board, and unless otherwise provided herein, each resignation shall be effective upon receipt of the notice. A vacancy in office because of death, resignation, removal, disqualification, or any other cause may be filled from the Board for the unexpired portion of the term by a majority vote of the Board.

ARTICLE VI
DIVISIONS

Section A. Economic Development Division:

The Economic Development Divisions provides Business Assistance, Technical Assistance, and Regional Coordination for Economic Development issues. This work includes the provision of planning, grant writing, grant administration and coordination services to communities and organizations where needed within the realm of economic development, as well as oversight of the MCEDD Revolving Loan Funds, loan packaging assistance and any other program directly providing assistance to small businesses (may include "small business incubators"). The Loan Administration Board established in Article VII, Section B. will be responsible for the operation of MCEDD's Revolving Loan Funds in accordance with approved management plans.

Section B. Transportation Division:

The Transportation Division provides Technical Assistance and Regional Coordination for Transportation issues. This work includes Mobility Management services and the provision of planning, grant writing, grant administration and coordination services to communities and organizations where needed within the realm of transportation, as well as operation of The Link Public Transit.

ARTICLE VII COMMITTEES

Section A. Executive Committee:

The Executive Committee shall consist of at least eight members. Each county (geographic area) within the District shall be represented by a Public Sector Board member on the Executive Committee. At least two Private Sector representatives will be appointed by the full Board at the Annual Meeting. Additional Public Sector and/or Private Sector representatives may be appointed at the discretion of the full Board at the Annual Meeting. The Officers of the MCEDD Board of Directors will each fill one of the Executive Committee positions. Vacancies occurring during the year will be filled by Board action at a regular or special meeting of the MCEDD Board.

The Executive Committee shall have the same powers and authority as the Board of Directors and may take any action(s) on behalf of the Board. The Executive Committee may meet monthly, or as needed to conduct all operations of the District. Significant policy decisions will be referred by the Executive Committee to the full Board of Directors for consideration during a regular or special meeting.

Section B. Loan Administration Board:

A Loan Administration Board shall be selected in accordance with requirements of the approved Revolving Loan Fund Plan governing Economic Development Administration and US Department of Agriculture grant funds and shall serve a term of one year. The Loan Administration Board shall have the authority to make all loan decisions and take any required action on behalf of the MCEDD Board.

Section C. Nominating Committee:

A Nominating Committee shall be appointed by the Chairperson to meet prior to the annual meeting to nominate a slate of officers for the next year and to nominate at least two Private Sector representatives to the Executive Committee.

Section D. Committees:

The Board of Directors or Chairperson may provide for or appoint other committees to assist the Board of Directors in the management and affairs of the District.

Section E. Committee and Loan Administration Board Authority and Reports:

Minutes of the Committee and Loan Administration Board meetings will be maintained at the MCEDD offices. A report of Committee and Loan Administration Board activities will be made at the next regular MCEDD Board meeting.

ARTICLE VIII STAFF

Section A. Executive Director:

The Executive Director shall be hired by the Executive Committee with the concurrence of the majority of the full Board of Directors upon such terms and conditions as the Board may determine, and shall serve at the pleasure of the Board.

Section B. Executive Director, Power and Duties:

The power and duties of the Executive Director are:

1. To act as the chief executive officer of the District and to direct and implement the business and affairs of the District, under the policy guidance of the Board of Directors.
2. To have general charge of the property of the District and to supervise and control all employees of the District.
3. To hire, upon the advice of the MCEDD Executive Committee, all employees and agents of the District and fix their titles, terms of employment, powers, duties and compensation, in accordance with District Policy and Committee recommendations; and to discharge any employee or agent within the guidelines established by District policy.
4. To act in the name of, and on behalf of, the District in regard to such commitments of the District as permitted by Regulatory Agencies and which are appropriate and consistent with the purposes stated herein as the Board may from time to time determine.
5. To sign and countersign all drafts, notes, orders or other undertakings for the payment of money by the District, as authorized by the Board of Directors or Executive Committee.
6. To sign all records and documents whereunto the signatures of the Executive Director shall be lawfully required.

ARTICLE IX
FUNDS, CHECKS AND DEPOSITS

Section A. Program and Budget:

Annually, and before July 1 of each year, the Board of Directors shall propose a program and adopt a budget for the District for the ensuing year. At this meeting, the Board shall further vote an assessment of dues to member organizations for the purpose of providing the necessary funds to accomplish the program as approved by the Board. On or after July 1 of each year, but prior to March 1 of the same fiscal year, each member organization shall forthwith pay to the District the amount of said dues assessment. Failure to pay the assessed dues within the allotted time may result in the termination of membership.

Designated dues, donations, grants, contract funds, etc., will be used solely by the Division so designated, in accordance with approved budgets and management plans.

Section B. Gifts and Grants-In-Aid:

The Board of Directors or Executive Committee may accept on behalf of the District any contribution, gift, bequest or devise for the general purposes or any special purpose of the District, and the Board of Directors and Executive Committee are specifically authorized to accept grants to aid on such conditions as may be approved by the Board of Directors from the United States, the states of Oregon and Washington, or any bureau or agency thereof, as well as from any other lawful source, public or private.

Section C. Deposits:

All funds of the District shall be deposited to the credit of the District in such banks, trust companies or other depositories that meet funding agency requirements as the Board of Directors may select.

Section C. Disbursements:

Upon budget approval by the Board of Directors, disbursements on accounts and expenses provided for in the budget may be made under the authority of such officer or officers, agent or agents as shall from time to time be authorized by resolution of the Board of Directors.

ARTICLE X
FISCAL YEAR

Fiscal Year: The fiscal year of the District shall commence July 1 of each year.

ARTICLE XI
AMENDMENTS

Amendments: Amendments to these bylaws, except revisions made to 13CFR302.3, which shall modify these bylaws on the revision date, may be proposed at any regular meeting of the Board when a quorum is present and shall take effect when the amendment receives the concurring vote of a majority of voting representatives.

Amended this 18th day of July, 1990.

Amended this 16th day of January, 2002 /s/ Joan Frey, Chairperson MCEDD Board of Directors

Amended this 14th day of December, 2005 /s/ Dan Ericksen, Chairperson, MCEDD Board of Directors

Amended this 19th day of July, 2006 /s/ Les Perkins, Chairperson, MCEDD Board of Directors

Amended this 10th day of September 2009 /s/ Barbara Briggs, Chairperson, MCEDD Board of Directors

Amended this 15th day of December, 2011 /s/ Don Stevens, Chairperson, MCEDD Board of Directors

Amended this 13th day of September, 2012 /s/ Don Stevens, Chairperson, MCEDD Board of Directors

Amended this 19th day of September, 2013 /s/ Don Stevens, Chairperson, MCEDD Board of Directors

Amended this 19th day of March 2015 /s/ Mike Smith, Chairperson, MCEDD Board of Directors

Amended this 23rd day of June 2022 /s/ Bob Hamlin, Chairperson, MCEDD Board of Directors

Amended this 18th day of June 2026 /s/ Joe Dabulskis, Chairperson, MCEDD Board of Directors

Memorandum

To: MCEDD Board of Directors

From: Jessica Metta, Executive Director

Re: Lending Eligibility Area Expansion

Date: June 9, 2026

Overview

In March 2026, the boundaries of Mid-Columbia Economic Development District (MCEDD) were amended by the US Economic Development Administration (EDA) to add Gilliam County to the original five-county district. We had always intended to open our lending resources to Gilliam County once the boundary modification was approved. The following Resolution 2026-5 would amend any Revolving Loan Fund (RLF) plans, policies and procedures used by MCEDD to add entities and/or projects in Gilliam County as eligible for receiving business loans or Attainable Housing loans.

Request

Approve Resolution 2026-5 District Lending Eligibility Area Change.



**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
RESOLUTION 2026-5: DISTRICT LENDING ELIGIBILITY AREA CHANGE**

WHEREAS, the boundaries of Mid-Columbia Economic Development District (MCEDD) were amended in March 2026 by the US Economic Development Administration (EDA) to add Gilliam County to the original five-county district of Klickitat and Skamania Counties in Washington and Hood River, Sherman and Wasco Counties in Oregon; and

WHEREAS, MCEDD provides small business loans as a service to the regional business community and as a strong part of our economic development strategy for the region, utilizing revolving loan funds from the US EDA and the US Department of Agriculture -Rural Development (USDA); and

WHEREAS, MCEDD also provides loans for Attainable Housing development in Hood River, Sherman and Wasco Counties in Oregon as a result of funding received from the Oregon Governor's office; and

WHEREAS, the MCEDD Board of Directors wishes to open these resources for eligible businesses and housing projects in Gilliam County; and

WHEREAS, Resolution 2023-2 adopted by the MCEDD Board of Directors in March 2023 states that "MCEDD wishes to provide the full range of its economic development services to Gilliam County, including business lending" and that the "MCEDD Board of Directors respectfully requests that the U.S. Economic Development Administration and U.S. Department of Agriculture recognize this boundary change in the area eligible to be served by MCEDD's revolving loan funds";

NOW, THEREFORE, the MCEDD Board of Directors resolves as follows:

1. Gilliam County entities and projects are eligible for the following of MCEDD's lending resources: EDA Revolving Loan Funds (RLF), EDA CARES Act RLF, Regional Strategies, USDA Rural Business Enterprise Grant (RBEG) OR/WA/Klickitat, MCEDD Micro Loans, Attainable Housing RLF.
2. Any relevant RLF plans, policies and procedures associated with the above funds are amended to add Gilliam County.

3. MCEDD's USDA Intermediary Relending Program (IRP) loan funds are not opened to Gilliam County at this time given extra steps required by USDA and enough other funding being readily available through MCEDD's other sources.

ADOPTED this 18th day of June 2026 by the MCEDD Board of Directors.

ATTEST:

**MID-COLUMBIA ECONOMIC
DEVELOPMENT DISTRICT**

Jennifer Wright, Office Administrative Assistant

Joseph Dabulskis, Chair



To: MCEDD Board
 From: Leana Kinley, Finance and Operations Manager
 RE: Financial Update
 Meeting Date: June 18, 2026

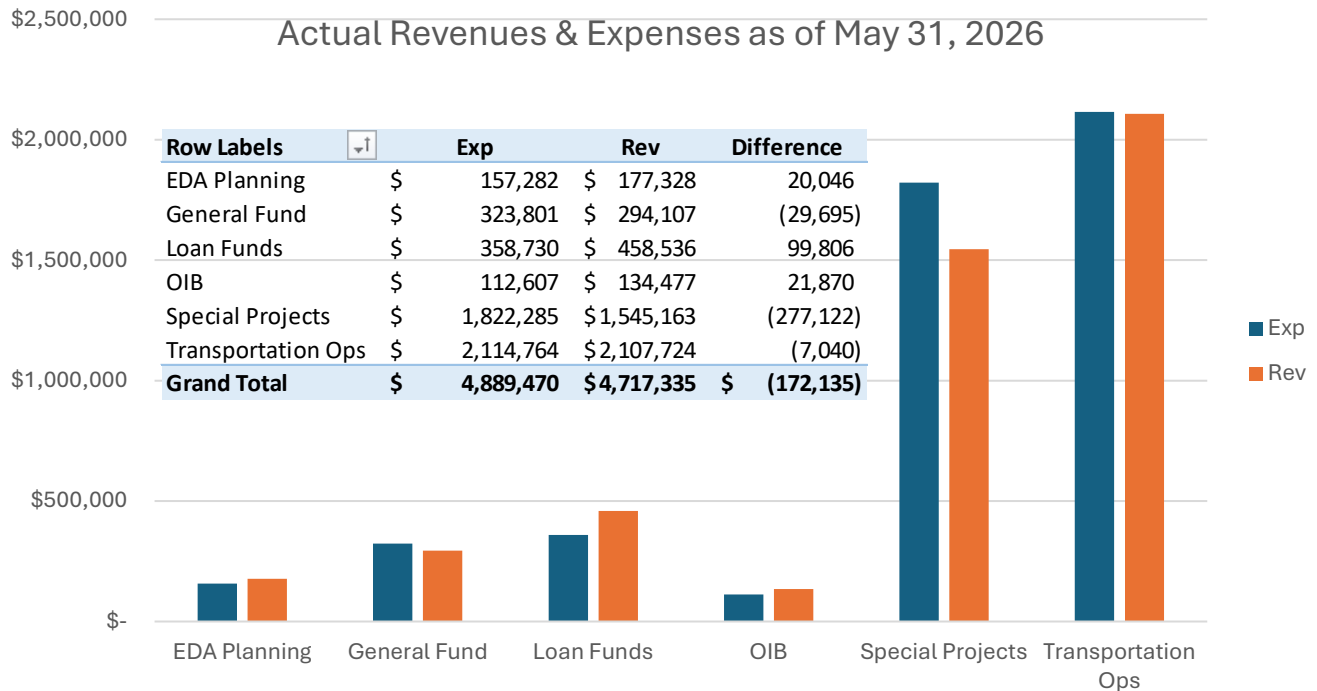
Executive Summary:

Staff have been busy this past quarter wrapping up the FY25 audit and finishing the transfer of financial data to the new loan funds. This has already improved financial reporting and will make the FY26 audit much smoother. I have also been working on updating the presentation of the budget and the revised budget document is included in the packet. A summary of the financials through May is outlined below.

Overview of Items:

FY26 Financials

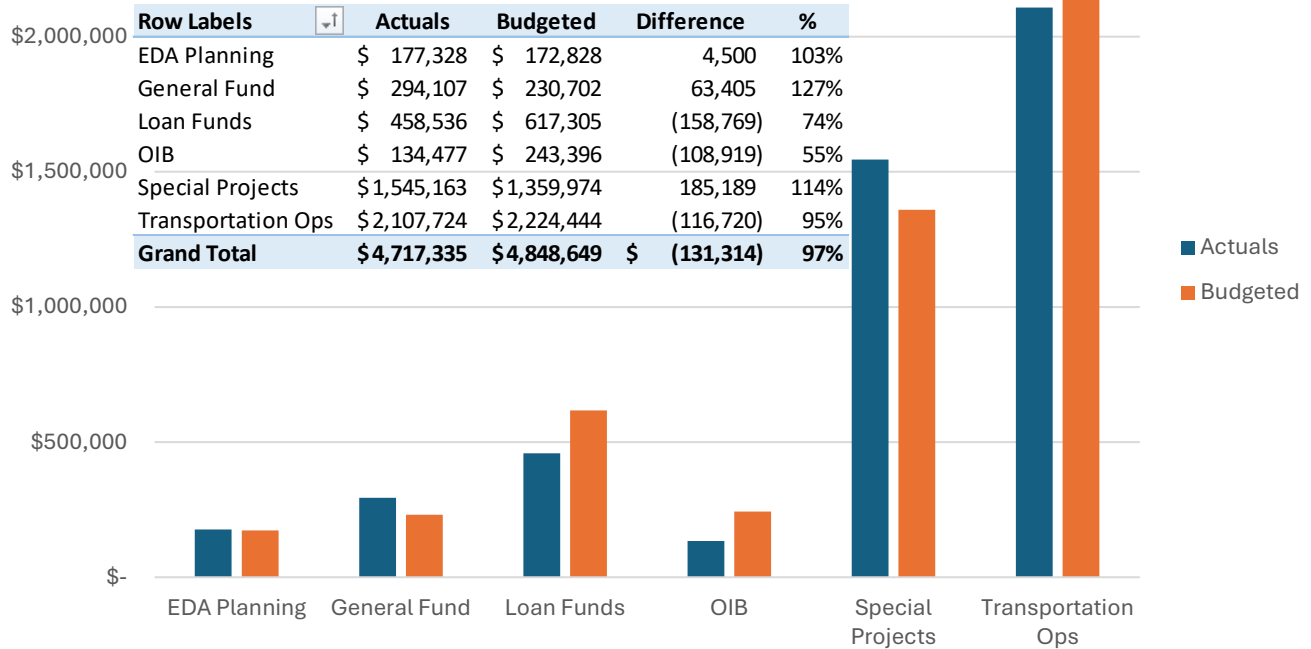
Reports for May are below. Details regarding deficits are identified below the chart.



- General Fund Deficit will go away when cost allocations are done in June.
- Special Projects deficit is partially a timing issue (\$193k) and partially due to project costs exceeding revenues. For example, MCEDD subsidizes the GTA on average of \$20k each year since FY24.
- Transportation Ops deficit is a timing issue and will go away when services are billed in June.

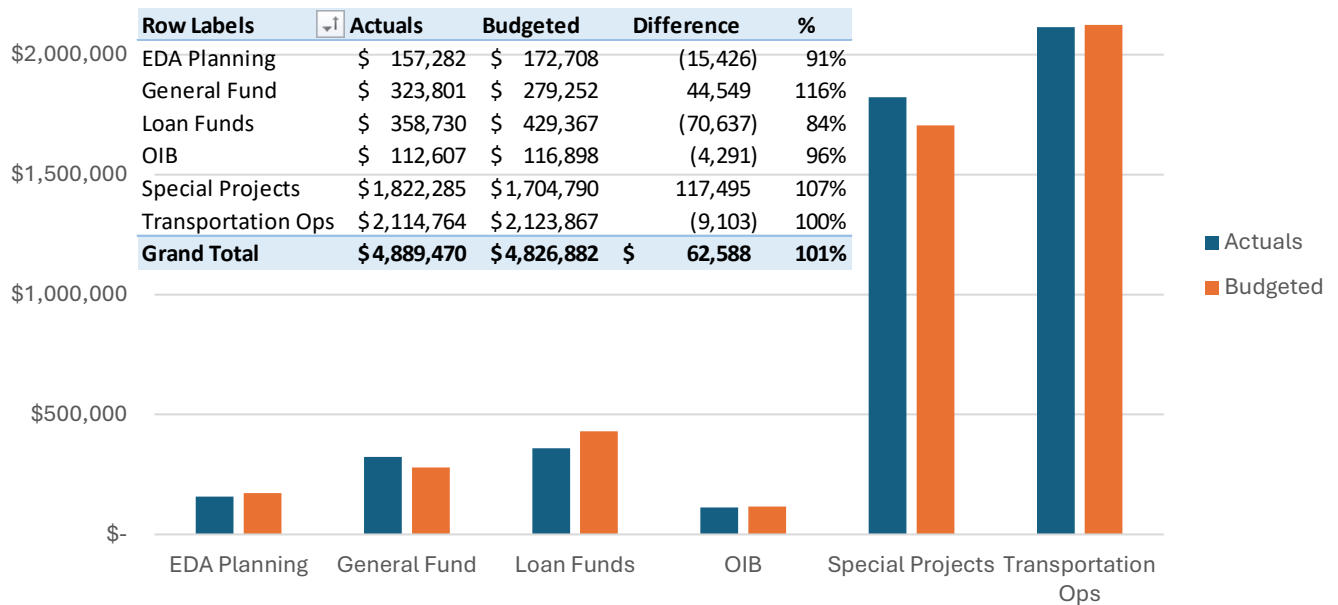
\$2,500,000

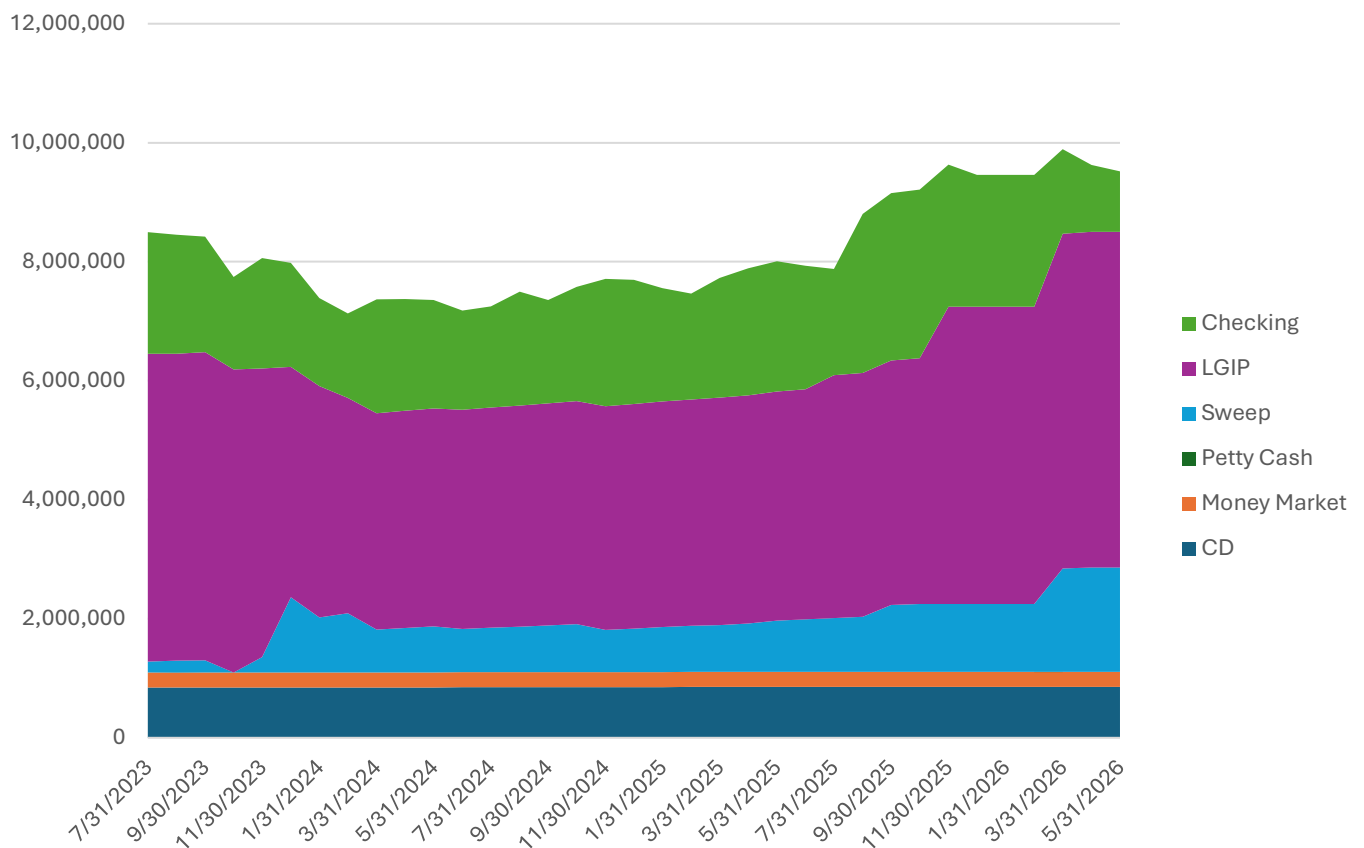
Revenues Through May 31, 2026



\$2,500,000

Expenses Through May 31, 2026





Overall Financial Update

Staff have been wrapping up the audit for FY25 and the final report is included in the packet. It went much better than for FY24 and will be submitted by the end of the extension deadline of June 30th. The FY26 audit will be on track for on-time submittal by December 31, 2026.

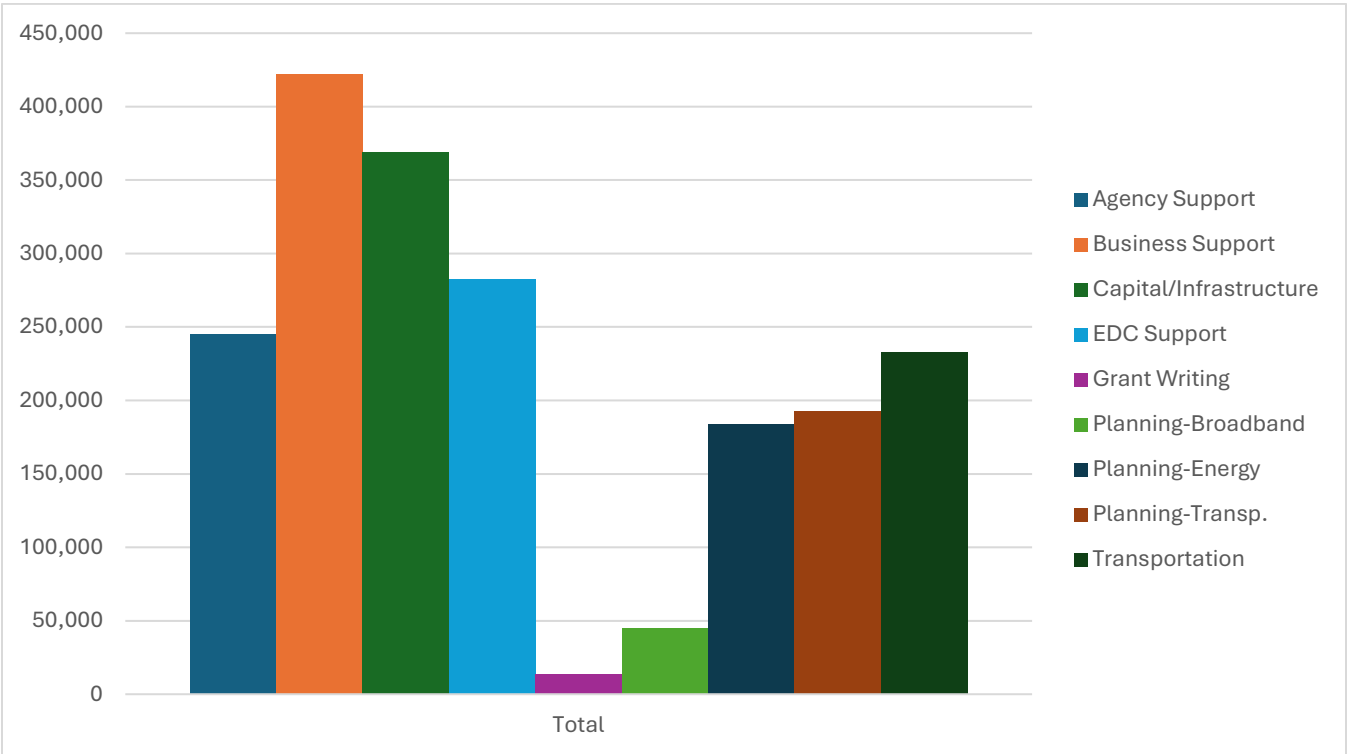
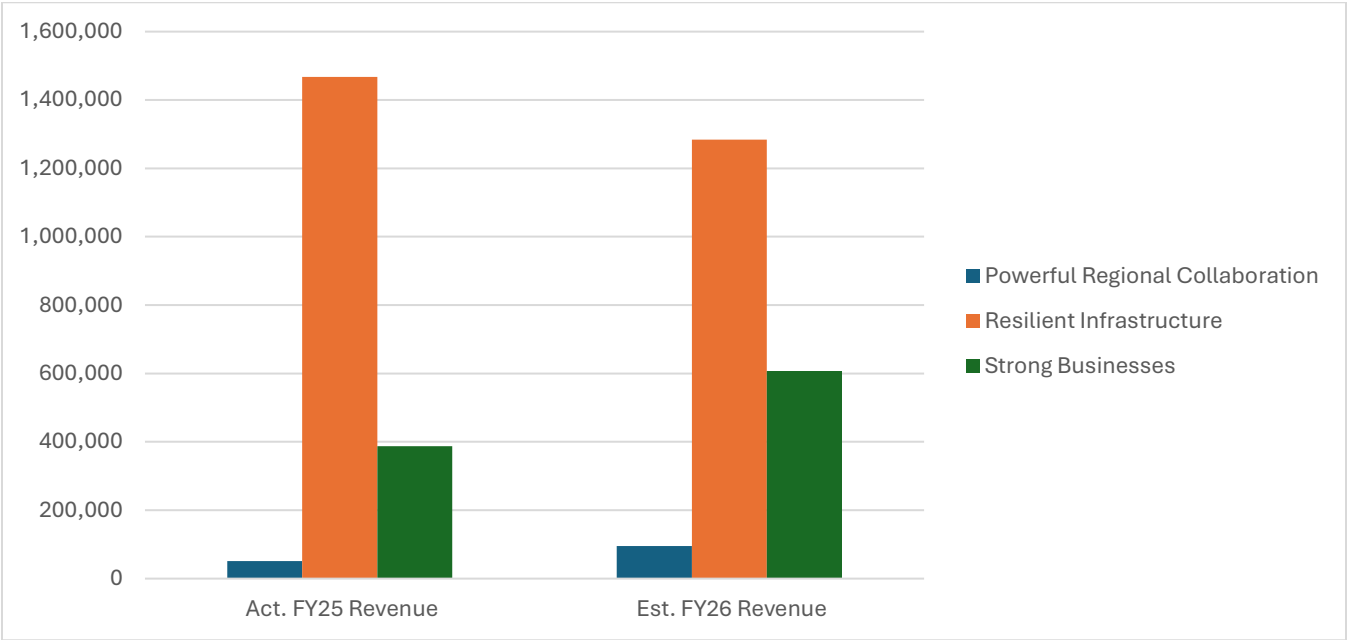
One item mentioned in the FY25 audit is that the Special Projects Fund had a negative carryover balance (\$3,225). Billings are generally done on a quarterly basis and at the end of the third quarter, the FY26 negative balance was (\$61,447). Some projects will continue to carry and earn a negative return. In anticipation of this, there will need to be a cash transfer from the General Fund to the Special Projects Fund to cover the projected negative carryover. Contracting processes and procedures will be put in place to better align bid proposals to actual costs, especially when contracts may be bid a year or so prior to award.

Action Needed:

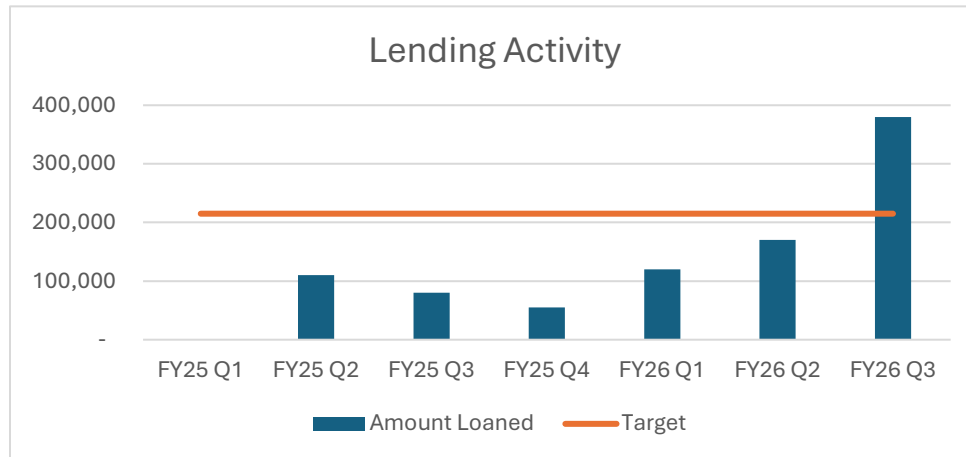
Approve the May financial reports.

Authorize a transfer from the General Fund to the Special Projects Fund to cover any negative cash carryover balance not to exceed \$150,000.

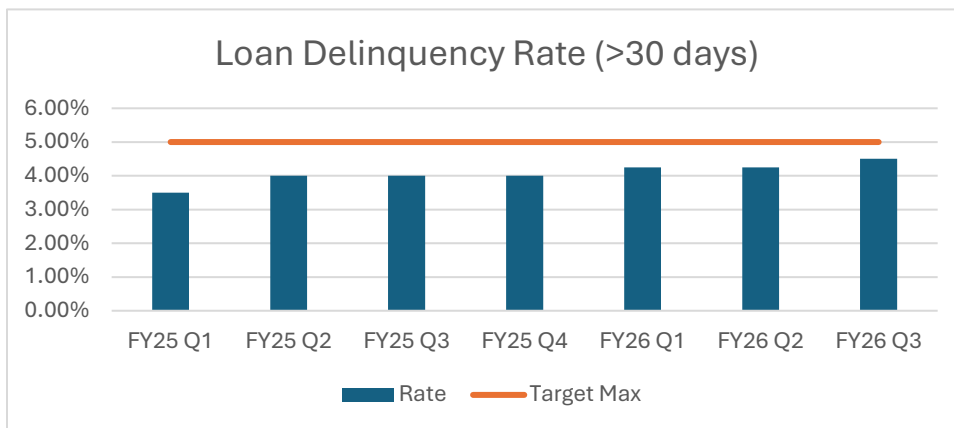
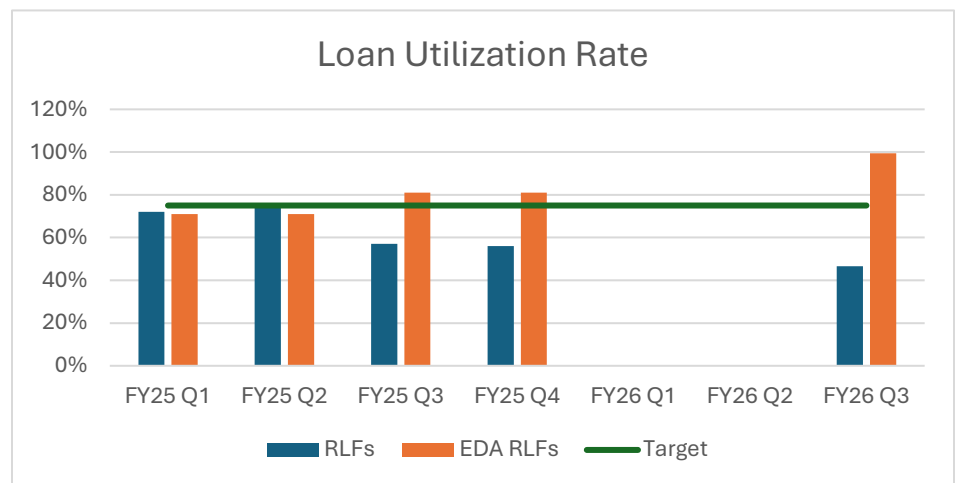
Pipeline Updates-FY26 Contracts



Dashboard Reports-Loan Program

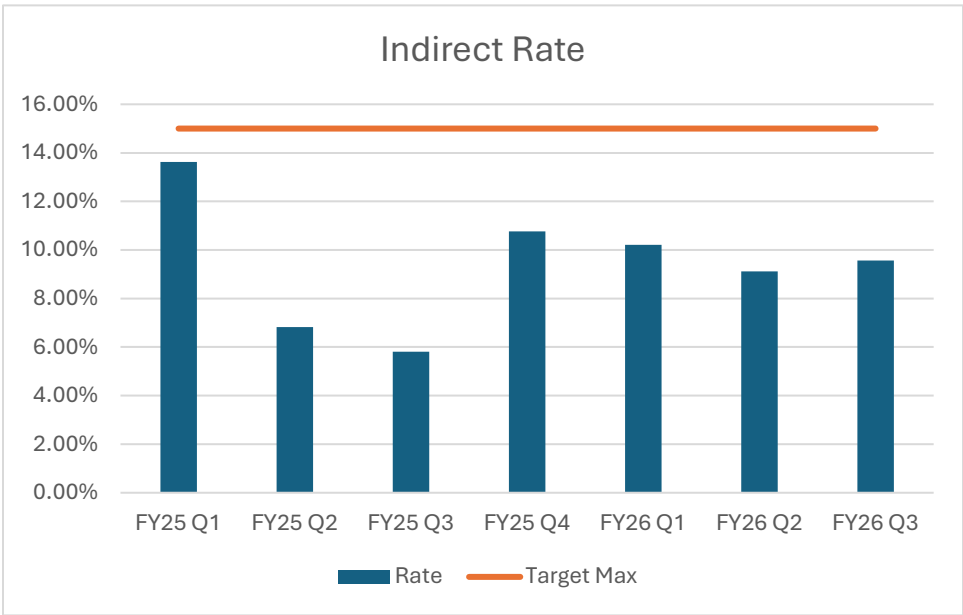
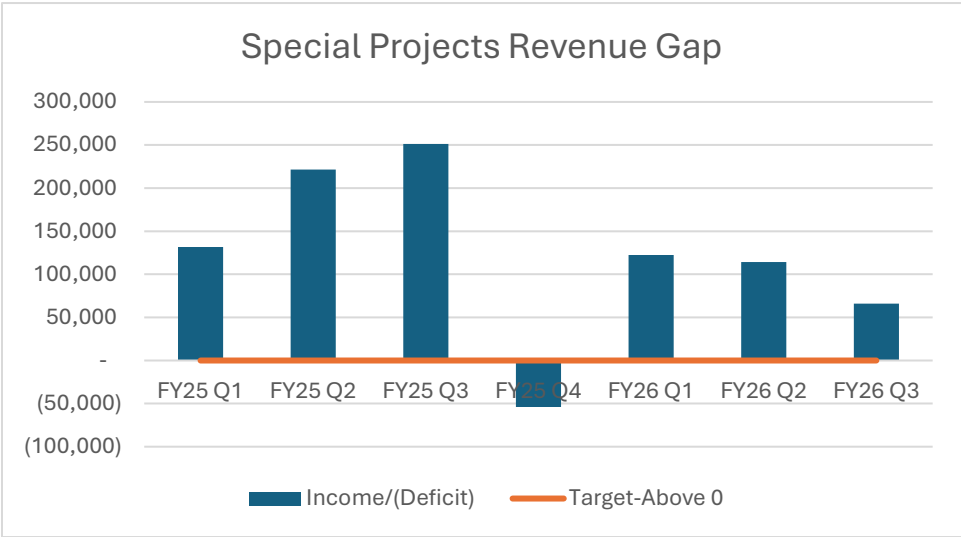
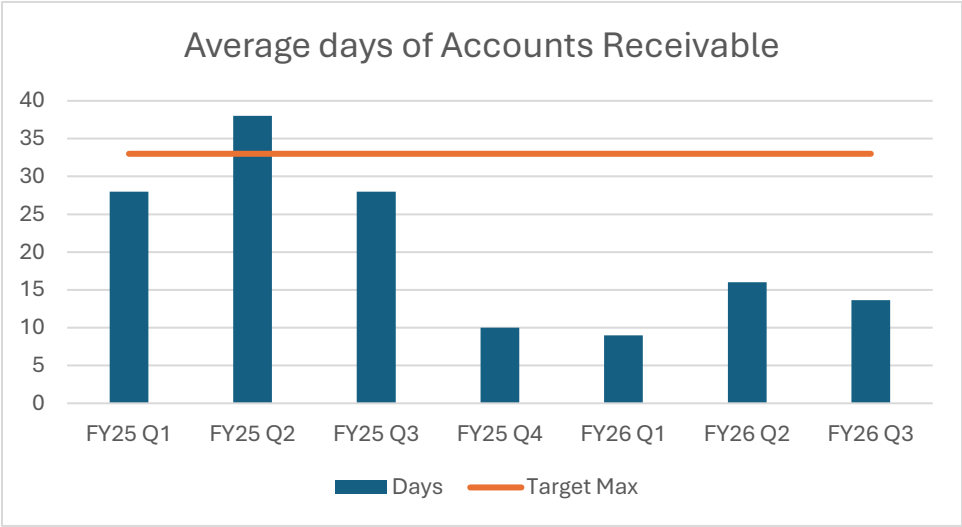


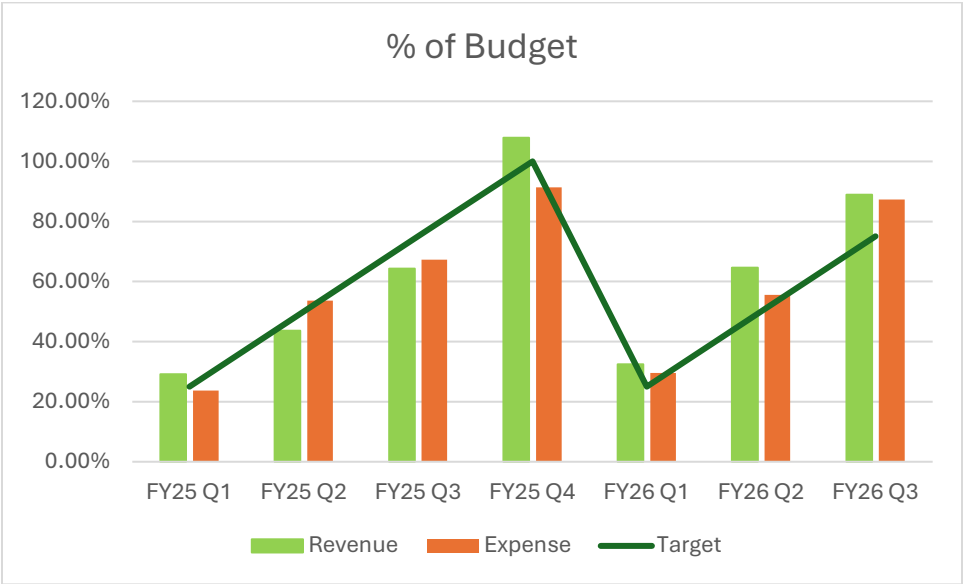
Percentage of total revolving credit limit being used.



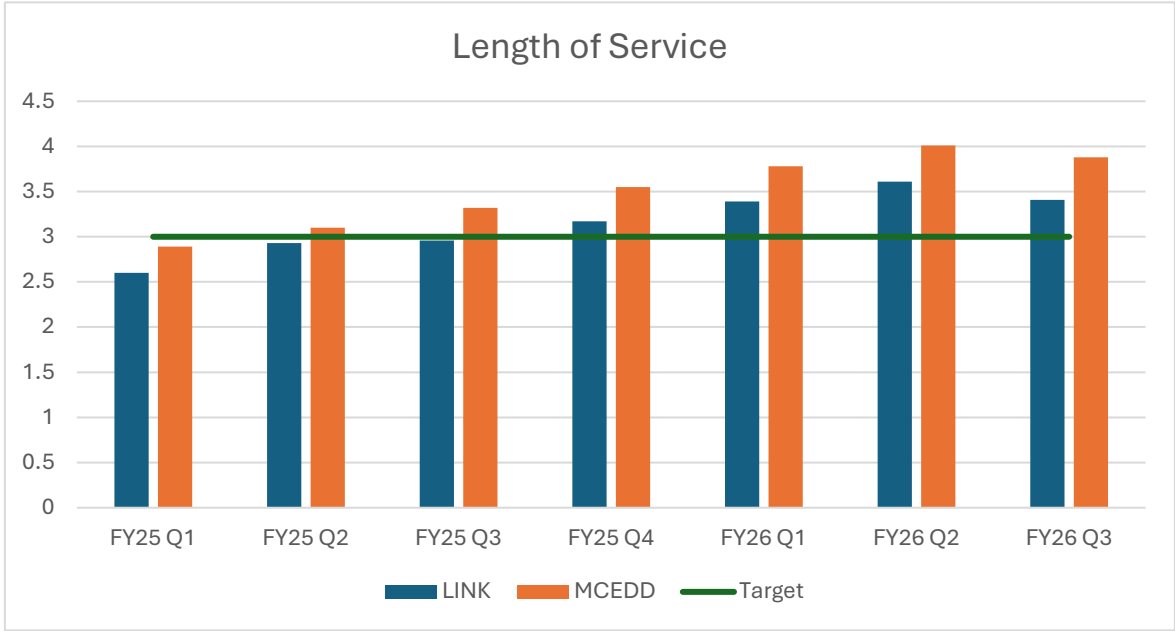
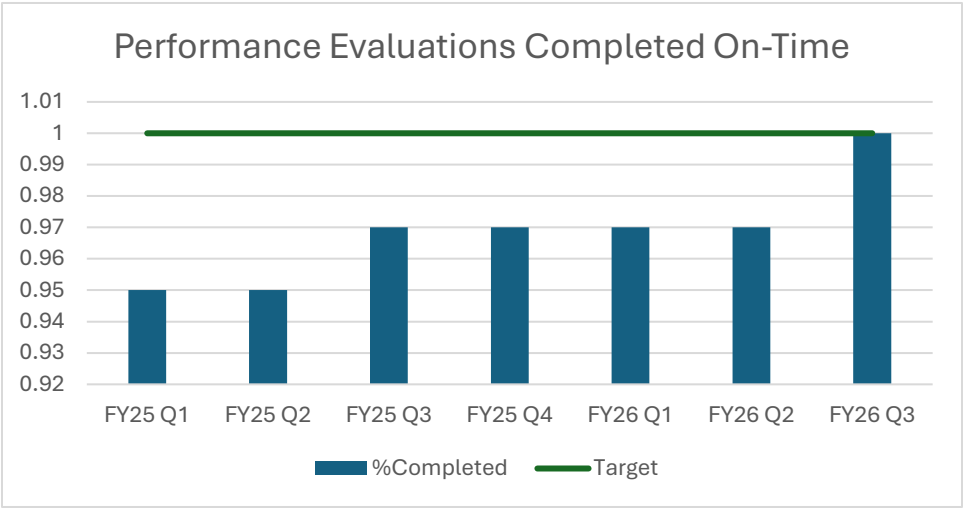
Loan Program	Target	Q1 FY2025 (July 1 - Sept 30)	Q2 FY2025 (Oct 1 - Dec 31)	Q3 FY2025 (Jan 1 - Mar 31)	Q4 FY2025 (Apr 1 - June 30)	Q1 FY2026 (July 1 - Sept 30)	Q2 FY2026 (Oct 1 - Dec 31)	Q3 FY2026 (Jan 1 - Mar 31)
Job creation and retention/\$ loaned	1 job/\$35,000 loaned	N/A	1/\$55,000	1/\$22,857	2/\$27,500	3/\$36,666	1/\$85,250	9/\$45,555
Inquiries/outreach	20 inquiries per quarter 5 outreach visits per quarter	15 Inquiries, 4 Outreach visits	23 Inquiries, 5 Outreach visits	27 Inquiries, 6 Outreach visits	14 Inquiries, 8 Outreach visits	12 Inquiries, 8 Outreach visits	10 Inquiries, 5 Outreach visits	21 Inquiries/9 Outreach visits

Dashboard Reports -Finance



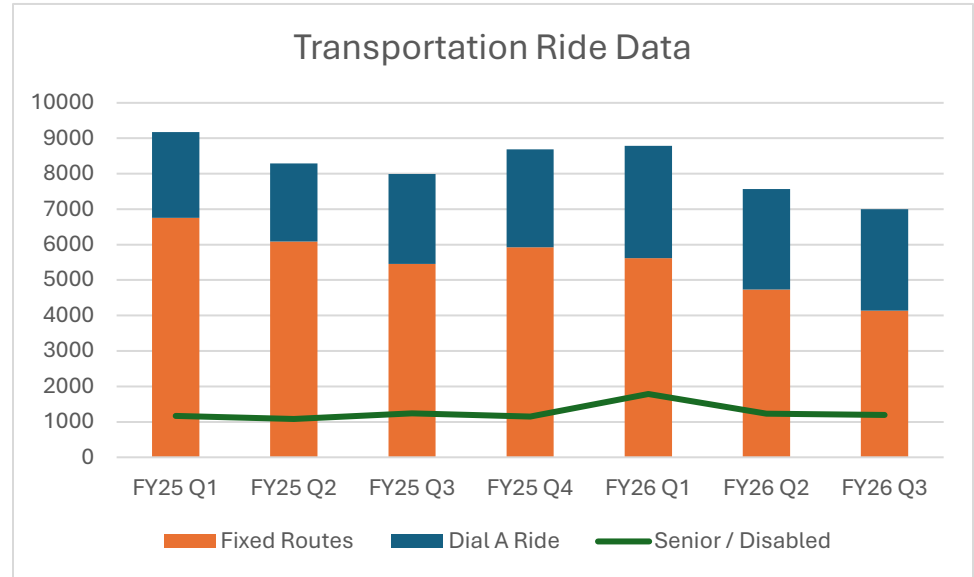


Dashboard Reports-Human Resources

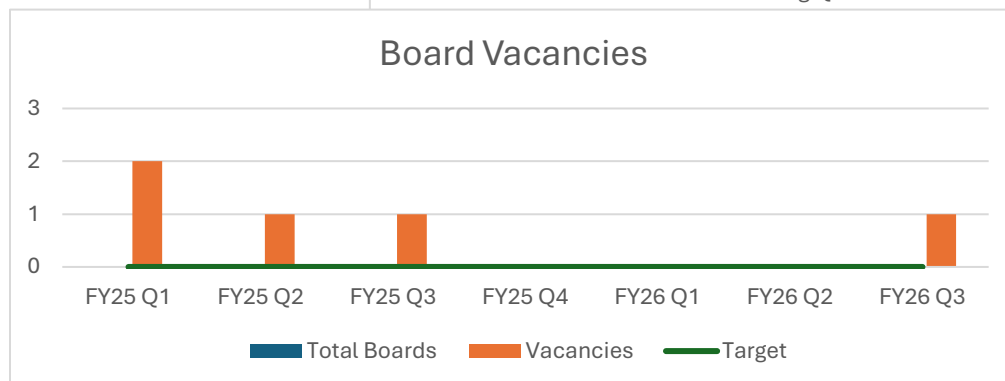
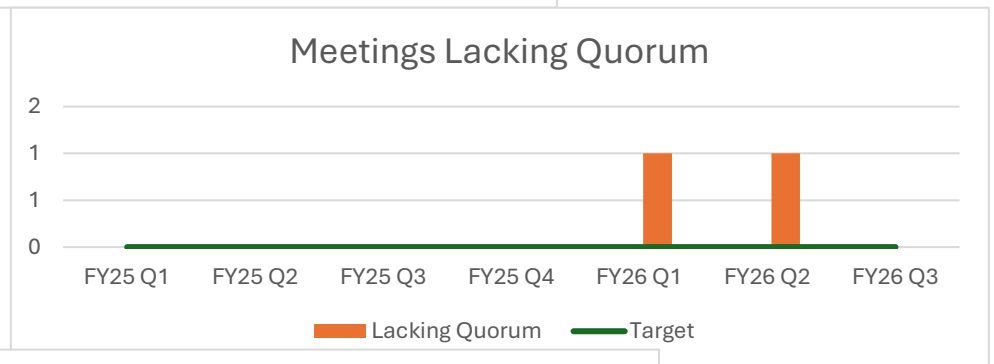
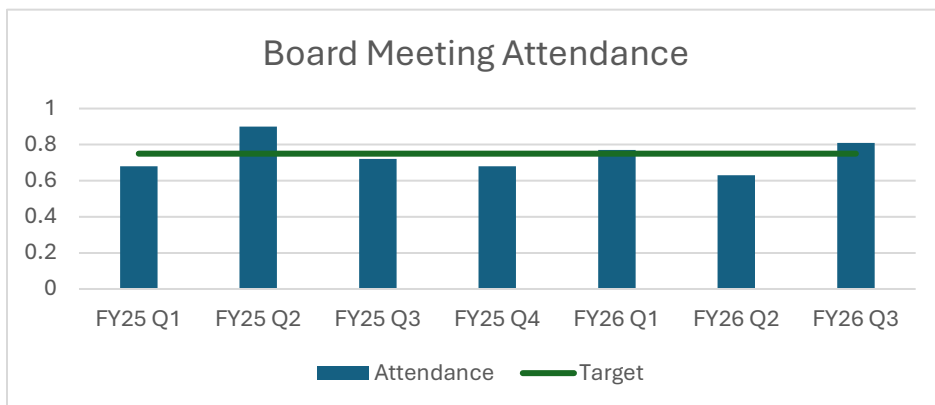


Dashboard Reports-Transportation

There are no metrics or goals related to Transportation at this time. This is for information purposes only.



Dashboard Reports-Board Metrics



MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

FEDERAL GRANTS

ASSETS

100-1000	CASH ALLOCATION - FED	46,256.23	Cash and cash equivalents
100-1202	ACCOUNTS RECEIVABLE	350.00	Money owed to MCEDD
100-1240	PREPAID EXPENSES	1,989.41	Capital Assets
100-1800	DUE FROM ACCOUNTS	44,664.00	Other Assets
100-1801	DUE TO ACCOUNTS	(3,570.30)	Allowance for bad debt
TOTAL ASSETS			89,689.34

LIABILITIES AND EQUITY

LIABILITIES

100-2010	A/P GENERAL	174.00	Money MCEDD owes others-Short term
100-2070	HEALTH INSURANCE PAYABLE	(104.92)	
100-2080	LIFE & DISABILITY PAYABLE	(3.38)	Long-term debt-Money MCEDD owes
100-2085	RETIREMENT PAYABLE	248.86	
100-2090	WC SAIF INS	6.51	Accrued exepenses/estimated future costs
100-2100	PAYROLL LIABILITIES	23.77	
100-2101	WAGES PAYABLE	2,853.70	
100-2105	WBF PAYROLL ASSESSMENT	1.65	Unearned/unavailable revenue-may need to be paid back if terms aren't fulfilled
100-2110	FEDERAL PAYROLL LIABILITY	233.04	
100-2115	OR- SUTA PAYROLL LIABILITIES	18.41	
100-2120	STATE PAYROLL LIABILITIES	20.14	
TOTAL LIABILITIES			3,471.78

FUND EQUITY

100-3110	CARRYFORWARD BALANCE	66,171.91	
	REVENUE OVER EXPENDITURES - YTD	20,045.65	
TOTAL FUND EQUITY			86,217.56
TOTAL LIABILITIES AND EQUITY			89,689.34

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

FEDERAL GRANTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUE</u>					
100-4100	FEDERAL	.00	80,000.00	80,000.00	.00	100.0
100-4300	LOCAL MATCH	22,332.00	89,328.00	89,328.00	.00	100.0
100-4800	OTHER REVENUE	.00	8,000.00	3,500.00	(4,500.00)	228.6
	TOTAL FUND REVENUE	22,332.00	177,328.00	172,828.00	(4,500.00)	102.6
	<u>EXPENDITURES</u>					
100-5050	WAGES - PAID LEAVE	.00	1,817.56	.00	(1,817.56)	.0
100-5100	WAGES	4,680.25	92,643.20	105,256.00	12,612.80	88.0
100-5500	FRINGE BENEFITS	843.54	17,537.13	20,845.00	3,307.87	84.1
100-5550	FRINGE BENEFITS - PAID LEAVE	.00	535.52	.00	(535.52)	.0
100-5700	PAYROLL TAXES	412.23	8,216.33	9,609.00	1,392.67	85.5
100-5750	PAYROLL EXPENSES - PAID LEAVE	.00	153.44	.00	(153.44)	.0
100-6110	TRAVEL & CONFERENCE	177.60	8,171.80	6,000.00	(2,171.80)	136.2
100-6190	EVENT SERVICES	.00	3,655.14	3,252.00	(403.14)	112.4
100-6300	SUPPLIES	62.00	1,237.23	1,100.00	(137.23)	112.5
100-6420	AUDIT SERVICES	.00	940.02	.00	(940.02)	.0
100-6610	ADVERTISING	.00	.00	50.00	50.00	.0
100-6630	PRINTING	.00	245.50	200.00	(45.50)	122.8
100-6650	TELEPHONE & NETWORKING	.00	296.49	350.00	53.51	84.7
100-6710	BUILDING RENT	.00	4,057.74	5,696.00	1,638.26	71.2
100-6910	DUES AND FEES	.00	5,644.77	5,400.00	(244.77)	104.5
100-7540	RESTRICTED CARRYOVER	.00	.00	120.00	120.00	.0
100-9000	INDIRECT SPREAD	.00	10,101.60	12,102.00	2,000.40	83.5
100-9040	TRANSPORTATION FACILITY SPREAD	.00	2,028.88	2,848.00	819.12	71.2
	TOTAL FUND EXPENDITURES	6,175.62	157,282.35	172,828.00	15,545.65	91.0
	NET REVENUE OVER EXPENDITURES	16,156.38	20,045.65	.00	(20,045.65)	.0

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - IRP

ASSETS

320-1000	CASH ALLOCATIONS - IRP	1,461,483.43	
320-1121	IRP RESERVE	96,208.14	
320-1320	IRP PRINCIPAL BALANCE	966,129.14	
320-1420	IRP LOAN PAYMENT HOLDING	750.00	
320-1520	IRP ALLOWANCE	(81,345.87)	
320-1801	DUE TO IRP	(5,946.35)	
TOTAL ASSETS			2,437,278.49

LIABILITIES AND EQUITY

LIABILITIES

320-2010	A/P GENERAL IRP	760.50	
320-2060	DEFERRED COMP PAYABLE IRP	2.76	
320-2070	HEALTH INSURANCE PAYABLE IRP	16.86	
320-2080	LIFE & DISABILITY PAYABLE IRP	1.15	
320-2085	RETIREMENT PAYABLE IRP	25.03	
320-2090	WC SAIF INS IRP	.52	
320-2100	PAYROLL LIABILITIES IRP	6.52	
320-2101	WAGES PAYABLE IRP	267.13	
320-2105	WBF PAYROLL ASSESSMENT IRP	.57	
320-2110	FEDERAL PAYROLL LIABILITY IRP	33.09	
320-2115	OR- SUTA PAYROLL LIABILITY IRP	4.26	
320-2120	STATE PAYROLL LIABILITIES IRP	9.88	
320-2820	IRP LOAN PAYABLE \$1MILLION	124,404.99	
320-2821	IRP LOAN PAYABLE \$600,000	194,570.05	
320-2822	IRP LOAN PAYABLE \$750,000	386,089.55	
TOTAL LIABILITIES			706,192.86

FUND EQUITY

320-3110	CARRYFORWARD BALANCE IRP	1,717,493.72	
	REVENUE OVER EXPENDITURES - YTD	13,591.91	
TOTAL FUND EQUITY			1,731,085.63
TOTAL LIABILITIES AND EQUITY			2,437,278.49

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - IRP

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
320-4050 UNRESTRICTED ENTERPRISE FUNDS	.00	.00	(9,785.00)	(9,785.00)	.0
320-4600 LOAN INTEREST IRP	6,111.00	81,499.90	183,421.00	101,921.10	44.4
320-4700 LOAN PROCESSING FEES IRP	.00	846.29	6,267.00	5,420.71	13.5
320-4705 LOAN FILING FEES IRP	.00	(159.13)	500.00	659.13	(31.8)
320-4707 LOAN TITLE FEES IRP	(760.50)	(1,376.25)	.00	1,376.25	.0
320-4710 LOAN LATE FEE IRP	.00	1,763.75	2,000.00	236.25	88.2
320-4750 INVESTMENT INTEREST IRP	305.04	3,413.04	1,515.00	(1,898.04)	225.3
TOTAL FUND REVENUE	5,655.54	85,987.60	183,918.00	97,930.40	46.8
<u>EXPENDITURES</u>					
320-5050 WAGES - PAID LEAVE IRP	.00	512.59	.00	(512.59)	.0
320-5100 WAGES IRP	591.35	15,616.31	22,000.00	6,383.69	71.0
320-5500 FRINGE BENEFITS IRP	88.57	3,442.93	4,357.00	914.07	79.0
320-5550 FRINGE BENEFITS-PAID LEAVE IRP	.00	143.51	.00	(143.51)	.0
320-5700 PAYROLL TAXES IRP	52.40	1,356.98	2,008.00	651.02	67.6
320-5750 PAYROLL EXPENSES- PD LEAVE IRP	.00	46.02	.00	(46.02)	.0
320-6110 TRAVEL & CONFERENCE IRP	.00	.00	850.00	850.00	.0
320-6410 LEGAL SERVICES IRP	231.00	377.78	2,500.00	2,122.22	15.1
320-6420 AUDIT SERVICES IRP	.00	692.12	2,016.00	1,323.88	34.3
320-6470 FILING FEES IRP	.00	280.16	500.00	219.84	56.0
320-6620 POSTAGE & FREIGHT IRP	.00	33.40	.00	(33.40)	.0
320-6710 BUILDING RENT-IRP	.00	734.80	1,190.00	455.20	61.8
320-6910 DUES AND FEES-IRP	.00	.00	450.00	450.00	.0
320-6930 BANK SERVICE CHARGES IRP	163.53	794.49	75.00	(719.49)	1059.3
320-7050 UNRESTRICTED CARRYOVER IRP	.00	.00	(5,991.00)	(5,991.00)	.0
320-7401 PRINCIPAL IRP LOAN \$1M	.00	.00	40,797.00	40,797.00	.0
320-7402 PRINCIPAL IRP LOAN \$600K	.00	.00	23,291.00	23,291.00	.0
320-7403 PRINCIPAL IRP LOAN \$750K	.00	27,977.10	27,977.00	(.10)	100.0
320-7411 INTEREST IRP LOAN \$1M	1,652.03	1,514.36	1,653.00	138.64	91.6
320-7412 INTEREST IRP LOAN \$600K	2,178.61	1,997.06	2,179.00	181.94	91.7
320-7413 INTEREST IRP LOAN \$750K	.00	2,573.93	3,861.00	1,287.07	66.7
320-9000 INDIRECT SPREAD IRP	.00	1,829.24	2,530.00	700.76	72.3
320-9040 TRANSPORTATION FACILITY SPREAD	.00	367.40	595.00	227.60	61.8
320-9050 LOAN FUND COSTS ALLOCATED IRP	.00	12,105.51	17,276.00	5,170.49	70.1
TOTAL FUND EXPENDITURES	4,957.49	72,395.69	150,114.00	77,718.31	48.2
NET REVENUE OVER EXPENDITURES	698.05	13,591.91	33,804.00	20,212.09	40.2

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - IRP - SH

ASSETS

321-1000	CASH ALLOCATIONS - IRP-SH		79,148.02	
321-1321	IRP - SH PRINCIPAL BALANCE		137,066.49	
321-1521	IRP - SH ALLOWANCE	(	8,830.92)	
321-1801	DUE TO IRP-SH	(	1,018.10)	
TOTAL ASSETS				206,365.49

LIABILITIES AND EQUITY

LIABILITIES

321-2070	HEALTH INS PAYABLE IRP-SH		1.20	
321-2080	LIFE & DISABILITY PAY IRP- SH		.02	
321-2085	RETIREMENT PAYABLE IRP-SH		.51	
321-2090	WC SAIF INS IRP-SH		.01	
321-2100	PAYROLL LIABILITIES IRP-SH		1.21	
321-2101	WAGES PAYABLE IRP-SH		5.82	
321-2105	WBF PAYROLL ASSESSMENT IRP-SH		.08	
321-2110	FEDERAL PAYROLL LIAB IRP-SH		.47	
321-2115	OR- SUTA PAYROLL LIAB IRP-SH		.41	
321-2120	STATE PAYROLL LIAB IRP-SH		.48	
321-2824	IRP LOAN PAYABLE - SH \$200,000		131,745.15	
TOTAL LIABILITIES				131,755.36

FUND EQUITY

321-3110	CARRYFORWARD BALANCE IRP-SH		75,779.73	
	REVENUE OVER EXPENDITURES - YTD	(	1,169.60)	
TOTAL FUND EQUITY				74,610.13
TOTAL LIABILITIES AND EQUITY				206,365.49

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - IRP - SH

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
321-4050 UNRESTRICTED ENT FUNDS IRP-SH	.00	.00 (	5,957.00) (	5,957.00)	.0
321-4600 LOAN INTEREST IRP-SH	1,044.30	12,584.72	20,831.00	8,246.28	60.4
321-4700 LOAN PROCESSING FEES IRP-SH	.00	200.01	729.00	528.99	27.4
321-4705 LOAN FILING FEES IRP-SH	.00 (	200.00)	250.00	450.00 (	80.0)
321-4710 LOAN LATE FEE IRP-SH	.00	401.88	100.00 (	301.88)	401.9
321-4750 INVESTMENT INTEREST IRP-SH	.00	.00	5.00	5.00	.0
TOTAL FUND REVENUE	1,044.30	12,986.61	15,958.00	2,971.39	81.4
<u>EXPENDITURES</u>					
321-5050 WAGES - PAID LEAVE IRP-SH	.00	108.72	.00 (	108.72)	.0
321-5100 WAGES IRP-SH	17.45	2,399.88	2,350.00 (	49.88)	102.1
321-5500 FRINGE BENEFITS IRP-SH	4.96	642.23	465.00 (	177.23)	138.1
321-5550 FRINGE BEN-PAID LEAVE IRP-SH	.00	30.52	.00 (	30.52)	.0
321-5700 PAYROLL TAXES IRP-SH	1.52	205.63	215.00	9.37	95.6
321-5750 PAYROLL EXP - PD LEAVE IRP-SH	.00	9.76	.00 (	9.76)	.0
321-6110 TRAVEL & CONFERENCE IRP-SH	.00	.00	100.00	100.00	.0
321-6410 LEGAL SERVICES IRP-SH	.00	.00	348.00	348.00	.0
321-6420 AUDIT SERVICES IRP-SH	.00	51.50	228.00	176.50	22.6
321-6470 FILING FEES IRP-SH	.00	.00	250.00	250.00	.0
321-6710 BUILDING RENT-IRP SH	.00	124.48	127.00	2.52	98.0
321-6910 DUES AND FEES-IRP SH	.00	.00	100.00	100.00	.0
321-6940 OTHER MATERIALS & SERV IRP-SH	.00	.00	9.00	9.00	.0
321-7050 UNRESTRICTED CARRYOVER IRP-SH	.00	.00 (	5,526.00) (	5,526.00)	.0
321-7405 PRINCIPAL IRP LOAN SH \$200K	.00	7,172.55	7,172.00 (	.55)	100.0
321-7415 INTEREST IRP LOAN SH \$200K	.00	988.09	1,318.00	329.91	75.0
321-9000 INDIRECT SPREAD IRP-SH	.00	309.88	270.00 (	39.88)	114.8
321-9040 TRANSPORTATION FACILITY SPREAD	.00	62.24	64.00	1.76	97.3
321-9050 LOAN FUND COSTS ALLOC IRP-SH	.00	2,050.73	1,845.00 (	205.73)	111.2
TOTAL FUND EXPENDITURES	23.93	14,156.21	9,335.00 (	4,821.21)	151.7
NET REVENUE OVER EXPENDITURES	1,020.37 (	1,169.60)	6,623.00	7,792.60 (	17.7)

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - IRP - WA

ASSETS

322-1000	CASH ALLOCATIONS - IRP-WA		183,509.26	
322-1322	IRP - WA PRINCIPAL BALANCE		94,781.78	
322-1522	IRP - WA ALLOWANCE	(	7,352.39)	
322-1801	DUE TO IRP-WA	(	660.81)	
TOTAL ASSETS				270,277.84

LIABILITIES AND EQUITY

LIABILITIES

322-2070	HEALTH INS PAYABLE IRP-WA		1.20	
322-2080	LIFE & DISABILITY PAY IRP- WA		.02	
322-2085	RETIREMENT PAYABLE IRP-WA		.51	
322-2090	WC SAIF INS IRP-WA		.01	
322-2100	PAYROLL LIABILITIES IRP-WA		1.00	
322-2101	WAGES PAYABLE IRP-WA		5.82	
322-2105	WBF PAYROLL ASSESSMENT IRP-WA		.06	
322-2110	FEDERAL PAYROLL LIAB IRP-WA		.47	
322-2115	OR- SUTA PAYROLL LIAB IRP-WA		.37	
322-2120	STATE PAYROLL LIAB IRP-WA		.45	
322-2823	IRP LOAN PAYABLE- WA \$310,000		204,717.94	
TOTAL LIABILITIES				204,727.85

FUND EQUITY

322-3110	CARRYFORWARD BALANCE IRP-WA		68,252.19	
	REVENUE OVER EXPENDITURES - YTD	(	2,702.20)	
TOTAL FUND EQUITY				65,549.99
TOTAL LIABILITIES AND EQUITY				270,277.84

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - IRP - WA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
322-4050 UNRESTRICTED ENT FUNDS IRP-WA	.00	.00	(8,398.00)	(8,398.00)	.0
322-4600 LOAN INTEREST IRP-WA	873.60	8,874.08	15,063.00	6,188.92	58.9
322-4700 LOAN PROCESSING FEES IRP-WA	.00	.00	529.00	529.00	.0
322-4705 LOAN FILING FEES IRP-WA	.00	.00	250.00	250.00	.0
322-4710 LOAN LATE FEE IRP-WA	.00	.00	50.00	50.00	.0
322-4750 INVESTMENT INTEREST IRP-WA	.00	.00	5.00	5.00	.0
 TOTAL FUND REVENUE	 873.60	 8,874.08	 7,499.00	 (1,375.08)	 118.3
<u>EXPENDITURES</u>					
322-5050 WAGES - PAID LEAVE IRP-WA	.00	113.30	.00	(113.30)	.0
322-5100 WAGES IRP-WA	17.45	1,631.63	2,350.00	718.37	69.4
322-5500 FRINGE BENEFITS IRP-WA	4.94	442.25	465.00	22.75	95.1
322-5550 FRINGE BEN-PAID LEAVE IRP-WA	.00	31.85	.00	(31.85)	.0
322-5700 PAYROLL TAXES IRP-WA	1.52	141.52	215.00	73.48	65.8
322-5750 PAYROLL EXP - PD LEAVE IRP-WA	.00	10.18	.00	(10.18)	.0
322-6110 TRAVEL & CONFERENCE IRP-WA	.00	.00	100.00	100.00	.0
322-6410 LEGAL SERVICES IRP-WA	.00	.00	120.00	120.00	.0
322-6420 AUDIT SERVICES IRP-WA	.00	50.35	166.00	115.65	30.3
322-6470 FILING FEES IRP-WA	.00	.00	250.00	250.00	.0
322-6710 BUILDING RENT-IRP WA	.00	85.07	127.00	41.93	67.0
322-6910 DUES AND FEES-IRP WA	.00	.00	100.00	100.00	.0
322-6940 OTHER MATERIALS & SERV IRP-WA	.00	.00	6.00	6.00	.0
322-7050 UNRESTRICTED CARRYOVER IRP-WA	.00	.00	(8,086.00)	(8,086.00)	.0
322-7404 PRINCIPAL IRP LOAN WA \$310K	.00	5,514.50	11,057.00	5,542.50	49.9
322-7414 INTEREST IRP LOAN WA \$310K	.00	1,899.81	2,075.00	175.19	91.6
322-9000 INDIRECT SPREAD IRP-WA	.00	211.78	270.00	58.22	78.4
322-9040 TRANSPORTATION FACILITY SPREAD	.00	42.54	64.00	21.46	66.5
322-9050 LOAN FUND COSTS ALLOC IRP-WA	.00	1,401.50	1,845.00	443.50	76.0
 TOTAL FUND EXPENDITURES	 23.91	 11,576.28	 11,124.00	 (452.28)	 104.1
 NET REVENUE OVER EXPENDITURES	 849.69	 (2,702.20)	 (3,625.00)	 (922.80)	 (74.5)

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - EDA - RLF

ASSETS

336-1000	CASH ALLOCATIONS - EDA RLF'S	381,716.09	
336-1336	EDA RLFS PRINCIPAL BALANCE	446,311.96	
336-1536	EDA RLFS ALLOWANCE	(27,493.84)	
336-1801	DUE TO EDA RLF'S	(5,382.58)	
TOTAL ASSETS			795,151.63

LIABILITIES AND EQUITY

LIABILITIES

336-2010	A/P GENERAL EDA RLF'S	40.03	
336-2060	DEFERRED COMP PAYABLE EDA RLF	36.76	
336-2070	HEALTH INS PAYABLE EDA RLF'S	178.99	
336-2080	LIFE & DISABILITY PAY EDA RLF	8.92	
336-2085	RETIREMENT PAYABLE EDA RLF'S	85.06	
336-2090	WC SAIF INS EDA RLF'S	3.55	
336-2100	PAYROLL LIABILITIES EDA RLF'S	47.25	
336-2101	WAGES PAYABLE EDA RLF'S	705.90	
336-2105	WBF PAYROLL ASSESSMENT EDA RLF	1.39	
336-2110	FEDERAL PAYROLL LIAB EDA-RLF'S	204.32	
336-2115	OR- SUTA PAYROLL LIAB EDA RLF	9.82	
336-2120	STATE PAYROLL LIAB EDA RLF'S	49.10	
TOTAL LIABILITIES			1,371.09

FUND EQUITY

336-3110	CARRYFORWARD BALANCE EDA RLF'S	788,731.66	
	REVENUE OVER EXPENDITURES - YTD	5,048.88	
TOTAL FUND EQUITY			793,780.54
TOTAL LIABILITIES AND EQUITY			795,151.63

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - EDA - RLF

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
336-4050 UNRESTRICTED ENT FUNDS EDA RLF	.00	.00	7,500.00	7,500.00	.0
336-4600 LOAN INTEREST EDA RLF'S	2,884.69	27,716.74	47,670.00	19,953.26	58.1
336-4700 LOAN PROCESSING FEES EDA RLF'S	.00	1,967.32	3,073.00	1,105.68	64.0
336-4705 LOAN FILING FEES EDA RLF'S	.00	486.25	200.00	(286.25)	243.1
336-4710 LOAN LATE FEE EDA RLF'S	63.44	795.00	500.00	(295.00)	159.0
336-4750 INVESTMENT INTEREST EDA RLF'S	1,248.73	16,983.47	10,000.00	(6,983.47)	169.8
TOTAL FUND REVENUE	4,196.86	47,948.78	68,943.00	20,994.22	69.6
<u>EXPENDITURES</u>					
336-5050 WAGES - PAID LEAVE EDA RLF'S	.00	328.72	.00	(328.72)	.0
336-5100 WAGES EDA RLF'S	2,548.66	19,858.69	18,250.00	(1,608.69)	108.8
336-5500 FRINGE BENEFITS EDA RLF'S	599.96	4,468.68	3,614.00	(854.68)	123.7
336-5550 FRINGE BEN-PAID LEAVE EDA RLF	.00	93.27	.00	(93.27)	.0
336-5700 PAYROLL TAXES EDA RLF'S	218.19	1,710.42	1,666.00	(44.42)	102.7
336-5750 PAYROLL EXP - PD LEAVE EDA RLF	.00	29.51	.00	(29.51)	.0
336-6110 TRAVEL & CONFERENCE EDA RLF'S	5.80	92.57	500.00	407.43	18.5
336-6410 LEGAL SERVICES EDA RLF'S	.00	.00	2,000.00	2,000.00	.0
336-6420 AUDIT SERVICES EDA RLF'S	.00	50.48	640.00	589.52	7.9
336-6470 FILING FEES EDA RLF'S	30.00	143.46	200.00	56.54	71.7
336-6710 BUILDING RENT-EDA RLF	.00	779.98	988.00	208.02	79.0
336-6910 DUES AND FEES-EDA	.00	.00	100.00	100.00	.0
336-6931 ACH COLLECTION FEES EDA RLF'S	11.37	162.58	.00	(162.58)	.0
336-6940 OTHER MATERIALS & SERV EDA RLF	.00	.00	24.00	24.00	.0
336-9000 INDIRECT SPREAD EDA RLF'S	.00	1,941.72	2,098.00	156.28	92.6
336-9040 TRANSPORTATION FACILITY SPREAD	.00	389.99	494.00	104.01	79.0
336-9050 LOAN FUND COSTS ALLOC EDA RLF	.00	12,849.83	14,331.00	1,481.17	89.7
TOTAL FUND EXPENDITURES	3,413.98	42,899.90	44,905.00	2,005.10	95.5
NET REVENUE OVER EXPENDITURES	782.88	5,048.88	24,038.00	18,989.12	21.0

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - EDA CARES ACT RLF

ASSETS

337-1000	CASH ALLOCATIONS-EDA CARES ACT	46,451.94	
337-1337	EDA CARES RLF PRINCIPAL BALANC	861,075.85	
337-1537	EDA RLF CARES ALLOWANCE	(31,423.40)	
337-1800	DUE FROM EDA CARES ACT RLF	208.41	
337-1801	DUE TO EDA CARES ACT RLF	(4,309.45)	
TOTAL ASSETS			872,003.35

LIABILITIES AND EQUITY

LIABILITIES

337-2060	DEFERRED COMP PAYABLE EDA CARE	27.57	
337-2070	HEALTH INS PAYABLE EDA CARES A	136.85	
337-2080	LIFE & DISABILITY PAY EDA CARE	6.54	
337-2085	RETIREMENT PAYABLE EDA CARES A	58.05	
337-2090	WC SAIF INS EDA CARES ACT RLF	1.63	
337-2100	PAYROLL LIABILITIES EDA CARES	30.63	
337-2101	WAGES PAYABLE EDA CARES ACT RL	463.54	
337-2105	WBF PAYROLL ASSESS EDA CARES	.87	
337-2110	FEDERAL PAYROLL LIAB EDA CARES	147.78	
337-2115	OR- SUTA PAYROLL LIAB EDA CARE	5.98	
337-2120	STATE PAYROLL LIAB EDA CARES	35.88	
TOTAL LIABILITIES			915.32

FUND EQUITY

337-3110	CARRYFORWARD BALANCE EDA CARES	859,655.13	
	REVENUE OVER EXPENDITURES - YTD	11,432.90	
TOTAL FUND EQUITY			871,088.03
TOTAL LIABILITIES AND EQUITY			872,003.35

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - EDA CARES ACT RLF

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
337-4050 UNRESTRICTED ENT FUNDS EDA CAR	.00	.00	12,500.00	12,500.00	.0
337-4600 LOAN INTEREST EDA CARES ACT RL	5,213.24	28,628.47	57,322.00	28,693.53	49.9
337-4700 LOAN PROCESSING FEES EDA CARES	.00	8,083.50	2,263.00	(5,820.50)	357.2
337-4705 LOAN FILING FEES EDA CARES ACT	.00	2,152.15	250.00	(1,902.15)	860.9
337-4707 LOAN TITLE FEES EDA CARES ACT	.00	(409.25)	.00	409.25	.0
337-4710 LOAN LATE FEE EDA CARES ACT RL	.00	1,887.88	1,000.00	(887.88)	188.8
337-4750 INVESTMENT INTEREST EDA CARES	384.31	7,806.36	20.00	(7,786.36)	39031.
TOTAL FUND REVENUE	5,597.55	48,149.11	73,355.00	25,205.89	65.6
<u>EXPENDITURES</u>					
337-5050 WAGES - PAID LEAVE EDA CARES A	.00	344.96	.00	(344.96)	.0
337-5100 WAGES EDA CARES ACT RLF	1,229.09	14,040.49	11,500.00	(2,540.49)	122.1
337-5500 FRINGE BENEFITS EDA CARES ACT	306.76	3,298.30	2,277.00	(1,021.30)	144.9
337-5550 FRINGE BEN-PAID LEAVE EDA CARE	.00	98.82	.00	(98.82)	.0
337-5700 PAYROLL TAXES EDA CARES ACT RL	105.33	1,211.02	1,050.00	(161.02)	115.3
337-5750 PAYROLL EXP-PD LEAVE EDA CARES	.00	30.74	.00	(30.74)	.0
337-6110 TRAVEL & CONFERENCE EDA CARES	.00	58.32	500.00	441.68	11.7
337-6410 LEGAL SERVICES EDA CARES ACT R	273.00	1,974.02	1,500.00	(474.02)	131.6
337-6420 AUDIT SERVICES EDA CARES ACT R	.00	2,197.27	634.00	(1,563.27)	346.6
337-6470 FILING FEES EDA CARES ACT RLF	.00	1,276.56	250.00	(1,026.56)	510.6
337-6710 BUILDING RENT-EDA CARES	.00	590.52	622.00	31.48	94.9
337-6910 DUES AND FEES-EDA CARES	.00	.00	100.00	100.00	.0
337-6930 BANK SERVICE CHARGES EDA CARES	.00	.20	.00	(.20)	.0
337-6931 ACH COLLECTION FEES EDA CARES	6.64	101.13	.00	(101.13)	.0
337-6940 OTHER MATERIALS & SERV EDA CAR	.00	.00	24.00	24.00	.0
337-9000 INDIRECT SPREAD EDA CARES ACT	.00	1,470.06	1,322.00	(148.06)	111.2
337-9040 TRANSPORTATION FACILITY SPREAD	.00	295.26	311.00	15.74	94.9
337-9050 LOAN FUND COSTS ALLOC EDA RLF	.00	9,728.54	9,031.00	(697.54)	107.7
TOTAL FUND EXPENDITURES	1,920.82	36,716.21	29,121.00	(7,595.21)	126.1
NET REVENUE OVER EXPENDITURES	3,676.73	11,432.90	44,234.00	32,801.10	25.9

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - REG STRAT

ASSETS

345-1000	CASH ALLOCATIONS - REG STRAT	181,462.39	
345-1345	REG STRAT PRINCIPAL BALANCE	20,355.12	
345-1545	REG STRAT ALLOWANCE	(1,520.00)	
345-1801	DUE TO REG STRAT	(345.98)	
TOTAL ASSETS			199,951.53

LIABILITIES AND EQUITY

LIABILITIES

345-2060	DEFERRED COMP PAYABLE REG STRA	1.84	
345-2070	HEALTH INS PAYABLE REG STRAT	28.82	
345-2080	LIFE & DISABILITY PAYABLE REG	.67	
345-2085	RETIREMENT PAYABLE REG STRAT	12.83	
345-2090	WC SAIF INS REG STRAT	.31	
345-2100	PAYROLL LIABILITIES REG STRAT	2.68	
345-2101	WAGES PAYABLE REG STRAT	133.99	
345-2105	WBF PAYROLL ASSESSMENT REG STR	.14	
345-2110	FEDERAL PAYROLL LIABILITY REG	18.43	
345-2115	OR-SUTA PAYROLL LIAB REG STRAT	1.17	
345-2120	STATE PAYROLL LIABILITIES REG	3.73	
TOTAL LIABILITIES			204.61

FUND EQUITY

345-3110	CARRYFORWARD BALANCE REG STRAT	196,348.40	
	REVENUE OVER EXPENDITURES - YTD	3,398.52	
TOTAL FUND EQUITY			199,746.92
TOTAL LIABILITIES AND EQUITY			199,951.53

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - REG STRAT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
345-4050 UNRESTRICTED ENT FUNDS REG STR	.00	.00	3,500.00	3,500.00	.0
345-4600 LOAN INTEREST REG STRAT	147.90	1,647.37	1,884.00	236.63	87.4
345-4750 INVESTMENT INTEREST REG STRAT	572.10	5,203.34	2,400.00	(2,803.34)	216.8
TOTAL FUND REVENUE	720.00	6,850.71	7,784.00	933.29	88.0
<u>EXPENDITURES</u>					
345-5050 WAGES - PAID LEAVE REG STRAT	.00	104.78	.00	(104.78)	.0
345-5100 WAGES REG STRAT	342.89	1,605.19	1,700.00	94.81	94.4
345-5500 FRINGE BENEFITS REG STRAT	91.48	372.10	337.00	(35.10)	110.4
345-5550 FRINGE BENEFITS-PAID LEAVE REG	.00	29.40	.00	(29.40)	.0
345-5700 PAYROLL TAXES REG STRAT	30.26	142.82	155.00	12.18	92.1
345-5750 PAYROLL EXP-PD LEAVE REG STRAT	.00	9.41	.00	(9.41)	.0
345-6110 TRAVEL & CONFERENCE REG STRAT	.00	.00	300.00	300.00	.0
345-6410 LEGAL SERVICES REG STRAT	.00	.00	200.00	200.00	.0
345-6420 AUDIT SERVICES REG STRAT	.00	6.71	45.00	38.29	14.9
345-6710 BUILDING RENT-REG STRAT	.00	57.56	92.00	34.44	62.6
345-6910 DUES AND FEES-REG STRAT	.00	.00	20.00	20.00	.0
345-6931 ACH COLLECTION FEES REG STRAT	.35	3.94	.00	(3.94)	.0
345-6940 OTHER MATERIALS & SERV REG STR	.00	.00	2.00	2.00	.0
345-7050 UNRESTRICTED CARRYOVER REG STR	.00	.00	3,538.00	3,538.00	.0
345-9000 INDIRECT SPREAD REG STRAT	.00	143.28	195.00	51.72	73.5
345-9040 TRANSPORTATION FACILITY SPREAD	.00	28.78	46.00	17.22	62.6
345-9050 LOAN FUND COSTS ALLOC REG STRA	.00	948.22	1,335.00	386.78	71.0
TOTAL FUND EXPENDITURES	464.98	3,452.19	7,965.00	4,512.81	43.3
NET REVENUE OVER EXPENDITURES	255.02	3,398.52	(181.00)	(3,579.52)	1877.6

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - RBEG OR

ASSETS

350-1000	CASH ALLOCATIONS - RBEG OR		368,364.49	
350-1801	DUE TO RBEG OR	(	636.04)	
TOTAL ASSETS				367,728.45

LIABILITIES AND EQUITY

LIABILITIES

350-2060	DEFERRED COMP PAYABLE RBEG OR		1.84	
350-2070	HEALTH INS PAYABLE RBEG OR		28.82	
350-2080	LIFE & DISABILITY PAYABLE RBEG		.67	
350-2085	RETIREMENT PAYABLE RBEG OR		12.83	
350-2090	WC SAIF INS RBEG OR		.28	
350-2100	PAYROLL LIABILITIES RBEG OR		2.54	
350-2101	WAGES PAYABLE RBEG OR		133.99	
350-2105	WBF PAYROLL ASSESSMENT RBEG OR		.14	
350-2110	FEDERAL PAYROLL LIABILITY RBEG		18.43	
350-2115	OR- SUTA PAYROLL LIAB RBEG OR		1.14	
350-2120	STATE PAYROLL LIABILITIES RBEG		3.71	
TOTAL LIABILITIES				204.39

FUND EQUITY

350-3110	CARRYFORWARD BALANCE RBEG OR		360,100.04	
	REVENUE OVER EXPENDITURES - YTD	7,424.02		
TOTAL FUND EQUITY				367,524.06
TOTAL LIABILITIES AND EQUITY				367,728.45

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - RBEG OR

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
350-4050 UNRESTRICTED ENTERPRISE FUNDS	.00	.00	8,000.00	8,000.00	.0
350-4750 INVESTMENT INTEREST RBEG OR	1,268.13	12,282.09	6,100.00	(6,182.09)	201.4
TOTAL FUND REVENUE	1,268.13	12,282.09	14,100.00	1,817.91	87.1
<u>EXPENDITURES</u>					
350-5050 WAGES - PAID LEAVE RBEG OR	.00	106.28	.00	(106.28)	.0
350-5100 WAGES RBEG OR	328.19	2,162.27	3,800.00	1,637.73	56.9
350-5500 FRINGE BENEFITS RBEG OR	87.57	517.90	753.00	235.10	68.8
350-5550 FRINGE BENEFITS - PAID LEAVE R	.00	29.78	.00	(29.78)	.0
350-5700 PAYROLL TAXES RBEG OR	29.03	189.63	347.00	157.37	54.7
350-5750 PAYROLL EXPENSES - PAID LEAVE	.00	9.54	.00	(9.54)	.0
350-6110 TRAVEL & CONFERENCE RBEG OR	.00	.00	300.00	300.00	.0
350-6410 LEGAL SERVICES RBEG OR	.00	.00	150.00	150.00	.0
350-6420 AUDIT SERVICES RBEG OR	.00	16.15	64.00	47.85	25.2
350-6710 BUILDING RENT-RBEG OR	.00	89.25	206.00	116.75	43.3
350-6940 OTHER MATERIALS & SERV RBEG OR	.00	.00	2.00	2.00	.0
350-9000 INDIRECT SPREAD RBEG OR	.00	222.20	437.00	214.80	50.9
350-9040 TRANSPORTATION FACILITY SPREAD	.00	44.63	103.00	58.37	43.3
350-9050 LOAN FUND COSTS ALLOCATED RBEG	.00	1,470.44	2,984.00	1,513.56	49.3
TOTAL FUND EXPENDITURES	444.79	4,858.07	9,146.00	4,287.93	53.1
NET REVENUE OVER EXPENDITURES	823.34	7,424.02	4,954.00	(2,470.02)	149.9

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - RBEG WA

ASSETS

355-1000	CASH ALLOCATIONS - RBEG WA	93,839.67	
355-1801	DUE TO RBEG WA	(435.04)	
TOTAL ASSETS			93,404.63

LIABILITIES AND EQUITY

LIABILITIES

355-2060	DEFERRED COMP PAYABLE RBEG WA	1.84	
355-2070	HEALTH INS PAYABLE RBEG WA	34.16	
355-2080	LIFE & DISABILITY PAY RBEG WA	.68	
355-2085	RETIREMENT PAYABLE RBEG WA	13.17	
355-2090	WC SAIF INS RBEG WA	.22	
355-2100	PAYROLL LIABILITIES RBEG WA	2.41	
355-2101	WAGES PAYABLE RBEG WA	137.89	
355-2105	WBF PAYROLL ASSESSMENT RBEG WA	.11	
355-2110	FEDERAL PAYROLL LIAB RBEG WA	18.76	
355-2115	OR- SUTA PAYROLL LIAB RBEG WA	.87	
355-2120	STATE PAYROLL LIAB RBEG WA	3.17	
TOTAL LIABILITIES			213.28

FUND EQUITY

355-3110	CARRYFORWARD BALANCE RBEG WA	92,809.43	
	REVENUE OVER EXPENDITURES - YTD	381.92	
TOTAL FUND EQUITY			93,191.35
TOTAL LIABILITIES AND EQUITY			93,404.63

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - RBEG WA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
355-4050 UNRESTRICTED ENTERPRISE FUNDS	.00	.00	750.00	750.00	.0
355-4100 FEDERAL RBEG WA	.00	.00	30,000.00	30,000.00	.0
355-4750 INVESTMENT INTEREST RBEG WA	332.37	3,557.10	1,825.00	(1,732.10)	194.9
TOTAL FUND REVENUE	332.37	3,557.10	32,575.00	29,017.90	10.9
<u>EXPENDITURES</u>					
355-5050 WAGES - PAID LEAVE RBEG WA	.00	76.88	.00	(76.88)	.0
355-5100 WAGES RBEG WA	271.42	1,392.13	600.00	(792.13)	232.0
355-5500 FRINGE BENEFITS RBEG WA	80.33	387.93	119.00	(268.93)	326.0
355-5550 FRINGE BENEFITS-PD LEAVE RBEG	.00	22.10	.00	(22.10)	.0
355-5700 PAYROLL TAXES RBEG WA	24.16	121.29	55.00	(66.29)	220.5
355-5750 PAYROLL EXPENSES - PAID LEAVE	.00	6.93	.00	(6.93)	.0
355-6110 TRAVEL & CONFERENCE RBEG WA	.00	.00	2,476.00	2,476.00	.0
355-6300 SUPPLIES-RBEG WA	.00	.00	500.00	500.00	.0
355-6410 LEGAL SERVICES RBEG WA	.00	.00	100.00	100.00	.0
355-6420 AUDIT SERVICES RBEG WA	.00	5.27	19.00	13.73	27.7
355-6450 CONTRACTUAL-RBEG WA	.00	.00	3,000.00	3,000.00	.0
355-6710 BUILDING RENT-RBEG WA	.00	56.81	32.00	(24.81)	177.5
355-6940 OTHER MATERIALS & SERV RBEG WA	.00	.00	1.00	1.00	.0
355-7050 UNRESTRICTED CARRYOVER RBEG WA	.00	.00	24,024.00	24,024.00	.0
355-9000 INDIRECT SPREAD RBEG WA	.00	141.44	69.00	(72.44)	205.0
355-9040 TRANSPORTATION FACILITY SPREAD	.00	28.41	16.00	(12.41)	177.6
355-9050 LOAN FUND COSTS ALLOCATED RBEG	.00	935.99	471.00	(464.99)	198.7
TOTAL FUND EXPENDITURES	375.91	3,175.18	31,482.00	28,306.82	10.1
NET REVENUE OVER EXPENDITURES	(43.54)	381.92	1,093.00	711.08	34.9

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - RBEG-KL

ASSETS

357-1000	CASH ALLOCATIONS - RBEG-KL	139,276.51	
357-1801	DUE TO RBEG-KL	(147.88)	
TOTAL ASSETS			139,128.63

LIABILITIES AND EQUITY

LIABILITIES

357-2070	HEALTH INS PAYABLE RBEG-KL	26.49	
357-2080	LIFE & DISABILITY PAY RBEG-KL	.27	
357-2085	RETIREMENT PAYABLE RBEG-KL	10.35	
357-2090	WC SAIF INS RBEG-KL	.15	
357-2100	PAYROLL LIABILITIES RBEG-KL	.20	
357-2101	WAGES PAYABLE RBEG-KL	119.08	
357-2105	WBF PAYROLL ASSESSMENT RBEG-KL	.08	
357-2110	FEDERAL PAYROLL LIAB RBEG-KL	9.91	
357-2115	OR- SUTA PAYROLL LIAB RBEG-KL	.58	
357-2120	STATE PAYROLL LIAB RBEG-KL	1.08	
TOTAL LIABILITIES			168.19

FUND EQUITY

357-3110	CARRYFORWARD BALANCE RBEG-KL	135,987.66	
	REVENUE OVER EXPENDITURES - YTD	2,972.78	
TOTAL FUND EQUITY			138,960.44
TOTAL LIABILITIES AND EQUITY			139,128.63

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - RBEG-KL

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
357-4050 UNRESTRICTED ENTERPRISE FUNDS	.00	.00	3,250.00	3,250.00	.0
357-4750 INVESTMENT INTEREST RBEG-KL	478.99	4,856.45	2,400.00	(2,456.45)	202.4
TOTAL FUND REVENUE	478.99	4,856.45	5,650.00	793.55	86.0
<u>EXPENDITURES</u>					
357-5050 WAGES - PAID LEAVE RBEG-KL	.00	74.86	.00	(74.86)	.0
357-5100 WAGES RBEG-KL	224.70	812.37	700.00	(112.37)	116.1
357-5500 FRINGE BENEFITS RBEG-KL	67.90	234.92	139.00	(95.92)	169.0
357-5550 FRINGE BEN-PD LEAVE RBEG-KL	.00	21.52	.00	(21.52)	.0
357-5700 PAYROLL TAXES RBEG-KL	20.26	72.75	64.00	(8.75)	113.7
357-5750 PAYROLL EXPENSES - PAID LEAVE	.00	6.75	.00	(6.75)	.0
357-6410 LEGAL SERVICES RBEG-KL	.00	.00	100.00	100.00	.0
357-6420 AUDIT SERVICES RBEG-KL	.00	6.28	25.00	18.72	25.1
357-6710 BUILDING RENT-RBEG KL	.00	31.97	38.00	6.03	84.1
357-6940 OTHER MATERIALS & SERV RBEG-KL	.00	.00	1.00	1.00	.0
357-9000 INDIRECT SPREAD RBEG-KL	.00	79.59	80.00	.41	99.5
357-9040 TRANSPORTATION FACILITY SPREAD	.00	15.98	19.00	3.02	84.1
357-9050 LOAN FUND COSTS ALLOCATED RBEG	.00	526.68	550.00	23.32	95.8
TOTAL FUND EXPENDITURES	312.86	1,883.67	1,716.00	(167.67)	109.8
NET REVENUE OVER EXPENDITURES	166.13	2,972.78	3,934.00	961.22	75.6

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - CDBG MICRO

ASSETS

370-1000	CASH ALLOCATIONS - CDBG MICRO	116,519.00	
370-1801	DUE TO CDBG MICRO	(162.01)	
TOTAL ASSETS			116,356.99

LIABILITIES AND EQUITY

LIABILITIES

370-2070	HEALTH INS PAYABLE CDBG MICRO	26.49	
370-2080	LIFE & DISABILITY PAY CDBG MIC	.27	
370-2085	RETIREMENT PAYABLE CDBG MICRO	10.35	
370-2090	WC SAIF INS CDBG MICRO	.15	
370-2101	WAGES PAYABLE CDBG MICRO	119.08	
370-2105	WBF PAYROLL ASSESSMENT CDBG MI	.07	
370-2110	FEDERAL PAYROLL LIAB CDBG MICR	9.91	
370-2115	OR- SUTA PAYROLL LIAB CDBG MIC	.52	
370-2120	STATE PAYROLL LIABILITIES CDBG	1.02	
TOTAL LIABILITIES			167.86

FUND EQUITY

370-3110	CARRYFORWARD BALANCE CDBG MICR	114,203.41	
	REVENUE OVER EXPENDITURES - YTD	1,985.72	
TOTAL FUND EQUITY			116,189.13
TOTAL LIABILITIES AND EQUITY			116,356.99

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - CDBG MICRO

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
370-4050 UNRESTRICTED ENTERPRISE FUNDS	.00	.00	1,200.00	1,200.00	.0
370-4750 INVESTMENT INTEREST CDBG MICRO	403.83	3,812.71	1,840.00	(1,972.71)	207.2
TOTAL FUND REVENUE	403.83	3,812.71	3,040.00	(772.71)	125.4
<u>EXPENDITURES</u>					
370-5050 WAGES - PAID LEAVE CDBG MICRO	.00	80.33	.00	(80.33)	.0
370-5100 WAGES CDBG MICRO	224.40	768.34	600.00	(168.34)	128.1
370-5500 FRINGE BENEFITS CDBG MICRO	67.81	223.85	119.00	(104.85)	188.1
370-5550 FRINGE BEN-PD LEAVE CDBG MICRO	.00	23.10	.00	(23.10)	.0
370-5700 PAYROLL TAXES CDBG MICRO	20.24	69.27	55.00	(14.27)	126.0
370-5750 PAYROLL EXPENSES - PAID LEAVE	.00	7.24	.00	(7.24)	.0
370-6410 LEGAL SERVICES CDBG MICRO	.00	.00	100.00	100.00	.0
370-6420 AUDIT SERVICES CDBG MICRO	.00	4.98	19.00	14.02	26.2
370-6710 BUILDING RENT-CDBG MICRO	.00	31.76	32.00	.24	99.3
370-6940 OTHER MATERIALS & SERV CDBG MI	.00	.00	1.00	1.00	.0
370-9000 INDIRECT SPREAD CDBG MICRO	.00	79.06	69.00	(10.06)	114.6
370-9040 TRANSPORTATION FACILITY SPREAD	.00	15.88	16.00	.12	99.3
370-9050 LOAN FUND COSTS ALLOCATED CDBG	.00	523.18	471.00	(52.18)	111.1
TOTAL FUND EXPENDITURES	312.45	1,826.99	1,482.00	(344.99)	123.3
NET REVENUE OVER EXPENDITURES	91.38	1,985.72	1,558.00	(427.72)	127.5

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - HOUSING RLF

ASSETS

371-1000	CASH ALLOCATIONS - HOUSING RLF	(	30,252.00)	
371-1031	HOUSING RLF		62,843.15	
371-1131	LGIP HOUSING RLF		1,691,815.68	
371-1371	HOUSING RLF PRINCIPAL BALANCE		670,622.62	
371-1571	HOUSING RLF ALLOWANCE	(	40,200.00)	
371-1801	DUE TO HOUSING RLF	(	4,628.39)	
TOTAL ASSETS				2,350,201.06

LIABILITIES AND EQUITY

LIABILITIES

371-2060	DEFERRED COMP PAYABLE HOUSING		2.76	
371-2070	HEALTH INS PAYABLE HOUSING RLF		67.04	
371-2080	LIFE & DISABILITY PAYABLE HOUS		2.82	
371-2085	RETIREMENT PAYABLE HOUSING RLF		102.38	
371-2090	WC SAIF INS HOUSING RLF		1.98	
371-2100	PAYROLL LIABILITIES HOUSING RL		5.27	
371-2101	WAGES PAYABLE HOUSING RLF		1,155.24	
371-2105	WBF PAYROLL ASSESSMENT HOUSING		.70	
371-2110	FEDERAL PAYROLL LIABILITY HOUS		106.35	
371-2115	OR- SUTA PAYROLL LIAB CDBG MIC		7.68	
371-2120	STATE PAYROLL LIABILITIES HOUS		17.14	
TOTAL LIABILITIES				1,469.36

FUND EQUITY

371-3110	CARRYFORWARD BALANCE HOUSING R		2,290,938.56	
	REVENUE OVER EXPENDITURES - YTD	57,793.14		
TOTAL FUND EQUITY				2,348,731.70
TOTAL LIABILITIES AND EQUITY				2,350,201.06

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - HOUSING RLF

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
371-4050 UNRESTRICTED ENTERPRISE FUNDS	.00	.00	100,000.00	100,000.00	.0
371-4600 LOAN INTEREST HOUSING RLF	2,904.90	38,610.74	89,268.00	50,657.26	43.3
371-4700 LOAN PROCESSING FEES HOUSING R	.00	.00	3,350.00	3,350.00	.0
371-4705 LOAN FILING FEES HOUSING RLF	.00	.00	1,000.00	1,000.00	.0
371-4750 INVESTMENT INTEREST HOUSING RL	5,728.60	55,152.29	26,500.00	(28,652.29)	208.1
TOTAL FUND REVENUE	8,633.50	93,763.03	220,118.00	126,354.97	42.6
<u>EXPENDITURES</u>					
371-5050 WAGES - PAID LEAVE HOUSING RLF	.00	255.66	.00	(255.66)	.0
371-5100 WAGES HOUSING RLF	2,081.91	17,723.40	28,221.00	10,497.60	62.8
371-5500 FRINGE BENEFITS HOUSING RLF	300.83	2,361.00	5,589.00	3,228.00	42.2
371-5550 FRINGE BEN-PD LEAVE HOUSING RL	.00	70.88	.00	(70.88)	.0
371-5700 PAYROLL TAXES HOUSING RLF	185.52	1,583.16	2,576.00	992.84	61.5
371-5750 PAYROLL EXPENSES - PAID LEAVE	.00	22.92	.00	(22.92)	.0
371-6110 TRAVEL & CONFERENCE HOUSING RL	.00	.00	750.00	750.00	.0
371-6410 LEGAL SERVICES HOUSING RLF	.00	.00	100.00	100.00	.0
371-6420 AUDIT SERVICES HOUSING RLF	.00	52.52	1,251.00	1,198.48	4.2
371-6470 FILING FEES HOUSING RLF	.00	.00	1,000.00	1,000.00	.0
371-6710 BUILDING RENT-HOUSING RLF	.00	675.40	1,527.00	851.60	44.2
371-6910 DUES AND FEES-HOUSING RLF	.00	.00	100.00	100.00	.0
371-6930 BANK SERVICE CHARGES HOUSING R	.00	15.56	.00	(15.56)	.0
371-6931 ACH COLLECTION FEES HOUSING RL	7.64	63.37	.00	(63.37)	.0
371-6940 OTHER MATERIALS & SERV HOUSING	.00	.00	92.00	92.00	.0
371-9000 INDIRECT SPREAD HOUSING RLF	.00	1,681.37	3,245.00	1,563.63	51.8
371-9040 TRANSPORTATION FACILITY SPREAD	.00	337.70	764.00	426.30	44.2
371-9050 LOAN FUND COSTS ALLOCATED HOUS	.00	11,126.95	22,162.00	11,035.05	50.2
TOTAL FUND EXPENDITURES	2,575.90	35,969.89	67,377.00	31,407.11	53.4
NET REVENUE OVER EXPENDITURES	6,057.60	57,793.14	152,741.00	94,947.86	37.8

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - MCEDD MICRO LOAN

ASSETS

372-1000	CASH ALLOCATIONS - MCEDD MICRO		19,571.94	
372-1572	MCEDD MICRO ALLOWANCE	(	400.00)	
372-1801	DUE TO MCEDD MICRO LOAN	(	2.40)	
TOTAL ASSETS				19,169.54

LIABILITIES AND EQUITY

FUND EQUITY

372-3110	CARRYFORWARD BALANCE MCEDD MIC		19,173.85	
	REVENUE OVER EXPENDITURES - YTD	(	4.31)	
	TOTAL FUND EQUITY			19,169.54
TOTAL LIABILITIES AND EQUITY				19,169.54

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - MCEDD MICRO LOAN

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
372-4050 UNRESTRICTED ENTERPRISE FUNDS	.00	.00	(5,449.00)	(5,449.00)	.0
372-4600 LOAN INTEREST MCEDD MICRO LOAN	.00	99.88	417.00	317.12	24.0
372-4700 LOAN PROCESSING FEES MCEDD MIC	.00	.00	50.00	50.00	.0
372-4710 LOAN LATE FEE MCEDD MICRO LOAN	.00	134.70	.00	(134.70)	.0
TOTAL FUND REVENUE	.00	234.58	(4,982.00)	(5,216.58)	4.7
<u>EXPENDITURES</u>					
372-5050 WAGES - PAID LEAVE MCEDD MICRO	.00	13.45	.00	(13.45)	.0
372-5100 WAGES MCEDD MICRO LOAN	.00	85.01	.00	(85.01)	.0
372-5500 FRINGE BENEFITS MCEDD MICRO LO	.00	23.89	.00	(23.89)	.0
372-5550 FRINGE BEN-PD LEAVE MCEDD MICR	.00	3.87	.00	(3.87)	.0
372-5700 PAYROLL TAXES MCEDD MICRO LOAN	.00	7.68	.00	(7.68)	.0
372-5750 PAYROLL EXPENSES - PAID LEAVE	.00	1.21	.00	(1.21)	.0
372-6410 LEGAL SERVICES MCEDD MICRO LOA	.00	.00	75.00	75.00	.0
372-6420 AUDIT SERVICES MCEDD MICRO LOA	.00	(2.42)	5.00	7.42	(48.4)
372-6710 BUILDING RENT-MCEDD MICRO	.00	5.19	.00	(5.19)	.0
372-6910 DUES AND FEES-MCEDD MICRO	.00	.00	75.00	75.00	.0
372-6940 OTHER MATERIALS & SERVICES MCE	.00	.00	92.00	92.00	.0
372-9000 INDIRECT SPREAD MCEDD MICRO LO	.00	12.92	.00	(12.92)	.0
372-9040 TRANSPORTATION FACILITY SPREAD	.00	2.59	.00	(2.59)	.0
372-9050 LOAN FUND COSTS ALLOCATED MCED	.00	85.50	.00	(85.50)	.0
TOTAL FUND EXPENDITURES	.00	238.89	247.00	8.11	96.7
NET REVENUE OVER EXPENDITURES	.00	(4.31)	(5,229.00)	(5,224.69)	(.1)

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - USDA NSA

ASSETS

373-1000	CASH ALLOCATIONS - USDA NSA	(	127,002.29)	
373-1073	USDA NSA CHECKING		100,867.14	
373-1202	ACCOUNTS RECEIVABLE USDA NSA		800.00	
373-1373	USDA NSA PRINCIPAL BALANCE		1,483,847.47	
373-1573	USDA NSA ALLOWANCE	(	24,681.80)	
373-1801	DUE TO USDA NSA	(	7,662.61)	
TOTAL ASSETS				1,426,167.91

LIABILITIES AND EQUITY

LIABILITIES

373-2010	A/P GENERAL USDA NSA		360,811.41	
373-2060	DEFERRED COMP PAYABLE USDA NSA		43.20	
373-2070	HEALTH INS PAYABLE USDA NSA		225.09	
373-2080	LIFE & DISABILITY PAYABLE USDA		11.22	
373-2085	RETIREMENT PAYABLE USDA NSA		140.01	
373-2090	WC SAIF INS USDA NSA		3.79	
373-2100	PAYROLL LIABILITIES USDA NSA		58.87	
373-2101	WAGES PAYABLE USDA NSA		1,289.03	
373-2105	WBF PAYROLL ASSESSMENT USDA NS		1.72	
373-2110	FEDERAL PAYROLL LIABILITY USDA		277.72	
373-2115	OR- SUTA PAYROLL LIABILITIES U		13.53	
373-2120	STATE PAYROLL LIABILITIES USDA		59.18	
TOTAL LIABILITIES				362,934.77

FUND EQUITY

373-3110	CARRYFORWARD BALANCE USDA NSA		656,651.09	
	REVENUE OVER EXPENDITURES - YTD	406,582.05		
TOTAL FUND EQUITY				1,063,233.14
TOTAL LIABILITIES AND EQUITY				1,426,167.91

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - USDA NSA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
373-4050 UNRESTRICTED ENTERPRISE FUNDS	.00	.00	37,721.00	37,721.00	.0
373-4100 FEDERAL USDA NSA	.00	395,000.00	770,500.00	375,500.00	51.3
373-4600 LOAN INTEREST USDA NSA	7,065.52	50,078.39	72,700.00	22,621.61	68.9
373-4700 LOAN PROCESSING FEES USDA NSA	4,050.00	9,975.00	11,558.00	1,583.00	86.3
373-4705 LOAN FILING FEES USDA NSA	1,535.66	1,573.48	1,000.00	(573.48)	157.4
373-4710 LOAN LATE FEE USDA NSA	.00	(2.10)	.00	2.10	.0
TOTAL FUND REVENUE	12,651.18	456,624.77	893,479.00	436,854.23	51.1
<u>EXPENDITURES</u>					
373-5050 WAGES - PAID LEAVE USDA NSA	.00	188.16	.00	(188.16)	.0
373-5100 WAGES USDA NSA	2,951.38	23,160.10	26,041.00	2,880.90	88.9
373-5500 FRINGE BENEFITS USDA NSA	612.50	4,418.56	5,157.00	738.44	85.7
373-5550 FRINGE BEN-PD LEAVE USDA NSA	.00	52.05	.00	(52.05)	.0
373-5700 PAYROLL TAXES USDA NSA	255.50	2,014.63	2,377.00	362.37	84.8
373-5750 PAYROLL EXPENSES - PAID LEAVE	.00	16.86	.00	(16.86)	.0
373-6410 LEGAL SERVICES USDA NSA	.00	147.00	500.00	353.00	29.4
373-6420 AUDIT SERVICES USDA NSA	.00	2,404.68	888.00	(1,516.68)	270.8
373-6470 FILING FEES USDA NSA	15.00	60.64	500.00	439.36	12.1
373-6710 BUILDING RENT-USDA NSA	.00	841.02	1,409.00	567.98	59.7
373-6910 DUES AND FEES-USDA NSA	.00	.00	300.00	300.00	.0
373-6930 BANK SERVICE CHARGES USDA NSA	33.43	369.35	.00	(369.35)	.0
373-6940 OTHER MATERIALS & SERVICES USD	.00	.00	6,000.00	6,000.00	.0
373-9000 INDIRECT SPREAD USDA NSA	.00	2,093.68	2,994.00	900.32	69.9
373-9040 TRANSPORTATION FACILITY SPREAD	.00	420.51	705.00	284.49	59.7
373-9050 LOAN FUND COSTS ALLOCATED USDA	.00	13,855.48	20,449.00	6,593.52	67.8
TOTAL FUND EXPENDITURES	3,867.81	50,042.72	67,320.00	17,277.28	74.3
NET REVENUE OVER EXPENDITURES	8,783.37	406,582.05	826,159.00	419,576.95	49.2

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - GENERAL LOAN FUND

ASSETS

390-1000	CASH ALLOCATIONS- GENERAL LOAN	(	13,255.18)	
390-1800	DUE FROM GENERAL LOAN FUND COS		24,782.24	
390-1801	DUE TO GENERAL LOAN FUND COSTS	(	2,114.20)	
TOTAL ASSETS				9,412.86

LIABILITIES AND EQUITY

LIABILITIES

390-2010	A/P GENERAL GENERAL LOAN FUND		27.55	
390-2060	DEFERRED COMP PAYABLE GENERAL		34.93	
390-2070	HEALTH INS PAYABLE GENERAL LOA		267.34	
390-2080	LIFE & DISABILITY PAYABLE GENE		20.33	
390-2085	RETIREMENT PAYABLE GENERAL LOA		174.17	
390-2090	WC SAIF INS GENERAL LOAN FUND		4.42	
390-2100	PAYROLL LIABILITIES GENERAL LO		129.14	
390-2101	WAGES PAYABLE GENERAL LOAN FUN		1,174.88	
390-2105	WBF PAYROLL ASSESSMENT GENERAL		5.79	
390-2110	FEDERAL PAYROLL LIABILITY GENE		653.79	
390-2115	OR- SUTA PAYROLL LIABILITIES G		20.85	
390-2120	STATE PAYROLL LIABILITIES GENE		247.07	
TOTAL LIABILITIES				2,760.26

FUND EQUITY

390-3110	CARRYFORWARD BALANCE GENERAL L		18,582.50	
	REVENUE OVER EXPENDITURES - YTD	(	11,929.90)	
TOTAL FUND EQUITY				6,652.60
TOTAL LIABILITIES AND EQUITY				9,412.86

Negative YTD expenditures due to quarterly allocation of costs. Will clear out by year end.

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

LOAN FUNDS - GENERAL LOAN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
390-4905 LOAN FUND COST ALLOCATION-REV	.00	67,608.55	.00	(67,608.55)	.0
TOTAL FUND REVENUE	.00	67,608.55	.00	(67,608.55)	.0
<u>EXPENDITURES</u>					
390-5050 WAGES - PAID LEAVE GENERAL LOA	.00	1,553.90	.00	(1,553.90)	.0
390-5100 WAGES GENERAL LOAN FUND COSTS	4,211.08	49,581.37	58,617.00	9,035.63	84.6
390-5500 FRINGE BENEFITS GENERAL LOAN F	887.45	11,331.72	11,609.00	277.28	97.6
390-5550 FRINGE BEN-PD LEAVE GENERAL LO	.00	444.20	.00	(444.20)	.0
390-5700 PAYROLL TAXES GENERAL LOAN FUN	369.27	4,344.01	5,351.00	1,006.99	81.2
390-5750 PAYROLL EXPENSES - PAID LEAVE	.00	139.36	.00	(139.36)	.0
390-6110 TRAVEL & CONFERENCE GENERAL LO	235.05	1,104.04	1,675.00	570.96	65.9
390-6300 SUPPLIES	.00	313.52	450.00	136.48	69.7
390-6410 LEGAL SERVICES GENERAL LOAN FU	.00	.00	250.00	250.00	.0
390-6450 CONTRACTUAL	.00	5,283.00	3,200.00	(2,083.00)	165.1
390-6470 FILING FEES GENERAL LOAN FUND	.00	79.90	100.00	20.10	79.9
390-6710 BUILDING RENT	.00	.00	3,172.00	3,172.00	.0
390-9000 INDIRECT SPREAD GENERAL LOAN F	.00	5,363.43	6,740.00	1,376.57	79.6
390-9040 TRANSPORTATION FACILITY SPREAD	.00	.00	1,586.00	1,586.00	.0
390-9050 LOAN FUND COSTS ALLOCATED GENE	.00	.00	(92,750.00)	(92,750.00)	.0
TOTAL FUND EXPENDITURES	5,702.85	79,538.45	.00	(79,538.45)	.0
NET REVENUE OVER EXPENDITURES	(5,702.85)	(11,929.90)	.00	11,929.90	.0

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

LOAN FUNDS - LOAN LOSS RESERVE

ASSETS

395-1017	MCEDD MMA #1077	250,073.37
395-1127	LOAN LOSS RESERVE CD	760,384.26

TOTAL ASSETS	1,010,457.63
--------------	--------------

LIABILITIES AND EQUITY

LIABILITIES

395-2901	UNAVAILABLE REV-LLR	1,010,457.63
----------	---------------------	--------------

TOTAL LIABILITIES	1,010,457.63
-------------------	--------------

TOTAL LIABILITIES AND EQUITY	1,010,457.63
------------------------------	--------------

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

SPECIAL PROJECTS

ASSETS

500-1000	CASH ALLOCATIONS - SPECIAL PRO	360,695.43	
500-1202	ACCOUNTS RECEIVABLE	117,270.62	
500-1240	PREPAID EXPENSES	125.00	
500-1800	DUE FROM ACCOUNTS	17,151.50	
500-1801	DUE TO ACCOUNTS	(34,942.05)	
TOTAL ASSETS			460,300.50

LIABILITIES AND EQUITY

LIABILITIES

500-2010	A/P GENERAL	22,494.08	
500-2060	DEFERRED COMP PAYABLE	96.50	
500-2070	HEALTH INSURANCE PAYABLE	1,241.56	
500-2080	LIFE & DISABILITY PAYABLE	(20.25)	
500-2085	RETIREMENT PAYABLE	2,878.72	
500-2090	WC SAIF INS	89.34	
500-2100	PAYROLL LIABILITIES	923.03	
500-2101	WAGES PAYABLE	31,661.78	
500-2105	WBF PAYROLL ASSESSMENT	22.50	
500-2110	FEDERAL PAYROLL LIABILITY	3,008.00	
500-2115	OR- SUTA PAYROLL LIABILITIES	215.73	
500-2120	STATE PAYROLL LIABILITIES	389.74	
500-2800	DEFERRED REVENUE	473,222.78	
500-2900	UNAVAILABLE REVENUE AR	75,000.00	
500-2902	UNAVAILABLE REV-PORT OF CL	129,424.02	
TOTAL LIABILITIES			740,647.53

FUND EQUITY

500-3110	CARRYFORWARD BALANCE	(3,225.15)	
	REVENUE OVER EXPENDITURES - YTD	(277,121.88)	
	TOTAL FUND EQUITY		(280,347.03)
TOTAL LIABILITIES AND EQUITY			460,300.50

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

SPECIAL PROJECTS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
500-4010 TRANS FRM/TO FUND (MATCH)	.00	2,000.00	10,000.00	8,000.00	20.0
500-4040 RESTRICTED CARRYOVER	.00	.00	578,187.00	578,187.00	.0
500-4050 UNRESTRICTED ENTERPRISE FUNDS	.00	.00	35,000.00	35,000.00	.0
500-4100 FEDERAL	.00	394,986.23	483,392.00	88,405.77	81.7
500-4200 STATE	.00	424,712.68	383,079.00	(41,633.68)	110.9
500-4300 LOCAL MATCH	.00	56,614.08	67,000.00	10,385.92	84.5
500-4500 CONTRACT REIMBURSEMENT	52,637.33	537,298.36	392,503.00	(144,795.36)	136.9
500-4800 OTHER REVENUE	14,000.00	129,551.93	31,500.00	(98,051.93)	411.3
TOTAL FUND REVENUE	66,637.33	1,545,163.28	1,980,661.00	435,497.72	78.0
<u>EXPENDITURES</u>					
500-5050 WAGES - PAID LEAVE	.00	13,574.78	.00	(13,574.78)	.0
500-5100 WAGES	65,683.26	703,406.01	765,128.00	61,721.99	91.9
500-5500 FRINGE BENEFITS	14,625.67	156,830.76	151,527.00	(5,303.76)	103.5
500-5550 FRINGE BENEFITS - PAID LEAVE	.00	2,890.89	.00	(2,890.89)	.0
500-5700 PAYROLL TAXES	5,756.50	62,115.75	69,850.00	7,734.25	88.9
500-5750 PAYROLL EXPENSES - PAID LEAVE	.00	1,163.16	.00	(1,163.16)	.0
500-6110 TRAVEL & CONFERENCE	2,120.66	11,873.62	16,259.00	4,385.38	73.0
500-6190 EVENT SERVICES	14,459.84	29,628.72	8,116.00	(21,512.72)	365.1
500-6300 SUPPLIES	1,463.15	5,412.64	2,950.00	(2,462.64)	183.5
500-6410 LEGAL SERVICES	.00	500.00	1,500.00	1,000.00	33.3
500-6420 AUDIT SERVICES	.00	(271.79)	6,150.00	6,421.79	(4.4)
500-6450 CONTRACTUAL	46,729.75	452,045.35	505,079.00	53,033.65	89.5
500-6470 FILING FEES	.00	130.00	500.00	370.00	26.0
500-6610 ADVERTISING	3,605.59	7,068.53	1,250.00	(5,818.53)	565.5
500-6620 POSTAGE & FREIGHT	.00	11.00	.00	(11.00)	.0
500-6630 PRINTING	197.72	197.72	500.00	302.28	39.5
500-6650 TELEPHONE & NETWORKING	56.63	670.21	545.00	(125.21)	123.0
500-6710 BUILDING RENT	.00	29,470.26	41,403.00	11,932.74	71.2
500-6910 DUES AND FEES	.00	355.00	360.00	5.00	98.6
500-6930 BANK SERVICE CHARGES	.00	78.00	.00	(78.00)	.0
500-6940 OTHER MATERIALS & SERVICES	.00	.00	25,000.00	25,000.00	.0
500-6950 GRANTS DISBURSED	8,177.40	257,034.86	.00	(257,034.86)	.0
500-7050 UNRESTRICTED CARRYOVER	.00	.00	105,042.00	105,042.00	.0
500-7540 RESTRICTED CARRYOVER	.00	.00	170,829.00	170,829.00	.0
500-9000 INDIRECT SPREAD	.00	73,364.57	87,973.00	14,608.43	83.4
500-9040 TRANSPORTATION FACILITY SPREAD	.00	14,735.12	20,700.00	5,964.88	71.2
TOTAL FUND EXPENDITURES	162,876.17	1,822,285.16	1,980,661.00	158,375.84	92.0
NET REVENUE OVER EXPENDITURES	(96,238.84)	(277,121.88)	.00	277,121.88	.0

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

TRANSPORTATION OPS

ASSETS

600-1000	CASH ALLOCATIONS - TRANSP.	(	188,846.80)
600-1125	LINK PETTY CASH		200.00
600-1202	ACCOUNTS RECEIVABLE		242,582.88
600-1240	PREPAID EXPENSES		11,679.00
600-1605	VEHICLES		1,033,524.00
600-1610	BUILDING/LAND		172,681.00
600-1620	BUILDINGS		1,514,410.00
600-1630	EQUIPMENT-LEASED		15,691.75
600-1650	ACCUMULATED DEPRECIATION	(	578,014.35)
600-1700	CONSTRUCTION IN PROCESS		60,986.43
600-1800	DUE FROM ACCOUNTS		23,719.84
600-1801	DUE TO ACCOUNTS	(	37,820.43)

TOTAL ASSETS

2,270,793.32

LIABILITIES AND EQUITY

LIABILITIES

600-2010	A/P GENERAL		11,693.94
600-2050	PTO - ACCRUED		55,624.66
600-2060	DEFERRED COMP PAYABLE		817.23
600-2070	HEALTH INSURANCE PAYABLE	(	662.73)
600-2080	LIFE & DISABILITY PAYABLE		58.02
600-2085	RETIREMENT PAYABLE		2,629.13
600-2090	WC SAIF INS		2,154.54
600-2100	PAYROLL LIABILITIES		1,935.34
600-2101	WAGES PAYABLE		23,534.63
600-2105	WBF PAYROLL ASSESSMENT		76.84
600-2110	FEDERAL PAYROLL LIABILITY		7,920.43
600-2115	OR- SUTA PAYROLL LIABILITIES		264.09
600-2120	STATE PAYROLL LIABILITIES		2,322.31
600-2205	EQUIP LEASE PAYABLE		12,553.40

TOTAL LIABILITIES

120,921.83

FUND EQUITY

600-3110	CARRYFORWARD BALANCE		2,156,911.00
	REVENUE OVER EXPENDITURES - YTD	(	7,039.51)
	TOTAL FUND EQUITY		2,149,871.49

TOTAL LIABILITIES AND EQUITY

2,270,793.32

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

TRANSPORTATION OPS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
600-4010	TRANS FRM/TO FUND (MATCH)	.00	.00	(183,829.00)	(183,829.00)	.0
600-4012	TRANS FROM/TO FUND (SUPPORT)	.00	.00	261,192.00	261,192.00	.0
600-4040	RESTRICTED CARRYOVER	.00	.00	87,350.00	87,350.00	.0
600-4050	UNRESTRICTED ENTERPRISE FUNDS	.00	.00	13,500.00	13,500.00	.0
600-4100	FEDERAL	.00	717,150.00	1,165,986.00	448,836.00	61.5
600-4200	STATE	.00	662,106.00	841,495.00	179,389.00	78.7
600-4300	LOCAL MATCH	.00	452,910.72	50,000.00	(402,910.72)	905.8
600-4500	CONTRACT REIMBURSEMENT	350.00	7,616.00	67,200.00	59,584.00	11.3
600-4800	OTHER REVENUE	.00	46,344.93	1,000.00	(45,344.93)	4634.5
600-4805	FAREBOX REVENUE	1,359.10	45,724.27	51,000.00	5,275.73	89.7
600-4820	GREYHOUND SALES	.00	3,188.34	4,000.00	811.66	79.7
600-4825	GREYHOUND COMMISSION	20.18	265.59	100.00	(165.59)	265.6
600-4904	TRANSP FAC SPREAD-REVENUE	.00	37,631.81	.00	(37,631.81)	.0
600-4906	TRANSP ADMIN SPREAD-REVENUE	.00	134,786.35	.00	(134,786.35)	.0
TOTAL FUND REVENUE		1,729.28	2,107,724.01	2,358,994.00	251,269.99	89.4

EXPENDITURES						
600-5050	WAGES - PAID LEAVE	.00	909.65	.00	(909.65)	.0
600-5100	WAGES	69,763.12	791,723.25	915,862.00	124,138.75	86.5
600-5500	FRINGE BENEFITS	19,115.00	222,140.41	261,650.00	39,509.59	84.9
600-5550	FRINGE BENEFITS - PAID LEAVE	.00	249.06	.00	(249.06)	.0
600-5700	PAYROLL TAXES	8,078.34	93,506.62	111,485.00	17,978.38	83.9
600-5750	PAYROLL EXPENSES - PAID LEAVE	.00	79.27	.00	(79.27)	.0
600-6110	TRAVEL & CONFERENCE	53.59	368.88	1,488.00	1,119.12	24.8
600-6200	EQUIPMENT	.00	449.97	6,378.00	5,928.03	7.1
600-6220	EQUIP LEASED/RENTED	262.73	2,890.03	.00	(2,890.03)	.0
600-6230	EQUIP REPAIR/MAINT	.00	288.00	.00	(288.00)	.0
600-6300	SUPPLIES	1,657.63	9,858.63	12,120.00	2,261.37	81.3
600-6410	LEGAL SERVICES	.00	42.00	.00	(42.00)	.0
600-6420	AUDIT SERVICES	.00	17,435.97	.00	(17,435.97)	.0
600-6430	ACCOUNTING	.00	.00	1,312.00	1,312.00	.0
600-6450	CONTRACTUAL	5,654.30	81,429.81	152,859.00	71,429.19	53.3
600-6460	TESTING/TRAINING/SCREENING	50.00	1,875.00	1,788.00	(87.00)	104.9
600-6510	REPAIRS & MAINTENANCE	1,918.63	52,813.60	75,000.00	22,186.40	70.4
600-6520	FUEL	3,225.19	96,896.69	120,000.00	23,103.31	80.8
600-6610	ADVERTISING	282.00	2,886.00	4,470.00	1,584.00	64.6
600-6630	PRINTING	.00	1,737.79	1,750.00	12.21	99.3
600-6650	TELEPHONE & NETWORKING	665.89	7,325.74	8,532.00	1,206.26	85.9
600-6720	UTILITIES AND JANITORIAL	3,172.78	19,030.07	22,260.00	3,229.93	85.5
600-6730	BLDG REPAIRS AND MAINTENANCE	1,450.00	25,966.85	27,852.00	1,885.15	93.2
600-6800	BONDS & INSURANCE	.00	.00	24,656.00	24,656.00	.0
600-6810	INSURANCE - VEHICLE	.00	19,087.50	.00	(19,087.50)	.0
600-6820	INSURANCE - BUILDING	.00	4,821.50	.00	(4,821.50)	.0
600-6910	DUES AND FEES	.00	1,200.00	1,150.00	(50.00)	104.4
600-6935	ONLINE PROCESSING FEES	1.19	79.67	.00	(79.67)	.0
600-7050	UNRESTRICTED CARRYOVER	.00	.00	(14,575.00)	(14,575.00)	.0
600-7540	RESTRICTED CARRYOVER	.00	.00	216,003.00	216,003.00	.0
600-9000	INDIRECT SPREAD	.00	87,498.51	105,308.00	17,809.49	83.1
600-9040	TRANSPORTATION FACILITY SPREAD	.00	18,815.90	(28,332.00)	(47,147.90)	66.4
600-9060	TRANSPORTATION ADMIN SPREAD	.00	134,786.35	(1.00)	(134,787.35)	13478

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

TRANSPORTATION OPS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
600-9100 CAPITAL PURCHASE	.00	8,213.00	294,280.00	286,067.00	2.8
600-9130 REMODEL PROJECT	.00	1,510.00	.00	(1,510.00)	.0
600-9600 TRANSFER TO/FROM SOURCE	.00	2,000.00	2,000.00	.00	100.0
600-9605 MATCH TRANSFER	.00	406,847.80	.00	(406,847.80)	.0
 TOTAL FUND EXPENDITURES	 115,350.39	 2,114,763.52	 2,325,295.00	 210,531.48	 91.0
 NET REVENUE OVER EXPENDITURES	 (113,621.11)	 (7,039.51)	 33,699.00	 40,738.51	 (20.9)

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

GENERAL FUND

ASSETS

800-1000	CASH ALLOCATIONS - GENERAL		990,231.96	
800-1240	PREPAID EXPENSES		10,817.69	
800-1660	SBITA NET PRESENT VALUE		33,750.15	
800-1665	SBITA ACCUMULATED DEPRECIATION	(	23,607.04)	
800-1800	DUE FROM ACCOUNTS		67,878.71	
800-1801	DUE TO ACCOUNTS	(	44,664.00)	
TOTAL ASSETS				1,034,407.47

LIABILITIES AND EQUITY

LIABILITIES

800-2010	A/P GENERAL		1,065.26	
800-2050	PTO - ACCRUED		85,954.56	
800-2060	DEFERRED COMP PAYABLE		3,495.12	
800-2070	HEALTH INSURANCE PAYABLE	(	38.19)	
800-2080	LIFE & DISABILITY PAYABLE		30.81	
800-2085	RETIREMENT PAYABLE		410.09	
800-2090	WC SAIF INS		10.59	
800-2100	PAYROLL LIABILITIES		1,557.26	
800-2101	WAGES PAYABLE	(	10,001.46)	
800-2105	WBF PAYROLL ASSESSMENT		33.73	
800-2110	FEDERAL PAYROLL LIABILITY		7,616.76	
800-2115	OR- SUTA PAYROLL LIABILITIES		44.94	
800-2120	STATE PAYROLL LIABILITIES		2,708.78	
800-2200	SBITA PAYABLE		10,143.11	
TOTAL LIABILITIES				103,031.36

FUND EQUITY

800-3110	CARRYFORWARD BALANCE		961,070.79	
	REVENUE OVER EXPENDITURES - YTD	(	29,694.68)	
TOTAL FUND EQUITY				931,376.11
TOTAL LIABILITIES AND EQUITY				1,034,407.47

Negative YTD expenditures due to quarterly allocation of costs. Will clear out by year end.

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
800-4300 LOCAL MATCH	.00	.00	(96,828.00)	(96,828.00)	.0
800-4400 LOCAL ASSESSMENT	.00	101,828.00	101,828.00	.00	100.0
800-4800 OTHER REVENUE	1.28	5,734.41	.00	(5,734.41)	.0
800-4900 INDIRECT SPREAD-REVENUE	.00	186,544.33	.00	(186,544.33)	.0
TOTAL FUND REVENUE	1.28	294,106.74	5,000.00	(289,106.74)	5882.1
<u>EXPENDITURES</u>					
800-5050 WAGES - PAID LEAVE	.00	(20,050.35)	.00	20,050.35	.0
800-5100 WAGES	10,675.48	125,800.61	136,237.00	10,436.39	92.3
800-5500 FRINGE BENEFITS	2,169.45	28,318.48	26,980.00	(1,338.48)	105.0
800-5550 FRINGE BENEFITS - PAID LEAVE	.00	(4,770.34)	.00	4,770.34	.0
800-5700 PAYROLL TAXES	938.34	11,050.62	12,438.00	1,387.38	88.9
800-5750 PAYROLL EXPENSES - PAID LEAVE	.00	(1,742.30)	.00	1,742.30	.0
800-6110 TRAVEL & CONFERENCE	878.11	10,296.94	3,775.00	(6,521.94)	272.8
800-6200 EQUIPMENT	.00	.00	2,004.00	2,004.00	.0
800-6220 EQUIP LEASED/RENTED	11.25	901.80	.00	(901.80)	.0
800-6300 SUPPLIES	304.29	12,875.41	14,000.00	1,124.59	92.0
800-6410 LEGAL SERVICES	231.00	399.00	1,000.00	601.00	39.9
800-6420 AUDIT SERVICES	.00	13,639.91	25,856.00	12,216.09	52.8
800-6450 CONTRACTUAL	1,014.00	24,383.00	28,000.00	3,617.00	87.1
800-6460 TESTING/TRAINING/SCREENING	.00	.00	100.00	100.00	.0
800-6470 FILING FEES	.00	50.00	50.00	.00	100.0
800-6610 ADVERTISING	196.82	484.82	750.00	265.18	64.6
800-6620 POSTAGE & FREIGHT	280.83	1,543.36	2,400.00	856.64	64.3
800-6630 PRINTING	.00	367.31	750.00	382.69	49.0
800-6640 PUBLICATIONS & SUBS	103.00	261.75	800.00	538.25	32.7
800-6650 TELEPHONE & NETWORKING	.00	269.94	350.00	80.06	77.1
800-6800 BONDS & INSURANCE	.00	15,390.52	16,286.00	895.48	94.5
800-6810 INSURANCE - VEHICLE	.00	197.50	.00	(197.50)	.0
800-6910 DUES AND FEES	.00	5,839.40	7,476.00	1,636.60	78.1
800-6930 BANK SERVICE CHARGES	253.68	2,789.04	.00	(2,789.04)	.0
800-7540 RESTRICTED CARRYOVER	.00	.00	(48,550.00)	(48,550.00)	.0
800-9000 INDIRECT SPREAD	.00	.00	(225,702.00)	(225,702.00)	.0
800-9600 TRANSFER TO/FROM SOURCE	.00	1,500.00	.00	(1,500.00)	.0
800-9605 MATCH TRANSFER-ASSESSMENTS	22,332.00	94,005.00	.00	(94,005.00)	.0
TOTAL FUND EXPENDITURES	39,388.25	323,801.42	5,000.00	(318,801.42)	6476.0
NET REVENUE OVER EXPENDITURES	(39,386.97)	(29,694.68)	.00	29,694.68	.0

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
BALANCE SHEET
MAY 31, 2026

OIB

ASSETS

975-1000	CASH ALLOCATIONS - OIB	(	3,359.80)	
975-1070	NATIONAL SCENIC FUND		43,683.28	
975-1171	LGIP NATIONAL SCENIC FUND		2,383,708.32	
975-1370	OIB LOANS RECEIVABLE		744,985.84	
975-1575	OIB ALLOWANCE	(	67,486.98)	
975-1800	DUE FROM ACCOUNTS	(	6,804.58)	
975-1801	DUE TO ACCOUNTS	(	17,151.50)	
TOTAL ASSETS				3,077,574.58

LIABILITIES AND EQUITY

FUND EQUITY

975-3110	CARRYFORWARD BALANCE		3,055,704.75	
	REVENUE OVER EXPENDITURES - YTD	21,869.83		
	TOTAL FUND EQUITY			3,077,574.58
TOTAL LIABILITIES AND EQUITY				3,077,574.58

MID-COLUMBIA ECONOMIC DEVELOPMENT DIST
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

		OIB			
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED PCNT
<u>REVENUE</u>					
975-4600	LOAN INTEREST	3,608.40	46,880.27	97,310.00	50,429.73 48.2
975-4650	PRINCIPAL PAYMENTS	.00	.00	96,043.00	96,043.00 .0
975-4700	LOAN PROCESSING FEES	3,450.00	4,253.50	3,543.00	(710.50) 120.1
975-4705	LOAN FILING FEES	887.16	887.16	1,000.00	112.84 88.7
975-4710	LOAN LATE FEE	.00	2,309.86	500.00	(1,809.86) 462.0
975-4750	INVESTMENT INTEREST	8,639.24	80,146.02	45,000.00	(35,146.02) 178.1
TOTAL FUND REVENUE		16,584.80	134,476.81	243,396.00	108,919.19 55.3
<u>EXPENDITURES</u>					
975-6410	LEGAL SERVICES	.00	.00	1,500.00	1,500.00 .0
975-6440	TITLE/LIEN SEARCH	.00	190.00	.00	(190.00) .0
975-6450	CONTRACTUAL	6,804.58	98,521.58	101,803.00	3,281.42 96.8
975-6470	FILING FEES	15.00	445.00	895.00	450.00 49.7
975-6610	ADVERTISING	.00	3,329.80	2,500.00	(829.80) 133.2
975-6910	DUES AND FEES	.00	.00	200.00	200.00 .0
975-6930	BANK SERVICE CHARGES	.00	33.58	.00	(33.58) .0
975-6931	ACH COLLECTION FEES	8.06	87.02	.00	(87.02) .0
975-6950	GRANTS DISBURSED	.00	10,000.00	10,000.00	.00 100.0
TOTAL FUND EXPENDITURES		6,827.64	112,606.98	116,898.00	4,291.02 96.3
NET REVENUE OVER EXPENDITURES		9,757.16	21,869.83	126,498.00	104,628.17 17.3



To: MCEDD Board of Directors
From: Leana Kinley, Finance and Operations Manager
RE: FY25 Audit
Meeting Date: June 18, 2026

Executive Summary:

The FY25 audit is complete and in the final review process. It may be finalized ahead of the meeting; however, it will not be complete by the time the packet goes out. There is also one finding described below which will require board action. Overall, the FY25 audit went smoother than the FY24 audit and MCEDD will be back on track for the FY26 audit.

Overview of Items:

The FY25 audit began with the Interim audit the week of February 23rd and the Final audit the week of March 16th. We were more prepared and made some adjustments from the FY24 audit process and will adjust FY26 based on the FY25 audit.

There is one finding related to the Xerox lease that was not reported according to accounting standards. When the standard was implemented a few years ago, there were only a couple years left on the lease and the total amount of the lease was not material enough to be reported. The lease was renewed in September 2024 and there was no Finance Director at that time. In reviewing documents to prepare for the audit, as it was not reported previously, the lease was missed and caught during the audit. As the total amount of the 5-year lease is \$15,692 it is deemed material to report. The contract processes will be updated to catch these at time of contracting.

The audit is still in review, and the latest draft is included in the packet. We do not anticipate any material changes to the draft and will publish the final copy as soon as it is available.

Action Needed:

Approve Plan of Action letter.

DRAFT - UNDERGOING AUDITORS' INTERNAL COMPLIANCE REVIEW

**MID-COLUMBIA ECONOMIC DEVELOPMENT
DISTRICT
WASCO COUNTY, OREGON**

**FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2025**



CLEAR TRAIL CPAS
Clear Solutions, Clear Results

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

For the Year Ended June 30, 2025

ANNUAL FINANCIAL REPORT

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

BOARD OF DIRECTORS

Administrative Office: 802 Chenowith Loop Rd.
The Dalles, OR 97058

Executive Director: Jessica Metta

<u>Member</u>	<u>Constituency</u>	<u>Representation</u>
Judge Joe Dabulskis, Chair	Sherman County	County Government
Dr. Ken Lawson, Vice-Chair	Education	Private Sector
Garret Stump, Secretary	Forestry	Forestry
Scott Hege	Wasco County	County Government
Ryan O'Connor	Klickitat County	Private Sector
Brad Lorang	Port of Cascade Locks	Port Government
Jim Herman	Washington Port	Port Government
Chad Muenzer	Hood River County	County Government
Denise Baker	City of Cascade Locks	City Government
Todd Andrews	Klickitat County	County Government
Danielle Clevidence	City of Goldendale	City Government
Kristin Franger	Food and Beverage	Private Sector
Jonathan Lewis	Washington Chambers of Commerce	Chambers
Rob Farris	Skamania County	County Government
Tonya Brumley	Oregon Chambers of Commerce	Chambers
Buck Jones	Food and Beverage	Private Sector
Colin Robinson	Health Care	Private Sector
Robert Proffit	Workforce Development	Private Sector
Jeff Heater	Agriculture	Private Sector
Meinrad Kuettel	City of Grass Valley	City Government

Registered Agent: Jessica Metta

All board members can be contacted at
802 Chenowith Loop Rd.
The Dalles, OR 97058

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON
TABLE OF CONTENTS

PAGE
NUMBER

INDEPENDENT AUDITORS' REPORT

1

REQUIRED SUPPLEMENTARY INFORMATION

MANAGEMENT'S DISCUSSION AND ANALYSIS

A

BASIC FINANCIAL STATEMENTS

FINANCIAL STATEMENTS AND SCHEDULES:

Basic Financial Statements:

Government-Wide Financial Statements:

Statement of Net Position

5

Statement of Activities

6

Fund Financial Statements:

Balance Sheet – Governmental Funds

8

Reconciliation of Balance Sheet of Governmental Funds to

Statement of Net Position

9

Statement of Revenues, Expenditures and Changes in

Fund Balance – Governmental Funds

10

Reconciliation of Statement of Revenues, Expenditures and Changes in

Fund Balance – Governmental Funds – to Statement of Activities

11

Statement of Net Position – Proprietary Funds

12

Statement of Revenues, Expenses and Changes in

Net Position – Proprietary Funds

15

Statement of Cash Flows – Proprietary Funds

18

Statement of Net Position – Fiduciary Custodial Fund

21

Statement of Changes in Fiduciary Net Position – Custodial Fund

22

Notes to Basic Financial Statements

23

SUPPLEMENTARY INFORMATION

Combining Statements – Nonmajor Proprietary Funds

Statement of Net Position

42

Statement of Revenues, Expenses, and Changes in Fund Net Position

43

Statement of Cash Flows

44

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON
T A B L E O F C O N T E N T S (CONTINUED)

PAGE
NUMBER

INDEPENDENT AUDITORS' REPORT REQUIRED BY OREGON STATE REGULATIONS	45
--	-----------

AUDIT DELIVERABLES REQUIRED BY THE UNIFORM GUIDANCE

Schedule of Expenditures of Federal Awards	47
Notes to Schedule of Expenditures of Federal Awards	48
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements performed in accordance with Government Auditing Standards	50
Independent Auditors' Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance	52
Schedule of Findings and Questioned Costs	55

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Mid-Columbia Economic Development District
Wasco County, Oregon

Report on the Audit of the Financial Statements

Qualified and Unmodified Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Mid-Columbia Economic Development District, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

Summary of Opinions

<u>Opinion Units</u>	<u>Type of Opinion</u>
Governmental Activities	Qualified
Business Type Activities	Qualified
Each Major Fund	Unmodified
Aggregate Remaining Fund Information	Qualified

In our opinion, except for the effects of not providing an actuarially determined liability for other postemployment benefits as described in the paragraph below, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and the aggregate remaining fund information of Mid-Columbia Economic Development District, as of June 30, 2024, and the respective changes in financial position and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

In our opinion the financial statements referred to above present fairly, in all material respects, the respective financial position of each major fund of Mid-Columbia Economic Development District, as of June 30, 2025 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Qualified and Unmodified Opinions

We conducted our audit in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Mid-Columbia Economic and Development District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Matter Giving Rise to Qualified Opinion

Management has not obtained an actuarial valuation of the post-employment benefit obligation related to the implicit healthcare subsidy in accordance with GASB 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.

Accounting principles generally accepted in the United States of America require that actuarially determined annual required contributions related to postemployment benefits, other than retirement benefits, attributable to employee services already rendered be recorded as expenses as employees earn the benefits, which, if not funded, would increase the liabilities, reduce the net position, and change the expenses of the governmental activities. The amount by which this departure would affect net position, liabilities and expenses of the governmental activities is not reasonably determinable.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Mid-Columbia Economic Development District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Mid-Columbia Economic Development District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Mid-Columbia Economic Development District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information as noted in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The supplementary information, as listed in the table of contents, and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CRF) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The supplementary information, as listed in the table of contents, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, as listed in the table of contents, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises of the listing of board members containing their term expiration dates, located before the table of contents, but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Report on Other Legal and Regulatory Requirements

In accordance with *Government Auditing Standards*, we have also issued our report dated **September 24, 2025** on our consideration of the internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering internal control over financial reporting and compliance.

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated **September 24, 2025** on our consideration of compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

Tara M. Kamp, CPA
CLEAR TRAIL CPAS, LLC

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

BASIC FINANCIAL STATEMENTS

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**STATEMENT OF NET POSITION
June 30, 2025**

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Cash Equivalents	\$ 941,245	\$ 4,195,083	\$ 5,136,328
Accounts Receivable	849,098	-	849,098
Prepaid Expenses	22,621	-	22,621
Accrued Interest Receivable	-	34,545	34,545
Due From Other Funds	95,965	-	95,965
Total Current Assets	1,908,929	4,229,628	6,138,557
Capital Assets:			
Capital Assets, Non-Depreciable	233,668	-	233,668
Capital Assets, Net of Depreciation	1,995,756	-	1,995,756
Total Capital Assets, Net of Depreciation	2,229,424	-	2,229,424
Noncurrent Assets:			
Note Receivable - Due Within One Year	-	439,144	439,144
Note Receivable - Due in More Than One Year	-	3,956,771	3,956,771
Restricted Cash	-	1,010,295	1,010,295
Total Noncurrent Assets	-	5,406,210	5,406,210
Total Assets	4,138,353	9,635,838	13,774,191
LIABILITIES			
Current Liabilities:			
Accounts Payable	115,019	217	115,236
Unearned Revenue	-	1,010,295	1,010,295
Payroll Liabilities	125,559	8,420	133,979
Interest Payable	-	2,110	2,110
Accrued Compensated Absences	141,580	-	141,580
Due to Other Funds	-	109,701	109,701
Noncurrent Liabilities:			
Due Within One Year:			
Long Term Debt	13,123	110,291	123,414
Due in More Than One Year:			
Long Term Debt	9,574	1,000,868	1,010,442
Total Liabilities	404,855	2,241,902	2,646,757
NET POSITION			
Net Investment in Capital Assets	2,206,727	-	2,206,727
Restricted for:			
Recapitalization	-	7,393,936	7,393,936
Specific Economic Development Projects	64,250	-	64,250
Unrestricted	1,462,521	-	1,462,521
Total Net Position	\$ 3,733,498	\$ 7,393,936	\$ 11,127,434

See accompanying notes to basic financial statements

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2025**

		Program Revenues		
		Charges for	Operating	Capital
	Expenses	Services	Grants and	Grants and
			Contributions	Contributions
<u>Functions/Programs</u>				
Government				
Governmental Activities				
Economic Development	\$ 4,203,302	\$ 1,414,309	\$ 3,111,917	\$ -
Total Governmental Activities	4,203,302	1,414,309	3,111,917	-
Business-Type Activities				
Economic Development	229,510	376,101	-	-
Interest on Long-Term Debt	7,138	-	-	-
Total Business-Type Activities	236,648	376,101	-	-
Total Primary Government	\$ 4,439,950	\$ 1,790,410	\$ 3,111,917	\$ -

General Revenues

Interest Income

Total General Revenues

Change in Net Position

Net Position - Beginning of year

Prior Period Adjustment

Net Position - End of year

See accompanying notes to basic financial statements

	Net Revenue (Expenses) and Changes in Net Position		
	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
<u>Functions/Programs</u>			
Government			
Governmental Activities			
Economic Development	\$ 322,924	\$ -	\$ 322,924
Total Governmental Activities	<u>322,924</u>	<u>-</u>	<u>322,924</u>
Business-Type Activities			
Economic Development	-	146,591	146,591
Interest on Long-Term Debt	-	(7,138)	(7,138)
Total Business-Type Activities	<u>-</u>	<u>139,453</u>	<u>139,453</u>
Total Primary Government	<u>322,924</u>	<u>139,453</u>	<u>462,377</u>
 General Revenues			
Interest Income	-	117,251	117,251
Total General Revenues	<u>-</u>	<u>117,251</u>	<u>117,251</u>
Change in Net Position	322,924	256,704	579,628
Net Position - Beginning of year	3,440,121	7,137,232	10,577,353
Prior Period Adjustment	(29,547)	-	(29,547)
Net Position - End of year	<u>3,733,498</u>	<u>\$ 7,393,936</u>	<u>\$ 11,127,434</u>

See accompanying notes to basic financial statements

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2025**

	GENERAL FUND	LINK/TRANSIT CENTER FUND	SPECIAL PROJECTS FUND	PLANNING GRANT FUND	TOTAL
ASSETS					
Cash and Cash Equivalents	\$ 615,868	\$ -	\$ 325,377	\$ -	\$ 941,245
Accounts Receivable	417	482,696	345,985	20,000	849,098
Due From Other Funds	430,331	-	24,797	50,307	505,435
Prepaid Expenses	9,689	10,885	125	1,922	22,621
Total Assets	<u>\$ 1,056,305</u>	<u>\$ 493,581</u>	<u>\$ 696,284</u>	<u>\$ 72,229</u>	<u>\$ 2,318,399</u>
LIABILITIES AND FUND BALANCE					
Liabilities:					
Accounts Payable	\$ 292	\$ 13,149	\$ 101,322	\$ 256	\$ 115,019
Payroll Liabilities	8,987	64,815	45,956	5,801	125,559
Unearned Revenue	-	300	552,268	-	552,568
Due To Other Funds	-	409,470	-	-	409,470
Total Liabilities	<u>9,279</u>	<u>487,734</u>	<u>699,546</u>	<u>6,057</u>	<u>1,202,616</u>
Fund Balance					
Nonspendable	9,689	10,885	125	1,922	22,621
Restricted	-	-	-	64,250	64,250
Unassigned	1,037,337	(5,038)	(3,387)	-	1,028,912
Total Fund Balance	<u>1,047,026</u>	<u>5,847</u>	<u>(3,262)</u>	<u>66,172</u>	<u>1,115,783</u>
Total Liabilities and Fund Balance	<u>\$ 1,056,305</u>	<u>\$ 493,581</u>	<u>\$ 696,284</u>	<u>\$ 72,229</u>	<u>\$ 2,318,399</u>

See accompanying notes to basic financial statements

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**RECONCILIATION OF BALANCE SHEET OF GOVERNMENTAL FUNDS
TO STATEMENT OF NET POSITION**

June 30, 2025

Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

Fund Balances	\$ 1,115,783
---------------	--------------

The cost of capital assets (land, buildings, improvements, machinery and equipment, infrastructure, and construction in progress) is reported as an expenditure in governmental funds. The statement of net position includes those capital assets among the assets of the City as a whole.

Net Capital Assets	2,229,424
--------------------	-----------

Accrued compensated absences are not due and payable in the current period and therefore are not reported in the funds.

Accrued Compensated Absences	(141,580)
------------------------------	-----------

Long Term Debt is not due and payable in the current period and therefore are not reported in the funds.

Long Term Debt	(22,697)
----------------	----------

Other assets are not available to pay for current-period expenditures and therefore are considered unavailable in the funds.

Unearned revenue	<u>552,568</u>
------------------	----------------

Total Net Position	<u><u>\$ 3,733,498</u></u>
--------------------	----------------------------

See accompanying notes to basic financial statements

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS**

For the Year Ended June 30, 2025

	GENERAL FUND	LINK/TRANSIT CENTER FUND	SPECIAL PROJECTS FUND	PLANNING GRANT FUND	TOTAL
REVENUES					
Intergovernmental Revenues					
Federal Sources	\$ -	\$ 1,216,592	\$ 535,759	\$ 79,980	\$ 1,832,331
State Sources	-	655,379	624,207	-	1,279,586
Contract Revenue	-	78,755	515,821	-	594,576
Interest on Investments	25	-	-	-	25
Other Misc Sources	373,523	269,043	154,231	86,020	882,817
Total Revenues	373,548	2,219,769	1,830,018	166,000	4,589,335
EXPENDITURES					
Current:					
Economic Development	316,453	1,641,818	1,948,459	152,795	4,059,525
Capital Outlay	-	352,731	-	-	352,731
Total Expenditures	316,453	1,994,549	1,948,459	152,795	4,412,256
Excess of Revenues Over, (Under) Expenditures	57,095	225,220	(118,441)	13,205	177,079
OTHER FINANCING SOURCES (USES)					
Transfers In	-	-	10,048	-	10,048
Transfers Out	-	(10,048)	-	-	(10,048)
Subscription Proceeds	-	15,692	-	-	15,692
Total Other Financing Sources, (Uses)	-	5,644	10,048	-	15,692
Net Change in Fund Balance	57,095	230,864	(108,393)	13,205	192,771
FUND BALANCE - BEGINNING OF YEAR	989,931	(124,429)	4,505	52,967	922,974
Prior Period Adjustment	-	(100,588)	100,626	-	38
FUND BALANCE - END OF YEAR	<u>\$ 1,047,026</u>	<u>\$ 5,847</u>	<u>\$ (3,262)</u>	<u>\$ 66,172</u>	<u>\$ 1,115,783</u>

See accompanying notes to basic financial statements

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - GOVERNMENTAL FUNDS - TO
STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2025**

Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balance and the government-wide statement of activities

Excess of Revenues over Expenditures	\$ 192,771
--------------------------------------	------------

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

Capitalized Additions, net of adjustments	\$ 350,752	
Depreciation Expense	<u>(130,331)</u>	

Net Adjustment	220,421
----------------	---------

Under the modified accrual basis of accounting used in the governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis of accounting, expenses and liabilities are reported regardless of when financial resources are available. This adjustment combines the net changes in liability balances.

Accrued Compensated Absences	(28,676)
Long Term Debt payments	17,209
Long Term Debt proceeds	(15,692)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Change in Unearned Revenue	<u>(63,109)</u>
Change in Net Position	<u><u>\$ 322,924</u></u>

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS**

June 30, 2025

	REVOLVING LOAN FUND	RLF HOUSING FUND	INTERMEDIARY RELENDING PROGRAM FUND
ASSETS			
Current Assets			
Cash and Cash Equivalents	\$ 758,643	\$ 1,395,260	\$ 678,460
Accrued Interest Receivable	16,981	2,218	11,006
Due From Other Funds	-	-	174,731
Loans Receivable, Net (current)	210,479	29,215	112,761
Noncurrent Assets			
Restricted Cash	-	-	-
Loans Receivable, Net of Allowance	789,682	882,086	1,537,678
Total Assets	<u>1,775,785</u>	<u>2,308,779</u>	<u>2,514,636</u>
LIABILITIES			
Current Liabilities			
Accounts Payable	63	-	154
Accrued Interest Payable	-	-	1,606
Unearned Revenue	-	-	-
Payroll Liabilities	-	-	8,420
Due To Other Funds	127,335	17,840	-
Loans Payable - current	-	-	92,063
Noncurrent Liabilities			
Loans Payable	-	-	677,090
Total Liabilities	<u>127,398</u>	<u>17,840</u>	<u>779,333</u>
NET POSITION			
Restricted for Recapitalization	<u>1,648,387</u>	<u>2,290,939</u>	<u>1,735,303</u>
Total Net Position	<u><u>\$ 1,648,387</u></u>	<u><u>\$ 2,290,939</u></u>	<u><u>\$ 1,735,303</u></u>

See accompanying notes to basic financial statements

	RURAL BUSINESS ENTERPRISE GRANT FUND	IRP WASHINGTON FUND	IRP SHERMAN FUND	USDA NSA FUND
ASSETS				
Current Assets				
Cash and Cash Equivalents	\$ 570,188	\$ 195,892	\$ 210,266	\$ 79,327
Accrued Interest Receivable	-	1,139	691	2,410
Due From Other Funds	18,709	-	-	26,091
Loans Receivable, Net (current)	-	29,772	27,612	24,346
Noncurrent Assets				
Restricted Cash	-	-	-	-
Loans Receivable, Net of Allowance	-	63,335	141,044	524,477
Total Assets	588,897	290,138	379,613	656,651
LIABILITIES				
Current Liabilities				
Accounts Payable	-	-	-	-
Accrued Interest Payable	-	175	329	-
Unearned Revenue	-	-	-	-
Payroll Liabilities	-	-	-	-
Due To Other Funds	-	11,449	171,758	-
Loans Payable - current	-	11,056	7,172	-
Noncurrent Liabilities				
Loans Payable	-	199,204	124,574	-
Total Liabilities	-	221,884	303,833	-
NET POSITION				
Restricted for Recapitalization	588,897	68,254	75,780	656,651
Total Net Position	\$ 588,897	\$ 68,254	\$ 75,780	\$ 656,651

See accompanying notes to basic financial statements

	LOAN LOSS RESERVE FUND	NONMAJOR PROPRIETARY FUNDS	TOTAL PROPRIETARY FUNDS
ASSETS			
Current Assets			
Cash and Cash Equivalents	\$ -	\$ 307,047	\$ 4,195,083
Accrued Interest Receivable	-	100	34,545
Due From Other Funds	-	83	219,614
Loans Receivable, Net (current)	-	4,959	439,144
Noncurrent Assets			
Restricted Cash	1,010,295	-	1,010,295
Loans Receivable, Net of Allowance	-	18,469	3,956,771
Total Assets	1,010,295	330,658	9,855,452
LIABILITIES			
Current Liabilities			
Accounts Payable	-	-	217
Accrued Interest Payable	-	-	2,110
Unearned Revenue	1,010,295	-	1,010,295
Payroll Liabilities	-	-	8,420
Due To Other Funds	-	933	329,315
Loans Payable - current	-	-	110,291
Noncurrent Liabilities			
Loans Payable	-	-	1,000,868
Total Liabilities	1,010,295	933	2,461,516
NET POSITION			
Restricted for Recapitalization	-	329,725	7,393,936
Total Net Position	\$ -	\$ 329,725	\$ 7,393,936

See accompanying notes to basic financial statements

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
For the Year Ended June 30, 2025**

	<u>REVOLVING LOAN FUND</u>	<u>RLF HOUSING FUND</u>	<u>INTERMEDIARY RELENDING PROGRAM FUND</u>
OPERATING REVENUES			
Loan Fees	\$ 5,002	\$ -	\$ 3,349
Loan Interest	80,908	51,382	145,459
	<u>85,910</u>	<u>51,382</u>	<u>148,808</u>
Total Operating Revenues			
	<u>85,910</u>	<u>51,382</u>	<u>148,808</u>
OPERATING EXPENSES			
Salary and Fringe Benefits	32,319	4,350	89,905
Consulting and Professional Services	950	320	1,294
Travel and Conference	85	-	937
Supplies	6	-	312
Interest Expense	-	-	7,138
Insurance	-	-	4,523
Indirect Expenses	39,930	5,473	(54,484)
Miscellaneous	18,069	1,265	21,868
	<u>91,359</u>	<u>11,408</u>	<u>71,493</u>
Total Operating Expenses			
	<u>91,359</u>	<u>11,408</u>	<u>71,493</u>
Operating Income (Loss)	(5,449)	39,974	77,315
NON-OPERATING REVENUES (EXPENSES)			
Interest on Investments	22,231	58,861	3,649
	<u>22,231</u>	<u>58,861</u>	<u>3,649</u>
Total Non-Operating Revenues, (Expenditures)			
	<u>22,231</u>	<u>58,861</u>	<u>3,649</u>
Change in Net Position	16,782	98,835	80,964
NET POSITION - BEGINNING	<u>1,631,605</u>	<u>2,192,104</u>	<u>1,654,339</u>
NET POSITTION - ENDING	<u><u>\$ 1,648,387</u></u>	<u><u>\$ 2,290,939</u></u>	<u><u>\$ 1,735,303</u></u>

See accompanying notes to basic financial statements

	RURAL BUSINESS ENTERPRISE GRANT FUND	IRP WASHINGTON FUND	IRP SHERMAN FUND	USDA NSA FUND
OPERATING REVENUES				
Loan Fees	\$ -	\$ 850	\$ 594	\$ -
Loan Interest	-	13,289	16,768	56,160
Total Operating Revenues	-	14,139	17,362	56,160
OPERATING EXPENSES				
Salary and Fringe Benefits	3,252	4,124	6,212	6,727
Consulting and Professional Services	48	59	53	242
Travel and Conference	-	-	-	-
Supplies	-	-	-	-
Interest Expense	-	-	-	-
Insurance	-	1,435	661	-
Indirect Expenses	4,085	5,038	7,497	8,286
Miscellaneous	144	2,320	933	1,463
Total Operating Expenses	7,529	12,976	15,356	16,718
Operating Income (Loss)	(7,529)	1,163	2,006	39,442
NON-OPERATING REVENUES (EXPENSES)				
Interest on Investments	23,026	-	-	-
Total Non-Operating Revenues,	23,026	-	-	-
Change in Net Position	15,497	1,163	2,006	39,442
NET POSITION - BEGINNING	573,400	67,091	73,774	617,209
NET POSITTION - ENDING	\$ 588,897	\$ 68,254	\$ 75,780	\$ 656,651

See accompanying notes to basic financial statements

	LOAN LOSS RESERVE FUND	NONMAJOR PROPRIETARY FUNDS	TOTAL PROPRIETARY FUNDS
OPERATING REVENUES			
Loan Fees	\$ -	\$ -	\$ 9,795
Loan Interest	-	2,340	366,306
Total Operating Revenues	-	2,340	376,101
OPERATING EXPENSES			
Salary and Fringe Benefits	-	3,894	150,783
Consulting and Professional Services	-	47	3,013
Travel and Conference	-	-	1,022
Supplies	-	-	318
Interest Expense	-	-	7,138
Insurance	-	-	6,619
Indirect Expenses	-	4,981	20,806
Miscellaneous	-	887	46,949
Total Operating Expenses	-	9,809	236,648
Operating Income (Loss)	-	(7,469)	139,453
NON-OPERATING REVENUES (EXPENSES)			
Interest on Investments	-	9,484	117,251
Total Non-Operating Revenues,	-	9,484	117,251
Change in Net Position	-	2,015	256,704
NET POSITION - BEGINNING	-	327,710	7,137,232
NET POSITION - ENDING	\$ -	\$ 329,725	\$ 7,393,936

See accompanying notes to basic financial statements

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
For the Year Ended June 30, 2025**

	REVOLVING LOAN FUND	RLF HOUSING FUND	INTERMEDIARY RELENDING PROGRAM FUND
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from Customers and Users	\$ 75,014	\$ 51,449	\$ 145,723
Payments to Suppliers	(58,977)	(7,058)	16,922
Payments to Employees	(32,319)	(4,350)	(87,490)
Net Cash Provided by Operating Activities	(16,282)	40,041	75,155
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Due To/From Other Funds	5,406	748	(1,569)
Loan Reserve Received	-	-	-
Payments on Loans Payable			(91,073)
Net Cash Provided, (Used) by Noncapital Financing Activities	5,406	748	(92,642)
CASH FLOWS FROM CAPITAL AND RELATED INVESTING ACTIVITIES			
Interest	22,231	58,861	3,649
Change in Loans Receivable	19,406	30,186	(9,177)
Net Cash Provided (Used) by Capital and Related Financing Activities	41,637	89,047	(5,528)
Net Increase, (Decrease) in Cash and Cash Equivalents	30,761	129,836	(23,015)
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	727,882	1,265,424	701,475
CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 758,643	\$ 1,395,260	\$ 678,460
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities			
Operating Income (Loss)	\$ (5,449)	\$ 39,974	\$ 77,315
Adjustments			
(Increase), Decrease in Accrued Interest Receivable	(10,896)	67	(3,085)
Increase (Decrease) in Payroll Liabilities	-	-	2,415
Increase, (Decrease) in Accounts Payable	63		(1,490)
Net Cash From Operations	\$ (16,282)	\$ 40,041	\$ 75,155

See accompanying notes to basic financial statements

	RURAL BUSINESS ENTERPRISE GRANT FUND	IRP WASHINGTON FUND	IRP SHERMAN FUND
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from Customers and Users	\$ -	\$ 13,980	\$ 17,451
Payments to Suppliers	(4,277)	(9,581)	(9,144)
Payments to Employees	(3,252)	(4,124)	(6,879)
Net Cash Provided by Operating Activities	(7,529)	275	1,428
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Due To/From Other Funds	551	681	1,017
Loan Reserve Received	-	-	-
Payments on Loans Payable		(10,921)	(7,112)
Net Cash Provided, (Used) by Noncapital Financing Activities	551	(10,240)	(6,095)
CASH FLOWS FROM CAPITAL AND RELATED INVESTING ACTIVITIES			
Interest	23,026	-	-
Change in Loans Receivable	-	31,915	24,243
Net Cash Provided (Used) by Capital and Related Financing Activities	23,026	31,915	24,243
Net Increase, (Decrease) in Cash and Cash Equivalents	16,048	21,950	19,576
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	554,140	173,942	190,690
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 570,188</u>	<u>\$ 195,892</u>	<u>\$ 210,266</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities			
Operating Income (Loss)	\$ (7,529)	\$ 1,163	\$ 2,006
Adjustments			
(Increase), Decrease in Accrued Interest Receivable	-	(159)	89
Increase (Decrease) in Payroll Liabilities	-	-	-
Increase, (Decrease) in Accounts Payable	-	(729)	(667)
Net Cash From Operations	<u>\$ (7,529)</u>	<u>\$ 275</u>	<u>\$ 1,428</u>

See accompanying notes to basic financial statements

	USDA NSA FUND	LOAN LOSS RESERVE FUND	NONMAJOR PROPRIETARY FUNDS	TOTAL PROPRIETARY FUNDS
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from Customers and Users	\$ 56,261	\$ -	\$ 2,362	\$ 362,240
Payments to Suppliers	(9,991)	-	(5,915)	(88,021)
Payments to Employees	(6,727)	-	(3,894)	(149,035)
Net Cash Provided by Operating Activities	39,543	-	(7,447)	125,184
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Due To/From Other Funds	1,121	-	675	8,630
Loan Reserve Received	-	4,369	-	4,369
Payments on Loans Payable	-	-	-	(109,106)
Net Cash Provided, (Used) by Noncapital Financing Activities	1,121	4,369	675	(96,107)
CASH FLOWS FROM CAPITAL AND RELATED INVESTING ACTIVITIES				
Interest	-	-	9,484	117,251
Change in Loans Receivable	25,114	-	5,667	127,354
Net Cash Provided (Used) by Capital and Related Financing Activities	25,114	-	15,151	244,605
Net Increase, (Decrease) in Cash and Cash Equivalents	65,778	4,369	8,379	273,682
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	13,549	1,005,926	298,668	4,931,696
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 79,327</u>	<u>\$ 1,010,295</u>	<u>\$ 307,047</u>	<u>\$ 5,205,378</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities				
Operating Income (Loss)	\$ 39,442	\$ -	\$ (7,469)	\$ 139,453
Adjustments				
(Increase), Decrease in Accrued Interest Receivable	101	-	22	(13,861)
Increase (Decrease) in Payroll Liabilities	-	-	-	2,415
Increase, (Decrease) in Accounts Payable	-	-	-	(2,823)
Net Cash From Operations	<u>\$ 39,543</u>	<u>\$ -</u>	<u>\$ (7,447)</u>	<u>\$ 125,184</u>

See accompanying notes to basic financial statements

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**STATEMENT OF NET POSITION
FIDUCIARY FUND - CUSTODIAL FUND
June 30, 2025**

ASSETS

Cash and Cash Equivalents	\$ 1,784,889
Due From Other Funds	13,736
Accrued Interest Receivable	8,307
Noncurrent Assets:	
Note Receivable - Due Within One Year	303,197
Note Receivable - Due in More Than One Year	945,588
Total Assets	3,055,717

LIABILITIES

Accounts Payable	11
Total Liabilities	11

NET POSITION

Restricted for:	
Individuals, Organization and other Governments	3,055,706
Total Net Position	\$ 3,055,706

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND - CUSTODIAL FUND
For the Year Ended June 30, 2025**

ADDITIONS

Loan Fees	\$ 7,045
Loan Interest	103,359
Interest Earnings	<u>70,391</u>

Total Additions	<u>180,795</u>
-----------------	----------------

DELETIONS

Professional Services	108,326
Miscellaneous	<u>11,909</u>

Total Deletions	<u>120,235</u>
-----------------	----------------

Net Increase (Decrease) in Fiduciary Net Position	60,560
---	--------

NET POSITION, BEGINNING	2,983,314
--------------------------------	-----------

Prior Period Adjustment	<u>11,832</u>
-------------------------	---------------

NET POSITION, ENDING	<u><u>\$ 3,055,706</u></u>
-----------------------------	----------------------------

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Mid-Columbia Economic Development District, Oregon, have been prepared in conformity with accounting principles generally accepted in the United State of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the accounting policies are described below.

THE FINANCIAL REPORTING ENTITY

The Mid-Columbia Economic Development District (The District) is a municipal corporation governed by a twenty-two member Board of Directors. As required by general accepted accounting principles in the United States of America, all activities of the District have been included in these financial statements.

The District was organized to assist the counties of Wasco, Hood River, and Sherman in Oregon, and Klickitat and Skamania in Washington, in obtaining and coordinating grants and loans for economic development and other related projects. The District was organized as a Council of Governments under ORS 190.

Accounting principles generally accepted in the United States of America require that these financial statements represent the District (the primary government) and all component units, if any. Component units, as defined by the Governmental Accounting Standards Board (GASB) Statement No. 61, are separate organizations that are included in the District's reporting entity because of the significance of their operational or financial relationships with the District. The District has no component units.

MEASUREMENT FOCUS, BASIS OF ACCOUNTING

Government-Wide Statements: The statement of net position and the statement of activities display information about the primary government. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double-accounting of internal activities. These statements distinguish between the governmental and business-type activities of the District. Governmental activities generally are financed through intergovernmental revenues and other nonexchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the different business-type activities of the District and for each function of the District's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Each fund is considered to be a separate accounting entity. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. Remaining governmental funds are aggregated and reported as non-major funds.

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

There are the following *major governmental funds*:

General Fund – This is the primary operating fund. It accounts for all the financial operations except those required to be accounted for in another fund.

Link/Transit Center Fund – This fund accounts for the transportation program the entity took over. They received donated assets and funding from the Mid-Columbia Council of Governments, Oregon Department of Transportation, and Washington Department of Transportation to operate a regional transportation program.

Special Projects Fund – This fund accounts for the revenues and expenditures of various economic development projects in which the District is involved.

Planning Grant Fund – This fund accounts for grants received from federal agencies and contributions from local member Counties and municipalities that are designated for planning and coordinating regional development strategies.

The District reports the following *major enterprise funds*:

Revolving Loan Fund, Revolving Loan Housing Fund, Intermediary Relending Program Fund, Rural Business Enterprise Grant Fund, Intermediary Relending Program – Washington, Intermediary Relending Program – Sherman, USDA NSA Fund, and the Loan Loss Reserve Fund. These funds account for the issuance, collection, and administrative expenses associated with the lending of funds for economic development.

The District reports the following *fiduciary – custodial fund*:

The National Scenic Act Fund, is responsible for administering funds received from the U.S. Department of Agriculture under the National Scenic Act Fund. It is governed by the Oregon Investment Board which is financially accountable for the Fund because it approves the Fund's budget and must approve all loans and debt issuances. Resource flows between the District and National Scenic Act Fund consist of management fees of \$61,333 paid to the District and are reported as external transactions.

Government-wide and Proprietary Fund Financial Statements

The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus. The government-wide and proprietary fund financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the District gives (or receives) value without directly receiving (or giving) equal value in exchange, include grants. Revenue from grants is recognized in the fiscal year in which all eligibility requirements have been satisfied.

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental Fund Financial Statements

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The District considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end. Miscellaneous revenues are recorded as revenue when received in cash because they are generally not measurable until actually received. Expenditures are recorded when the related fund liability is incurred. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

Under the terms of grant agreements, the District funds certain programs by a combination of specific cost reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted net resources available to finance the program. It is the District's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants, and then by general revenues.

BUDGETS

The District is subject to Budget Law (ORS 294.900 through 294.930) as a Council of Governments. The District has annually adopted a budget as required. The budget laws do not require the District to appropriate funds and allow the District to over expend budget amounts and to spend unappropriated ending fund balances. The budget rules are designed to allow for public input on the annual budget.

The District does not budget by individual fund, but for all funds in total. Therefore, a budget is not adopted for individual funds because it is not required.

ASSETS, LIABILITIES, AND NET POSITION OR EQUITY

Deposits and Investments

The cash and cash equivalents balances of substantially all funds are held in FDIC insured bank accounts. Investments for the District are reported at fair value. Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Fair Value Inputs and Methodologies and Hierarchy

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Observable inputs are developed based on market data obtained from sources independent of the reporting entity. Unobservable inputs are developed based on the best information available about the assumptions market participants would use in pricing the asset. The classification of securities within the fair value hierarchy is based up on the activity level in the market for the security type and the inputs used to determine their fair value, as follows:

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Level 1 – unadjusted price quotations in active markets/exchanges for identical assets or liabilities that each Fund has the ability to access

Level 2 – other observable inputs (including, but not limited to, quoted prices for similar assets or liabilities in markets that are active, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market–corroborated inputs)

Level 3 – unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available (including each Fund’s own assumptions used in determining the fair value of investments)

The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). Accordingly, the degree of judgment exercised in determining fair value is greatest for instruments categorized in Level 3. The inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, for disclosure purposes, the fair value hierarchy classification is determined based on the lowest level input that is significant to the fair value measurement in its entirety.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due to/ from other funds” (i.e., the current portion of inter fund loans) or “advances to/from other funds” (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as “due to/from other funds.”

Receivables of the enterprise funds are recognized as revenue when earned, including services provided but not billed. Receivables in governmental and enterprise funds are stated net of an allowance for uncollectibles.

Capital Assets

Capital assets, which include property, plant, and equipment are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of five years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

Additions or improvements and other capital outlays that significantly extend the useful life of an asset, or that significantly increase the capacity of an asset are capitalized. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital assets are depreciated using the straight line method over the following estimated useful lives:

Buildings	50-100 years
Improvements	20-50 years
Equipment and Furniture	2-15 years

Gains or losses from sales or retirements of capital assets are included in operations of the current period.

Subscription Assets

Subscription assets are assets in which the government obtains control of the right to use the underlying IT asset. The value of the subscription asset is initially measured as the sum of the initial subscription liability amount, any payments made to the IT software vendor before commencement of the subscription term, and any capitalizable implementation costs, less any incentives received from the SBITA vendor at or before the commencement of the subscription term. The subscription asset is amortized in a straight-line manner over the course of the subscription term.

Compensated Absences

The liability for compensated absences reported in the government-wide and proprietary fund statements consists of unpaid, accumulated compensatory time and vacation balances. The liability has been calculated using the vesting method, in which leave amounts for both employees who currently are eligible to receive termination payments and other employees who are expected to become eligible in the future to receive such payments upon termination are included.

Under the District's policy for compensated absences, all personal time off (PTO) is accrued in the government-wide financial statements at encumbered amount (75% of maximum of 195 hours).

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. The separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District doesn't have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District doesn't have any items that qualify for reporting in this category.

Unearned Revenue

Payments of grants and contracts received in advance of expenditures are recorded as unearned revenue. In governmental funds payments received after 60 days are also classified as unearned revenue.

Long-term Obligations

In the government-wide financial statements, and the proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities, or proprietary fund type statement of net position.

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Subscription Liabilities

In the government-wide financial statements, subscription liabilities are reported as liabilities in the Statement of Net Position. In the governmental fund financial statements, the present value of subscription payments expected to be made during the subscription term is reported as other financing sources. The subscription liability should be initially measured at the present value of subscription payments expected to be made during the subscription term. Future subscription payments should be discounted using the interest rate the SBITA vendor charges the government, which may be implicit, or the government's incremental borrowing rate if the interest rate is not readily determinable. A government should recognize amortization of the discount on the subscription liability as an outflow of resources (for example, interest expense) in subsequent financial reporting periods.

Net Position/Fund Balance Classifications

Net position comprises the various net earnings from operations, nonoperating revenues, expenses and contributions of capital. Net position is classified in the following three categories.

Invested in capital assets – consists of all capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted – consists of external constraints placed on net position use by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position – consists of all other net position that are not included in the other categories previously mentioned.

It is the District's policy to first use restricted net resources prior to the use of unrestricted net resources when an expense is incurred for purposes for which both restricted and unrestricted net resources are available.

In March 2009, the GASB issued Statement No. 54, *Fund Balance Reporting and Governmental Fund-type Definitions*. The objective of this statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund-type definitions. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed on the use of the resources reported in governmental funds. Under this standard, the fund balance classifications of reserved, designated, and unreserved/undesignated were replaced with five new classifications – nonspendable, restricted, committed, assigned, and unassigned.

- Nonspendable fund balance represents amounts that are not in a spendable form. The nonspendable fund balance represents inventories, prepaid items and a nonspendable jurisdictional exchange deposit.
- Restricted fund balance represents amounts that are legally restricted by outside parties for a specific purpose (such as debt covenants, grant requirements, donor requirements, or other governments) or are restricted by law (constitutionally or by enabling legislation).
- Committed fund balance represents funds formally set aside by the governing body for a particular purpose. The use of committed funds would be approved by resolution.

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- Assigned fund balance represents amounts that are constrained by the expressed intent to use resources for specific purposes that do not meet the criteria to be classified as restricted or committed. Intent can be stipulated by the governing body or by an official to whom that authority has been given by the governing body. The City Manager and Finance Director have the authority to classify portions of ending fund balances as assigned.
- Unassigned fund balance is the residual classification of the General Fund. Only the General Fund may report a positive unassigned fund balance. Other governmental funds would report any negative residual fund balance as unassigned.

The following order of spending regarding fund balance categories is used: Restricted resources are spent first when both restricted and unrestricted (committed, assigned or unassigned) resources are available for expenditures. When unrestricted resources are spent, the order of spending is committed (if applicable), assigned (if applicable) and unassigned.

Cost Allocation Plan

The District has a formal plan to allocate costs across funds based on the direct salary charges. Charges are made directly to funds when they can be assigned. All other costs are grouped into cost allocation pools for overall administration. Allocations are made for the District as a whole, which are calculated each month. These allocated indirect expenses are included in direct expenses on the Statement of Activities.

General Administrative Expenses

Expenses which are not directly the result of one or more District programs (i.e. Audit, Insurance, Bookkeeping, etc.) are compiled monthly and charged out to all funds as described in the cost allocation plan description above. These expenses are reported as Indirect Expenses in each fund. The total of all Indirect Expenses for the year are detailed in a separate "Statement of Revenues, Expenditures, and Changes in Fund Balance."

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates. Allowance for Uncollectible accounts has been subject to estimation.

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

2. DEPOSITS AND INVESTMENTS

The cash management policies are governed by state statutes. A cash management pool is maintained that is available for use by all funds. Each fund type's portion of this pool is reported on the combined balance sheet as Cash and Investments. Interest earnings are distributed monthly based on average daily balances.

Cash and Investments as of June 30, 2025 are as follows:

Demand Deposits and Petty Cash	Carrying Value	Fair Value
District Funds	\$ 3,210,473	\$ 3,210,473
Investments	3,864,437	3,864,437
Certificate of Deposits	<u>856,602</u>	<u>856,602</u>
Total Cash and Investments	<u>\$ 7,931,512</u>	<u>\$ 7,931,512</u>

Reconciliation of Deposits Reported in:	
Cash and Cash Equivalents	\$ 5,136,328
Fiduciary Fund	1,784,889
Restricted Cash	<u>1,010,295</u>
Total Cash and Investments	<u>\$ 7,931,512</u>

Deposits

Deposits with financial institutions consist of bank demand deposits. The total bank balance per the bank statements for all pooled cash at June 30, 2025 was \$4,156,206. Of these deposits, \$596,357 was covered by Federal Depository Insurance, and the remaining was deposited at an approved depository as prescribed by the Oregon State Treasurer.

The insurance and collateral requirements for deposits are established by banking regulations and Oregon law. Effective July 1, 2008, state statutes (ORS 295.002) allow public officials to deposit public funds in one or more depositories currently qualified pursuant to ORS 295.001 to 295.108. As long as the bank depository has entered into an agreement (ORS 295.008(2)(b)) and has deposited securities pursuant to state statutes (ORS 295.015(1)), there may now be on deposit at any one bank depository and its branches, a sum in excess of the amount insured by the Federal Deposit Insurance Corporation.

Custodial Credit Risk

In the case of deposits, this is the risk that in the event of a bank failure, the deposits may not be returned. There is no deposit policy for custodial credit risk. As of June 30, 2025, none of the bank balance was exposed to custodial credit risk because it was unsecured or collateralized.

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS

2. DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The purpose of the District's investment policy is to identify various policies and procedures that enhance opportunities for a prudent and systematic investment policy and to organize and formalize investment related activities. The District has delegated investment responsibilities to management, who is primarily responsible for implementing the investment policy.

Credit Risk - Investments

State statutes authorize the District to invest primarily in general obligations of the U.S. Government and its agencies, certain bonded obligations of Oregon municipalities, bank repurchase agreements, bankers' acceptances, certain commercial papers and the State Treasurer's investment pool, among others. The District has no formal investment policy that further restricts its investment choices.

Interest Rate Risk

The District does not have a formal investment policy that explicitly limits investment maturities as a means of managing its exposure to fair value loss arising from increasing interest rates.

Custodial Credit Risk

This is the risk that, in the event of the failure of a counterparty, the District will not be able to recover the value of its investments of collateralized securities that are in the possession of an outside party. The District does not have a policy that limits the amount of investments that can be held by counterparties.

Concentration Risk

The District does not have a formal policy that places a limit on the amount that they may be invested in any one investment.

3. CAPITAL ASSETS

Capital asset activity for governmental activities of the primary government for the year ended June 30, 2025 was as follows:

GOVERNMENTAL ACTIVITIES CAPITAL ASSETS				
Description	June 30, 2023	Additions	Disposals	June 30, 2024
Capital assets not being depreciated				
Land	\$ 172,681	\$ -	\$ -	\$ 172,681
Construction in Progress	1,979	59,008	-	60,987
Total Capital Assets not being depreciated	174,660	59,008	-	233,668
Other Capital Assets				
Buildings	1,514,410	-	-	1,514,410
Equipment	773,440	276,052	(15,968)	1,033,524
Lease - intangible	-	15,692	-	15,692
Subscription right to use asset - intangible	57,571	-	(23,820)	33,751
Total other Capital Assets	2,345,421	291,744	(39,788)	2,597,377
Less Accumulated Depreciation and Amortization				
Buildings	(222,389)	(39,853)	-	(262,242)
Equipment	(255,335)	(73,267)	15,968	(312,634)
Lease - intangible	-	(3,138)	-	(3,138)
Subscription right to use asset - intangible	(33,354)	(14,073)	23,820	(23,607)
Total Accumulated Depreciation and Amortization	(511,078)	(130,331)	39,788	(601,621)
Total Governmental Activities	\$ 2,009,003	\$ 220,421	\$ -	\$ 2,229,424

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

3. CAPITAL ASSETS (CONTINUED)

Depreciation Expense for governmental activities is charged to functions as follows:

<u>Function</u>	<u>Governmental Activities</u>
Economic Development	\$ 130,331
Total	<u>\$ 130,331</u>

4. RECEIVABLES

The District shows their receivables net of an allowance for uncollectible accounts.

Grants and other receivables from government agencies are generally expected to be collectible, and, therefore an allowance for uncollectable is not considered necessary or recorded.

Notes receivable in the Proprietary Funds consist of Intermediary Relending Program and Revolving Loan Funds loans that are generally not expected or scheduled to be collected completely in the subsequent year.

All other accounts receivable are expected to be collected within one year.

5. LOANS RECEIVABLE

As of June 30, 2025, loans receivable were as follows:

	<u>Enterprise Funds</u>	<u>Fiduciary Fund</u>
Oregon Investment Board Loan Fund	\$ -	\$ 1,316,272
EDA Revolving Loan Fund	1,059,078	-
Intermediary Relending Programs	2,009,731	-
MCEDD Regional	22,691	-
MCEDD Micro Loan	2,657	-
Attainable Housing	951,501	-
USDA National Scenic Area	<u>573,505</u>	<u>-</u>
Loans Receivable before Allowance	4,619,163	1,316,272
Less Allowance for Doubtful Accounts	<u>(223,248)</u>	<u>(67,487)</u>
Net Notes Receivable	<u>\$ 4,395,915</u>	<u>\$ 1,248,785</u>

Loans receivable are carried at unpaid principal balances. Past due status is determined based on contractual terms. The District's policy is to charge off any loan or portion of a loan when the loan is determined by management to be uncollectible due to the borrower's failure to meet repayment terms, the borrower's deteriorating or deteriorated financial condition, the depreciation of the underlying collateral, or for other reasons.

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

5. LOANS RECEIVABLE (CONTINUED)

Loans are placed on nonaccrual when management believes, after considering economic conditions, business conditions, and collection efforts that the loans are impaired or collection of interest is doubtful. Uncollected interest previously accrued is charged off. Interest income on nonaccrual loans is recognized only to the extent cash payments are received.

Interest on loans is recognized over the term of the loan and is calculated using the simple-interest method on principal amounts outstanding.

The following tables present informative data by class of financing receivable regarding their age and interest accrual status at June 30, 2025:

	June 30, 2025	Past Due				Total Past Due	Total Financing Receivable
		Current	30-59 days	60-89 days	>90 days		
EDA Revolving Loan Fund	\$	997,905	\$ 5,231	\$ 5,231	\$ 50,711	\$ 61,173	\$ 1,059,078
Intermediary Relending Programs		1,976,988	3,023	2,907	23,299	29,229	2,006,217
MCEDD Regional		22,691	-	-	-	-	22,691
MCEDD Micro Loan		2,657	-	-	3,514	3,514	6,171
Attainable Housing		951,501	-	-	-	-	951,501
USDA National Scenic Area		573,505	-	-	-	-	573,505
Total	\$	4,525,247	\$ 8,254	\$ 8,138	\$ 77,524	\$ 93,916	\$ 4,619,163
Fiduciary Fund	\$	1,292,832	\$ 902	\$ 745	\$ 21,793	\$ 23,440	\$ 1,316,272

Future contractual maturities of loans receivable are as follows:

	Enterprise Funds	Fiduciary Fund	Total
2025-2026	\$ 439,144	\$ 303,197	\$ 742,341
2026-2027	440,163	232,437	672,600
2027-2028	933,942	65,228	999,170
2028-2029	189,024	25,605	214,629
2029-2030	120,826	128,464	249,290
Thereafter	2,496,064	561,341	3,057,405
Total	\$ 4,619,163	\$ 1,316,272	\$ 5,935,435

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS

6. EMPLOYEE DEFERRED COMPENSATION PLAN

The District participates in a Section 457(b) deferred compensation plan administered by Nationwide Retirement Solutions that provides retirement benefits to eligible employees. Plan members are allowed to make voluntary contributions to the plan. The District contributes 8.75% of the annual covered payroll plan participants. During the fiscal year 27 participants were covered by the plan. Total contributions for the year ended June 30, 2025 were \$152,006 by the District and \$85,768 by employees.

No amount was forfeited by employees due to ending employment with the District prior to fiscal year end.

7. INTERFUND RECEIVABLES AND PAYABLES

Interfund balances at June 30, 2025 consisted of the following individual fund receivables and payables:

Interfund balances reflect amounts owed to other funds due to pooled cash accounts as well as amounts unofficial lending between funds.

<u>Fund</u>	<u>Receivables</u>	<u>Payables</u>
Governmental Funds:		
General Fund	\$ 430,331	\$ -
Planning Fund	50,307	-
Link/Transit Center Fund	-	409,470
Special Projects Fund	24,797	-
Proprietary Funds:		
Revolving Loan Fund	-	127,335
Housing RFL	-	17,840
IRP Fund	174,731	-
Rural Business Enterprise	18,709	-
IRP Washington	-	11,449
IRP Sherman	-	171,758
USDA NSA Fund	26,091	-
Nonmajor Proprietary Funds	83	933
Fiduciary Fund		
National Scenic Fund	13,736	-
Total	<u>\$ 738,785</u>	<u>\$ 738,785</u>

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS

8. LONG TERM DEBT

Long Term Obligation Activity

Changes in long-term obligations for the year ended June 30, 2025 are as follows:

	Restated Payable at July 1, 2024	Additions	Deletions	Payable at June 30, 2025	Due within one year
<u>Governmental Activities:</u>					
Compensated Absences	\$ 112,904	\$ 28,676	\$ -	\$ 141,580	\$ -
Lease Liabilities	-	15,692	3,138	12,554	2,980
Subscription Liabilities	24,214	-	14,071	10,143	10,143
Total Governmental	<u>\$ 137,118</u>	<u>\$ 44,368</u>	<u>\$ 17,209</u>	<u>\$ 164,277</u>	<u>\$ 13,123</u>
<u>Business-Type Activities</u>					
Loan #1	\$ 205,733	\$ -	\$ 40,301	\$ 165,432	\$ 40,797
Loan #2	241,079	-	23,059	218,020	23,290
Loan #3	413,859	-	27,699	386,160	27,976
Loan #4	221,289	-	10,946	210,343	11,056
Loan #5	138,305	-	7,101	131,204	7,172
Total Business-Type	<u>\$ 1,220,265</u>	<u>\$ -</u>	<u>\$ 109,106</u>	<u>\$ 1,111,159</u>	<u>\$ 110,291</u>

The compensated absences liability attributable to governmental activities is liquidated by the fund that incurs the liability.

Governmental Activities – Other Debt – Subscription Liabilities

The District has entered into the following subscription based software agreements:

- Caselle – 48 month subscription with the initial liability recorded as \$38,381. The District is required to make monthly payments of \$933. The subscription has an interest rate of 1.5%.
- Docusign – 48-month subscription with the initial liability recorded as \$909. The District is required to make annual payments in the amount of \$300. The subscription has an interest rate of 1.5%.
- Driveco – 36 month subscription with the initial liability recorded as \$2,728. The District is required to make annual payments in the amount of \$1,092. The subscription has an interest rate of 1.5%.

Governmental Activities – Other Debt – Lease Liabilities

The District has entered into the following lease agreements

- CTX – a Xerox Solutions Company – 60 month subscription with the initial liability recorded as \$15,692. The District is required to make monthly payments of \$253. The subscription has an interest rate of 1.5%.

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS

8. LONG TERM DEBT (CONTINUED)

The future maturities are as follows:

Subscription Liabilities				Lease Liabilities			
Year ended			Total	Year ended			Total
June 30	Principal	Interest	Requirements	June 30	Principal	Interest	Requirements
2026	\$ 10,143	\$ 682	\$ 10,825	2026	\$ 2,980	\$ 173	\$ 3,153
2027	-	-	-	2027	3,153	127	3,280
2028	-	-	-	2028	3,332	78	3,410
2029	-	-	-	2029	3,089	27	3,116
Total	<u>\$ 10,143</u>	<u>\$ 682</u>	<u>\$ 10,825</u>	Total	<u>\$ 12,554</u>	<u>\$ 405</u>	<u>\$ 12,959</u>

Business-Type Activities – Direct Borrowings and Placements

Debt service requirements on long-term debt from Direct Borrowings and Direct Placements at year ended June 30, 2025 are as follows:

Intermediary Relending Loan #1

The District entered into an agreement with the USDA Rural Development Department in June 1999 to borrow \$1,000,000 for a term of 30 years. These funds are to be used for the Intermediary Relending Program (IRP) which is included in proprietary funds. The loan accrues interest at the fixed rate of 1% per annum from the date funds are advanced. Interest payments only are required for the first three years, after which the principal and interest will be due in 27 equal amortized installments beginning in June, 2003 with any remaining balance due and payable 30 years from the date of the note. The loan is secured by MCEDD's portfolio of investments derived from the proceeds of this loan awarded, which is included in the notes receivable classification and has a carrying value of \$4,619,163 at June 30, 2025. Of that amount, \$1,912,202 relates directly to the IRP.

Current Portion: \$40,797

Total: \$165,432

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

8. LONG TERM DEBT (CONTINUED)

Intermediary Relending Loan #2

The District entered into an agreement with the USDA Rural Development Department in June, 2004 to borrow \$600,000 for a term of 30 years. These funds are to be used for the Intermediary Relending Program (IRP) which is included in proprietary funds. The loan accrues interest at the fixed rate of 1% per annum from the date funds are advanced. Interest payments only are required for the first three years, after which principal and interest will be due in 27 equal amortized installments beginning in June, 2008 with any remaining balance due and payable 30 years from the date of the note. The loan is secured by MCEDD's portfolio of investments derived from the proceeds of this loan award, which is included in the notes receivable classification and has a carrying value of \$4,619,163 at June 30, 2025. Of that amount, \$1,912,202 relates directly to the IRP.

Current Position: \$23,290

Total: \$218,020

Intermediary Relending Loan #3

The District entered into an agreement with the USDA Rural Development Department in November, 2007 to borrow \$750,000 for a term of 30 years. These funds are to be used for the Intermediary Relending Program (IRP) which is included in proprietary funds. The loan accrues interest at the fixed rate of 1% per annum from the date funds are advanced. Interest payments only are required for the first three years, after which principal and interest will be due in 27 equal amortized installments beginning in November, 2011 with any remaining balance due and payable 30 years from the date of the note. The loan is secured by MCEDD's portfolio of investments derived from the proceeds of this loan award, which is included in the notes receivable classification and has a carrying value of \$4,619,163 at June 30, 2025. Of that amount, \$1,912,202 relates directly to the IRP.

Current Position: \$27,976

Total: \$386,160

Intermediary Relending Loan #4

The District entered into an agreement with the USDA Rural Development Department in June, 2012 to borrow \$310,000 for a term of 30 years. These funds are to be used for the Intermediary Relending Program (IRP) which is included in proprietary funds. The loan accrues interest at the fixed rate of 1% per annum from the date funds are advanced. Interest payments only are required for the first three years, after which principal and interest will be due in 27 equal amortized installments beginning in August, 2016 with any remaining balance due and payable 30 years from the date of the note. The loan is secured by MCEDD's portfolio of investments derived from the proceeds of this loan award, which is included in the notes receivable classification and has a carrying value of \$4,619,163 at June 30, 2025. Of that amount, \$1,912,202 relates directly to the IRP.

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

8. LONG TERM DEBT (CONTINUED)

Current Position: \$11,056

Total: \$210,343

Intermediary Relending Loan #5

The District drew \$200,000 against another IRP loan initially designated for loans in Sherman County, Oregon. These funds are to be used for the Intermediary Relending Program (IRP) which is included in proprietary funds. The loan accrues interest at the fixed rate of 1% per annum from the date funds are advanced. Interest payments only are required for the first three years, after which principal and interest will be due in 27 equal amortized installments with any remaining balance due and payable 30 years from the date of the note. The loan is secured by MCEDD's portfolio of investments derived from the proceeds of this loan award, which is included in the notes receivable classification and has a carrying value of \$4,619,163 at June 30, 2025. Of that amount, \$1,912,202 relates directly to the IRP.

Current Position: \$7,172

Total: \$131,204

The maturities of long-term debt borrowings are as follows:

Intermediary Relending Loan #1			
Year ended			Total
June 30	Principal	Interest	Requirements
2026	\$ 40,797	\$ 1,653	\$ 42,450
2027	41,205	1,245	42,450
2028	41,617	833	42,450
2029	41,813	417	42,230
Total	<u>\$ 165,432</u>	<u>\$ 4,148</u>	<u>\$ 169,580</u>

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS

8. LONG TERM DEBT (CONTINUED)

Intermediary Relending Loan #2			
Year ended June 30	Principal	Interest	Total Requirements
2026	\$ 23,290	\$ 2,180	\$ 25,470
2027	23,523	1,947	25,470
2028	23,758	1,712	25,470
2029	23,996	1,474	25,470
2030	24,235	1,235	25,470
2031-2035	99,218	2,489	101,707
Total	<u>\$ 218,020</u>	<u>\$ 11,037</u>	<u>\$ 229,057</u>

Intermediary Relending Loan #3			
Year ended June 30	Principal	Interest	Total Requirements
2026	\$ 27,976	\$ 3,862	\$ 31,838
2027	28,256	3,582	31,838
2028	28,539	3,299	31,838
2029	28,824	3,014	31,838
2030	29,112	2,726	31,838
2031-2035	149,986	9,204	
2036-2040	93,467	1,875	95,342
Total	<u>\$ 386,160</u>	<u>\$ 27,562</u>	<u>\$ 254,532</u>

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS

8. LONG TERM DEBT (CONTINUED)

Intermediary Relending Loan #4			
Year ended June 30	Principal	Interest	Total Requirements
2026	\$ 11,056	\$ 2,085	\$ 13,141
2027	11,204	1,974	13,178
2028	11,269	1,862	13,131
2029	11,382	1,749	13,131
2030	11,496	1,635	13,131
2031-35	59,284	6,424	65,708
2036-40	62,314	3,394	65,708
2041-45	32,338	519	32,857
Total	<u>\$ 210,343</u>	<u>\$ 19,642</u>	<u>\$ 229,985</u>

Intermediary Relending Loan #5			
Year ended June 30	Principal	Interest	Total Requirements
2026	\$ 7,172	\$ 1,318	\$ 8,490
2027	7,244	1,246	8,490
2028	7,316	1,174	8,490
2029	7,389	1,101	8,490
2030	7,463	1,027	8,490
2031-35	38,450	4,000	42,450
2036-40	40,412	2,038	42,450
2041-45	15,758	243	16,001
Total	<u>\$ 131,204</u>	<u>\$ 12,147</u>	<u>\$ 143,351</u>

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

9. GRANTS

In the normal course of operations, the District received grant funds from various Federal and State agencies, the grant programs are subject to audit by agents of the granting authority to ensure compliance with conditions of the grant. Any liability for reimbursement which may arise as the result of these audits is not believed to be material.

10. INTERNAL TRANSFERS

Internal transfers for the fiscal year ended June 30, 2025 consist of the following:

<u>Fund</u>	<u>Transfers In</u>	<u>Transfers Out</u>
Governmental Funds:		
Link/Transit Center	\$ -	\$ 10,048
Special Projects Fund	10,048	-
Total Transfers	<u>\$ 10,048</u>	<u>\$ 10,048</u>

Transfers are used to move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

11. RISK MANAGEMENT

There is exposure to various risks of loss related to torts; theft of, damage to, and destruction of assets; and omissions; injuries to employees; and natural disasters. Commercial insurance is purchased to minimize its exposure to these risks. Settled claims have not exceeded this commercial coverage for any of the past three years.

12. NEGATIVE FUND BALANCE

The District reported a negative fund balance in the special projects fund in the amount of (\$3,262). The District plans to correct this in the future by revising contracting procedures to ensure project costs are covered by proposals. A one-time transfer from the General Fund to the Special Projects Fund will take place in FY26 to cover the temporary issue.

13. PRIOR PERIOD ADJUSTMENT

At June 30, the District reported a prior period adjustment in the amount of (\$29,547) in the governmental activities, due to the implementation of GASB Statement No. 101 – Compensated Absences as well as a correction to account coding for a prior year unearned revenue. The changes are summarized below:

	<u>Net position/fund balance 6/30/24 as previously reported</u>	<u>Restatement - GASB 101 implementation</u>	<u>Accounting code correction</u>	<u>Net position/fund balance 6/30/24 as restated/adjusted</u>
Government-wide				
Governmental activities	\$ 3,440,121	\$ (29,585)	\$ 38	\$ 3,410,574
Total government-wide	<u>\$ 3,440,121</u>	<u>\$ (29,585)</u>	<u>\$ 38</u>	<u>\$ 3,410,574</u>

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON
SUPPLEMENTARY INFORMATION

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**COMBINING STATEMENT OF NET POSITION
ALL NON-MAJOR PROPRIETARY FUNDS
June 30, 2025**

	REGIONAL STRATEGIES FUND	CDBG MICRO ENTERPRISE	MCEDD MICRO LOAN FUND	TOTAL
ASSETS				
Current Assets:				
Cash and Cash Equivalents	\$ 175,007	\$ 114,389	\$ 17,651	\$ 307,047
Accrued Interest Receivable	87	-	13	100
Due From Other Funds	83	-		83
Loans Receivable - Current Portion	2,520	-	2,439	4,959
Noncurrent Assets:				
Loans Receivable - Net of Allowance	18,651	-	(182)	18,469
Total Assets	196,348	114,389	19,921	330,658
LIABILITIES				
Current liabilities:				
Due To Other Funds	-	186	747	933
Total Liabilities	-	186	747	933
Net Position				
Restricted:				
Recapitalization	196,348	114,203	19,174	329,725
Total Net Position	\$ 196,348	\$ 114,203	\$ 19,174	\$ 329,725

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
NON-MAJOR PROPRIETARY FUNDS**

For the Year Ended June 30, 2025

	REGIONAL STRATEGIES ADMIN FUND	CDBG MICRO ENTERPRISE	MCEDD MICRO LOAN FUND	TOTAL
OPERATING REVENUES				
Loan Interest	\$ 1,910	\$ -	\$ 430	\$ 2,340
Total operating revenues	1,910	-	430	2,340
OPERATING EXPENSES				
Salaries and Fringe Benefits	824	805	2,265	3,894
Consulting and Profesional Services	19	8	20	47
Indirect Expenses	1,063	1,046	2,872	4,981
Miscellaneous	553	37	297	887
Total Operating Expenditures	2,459	1,896	5,454	9,809
Operating Income (Loss)	(549)	(1,896)	(5,024)	(7,469)
NON-OPERATING REVENUES (EXPENSES)				
Interest Income	5,418	4,066	-	9,484
Total Non-Operating Revenues, (Expenditures)	5,418	4,066	-	9,484
Change in Net Position	4,869	2,170	(5,024)	2,015
NET POSITION - BEGINNING	191,479	112,033	24,198	327,710
NET POSITION - ENDING	\$ 196,348	\$ 114,203	\$ 19,174	\$ 329,725

**MID COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**COMBINING STATEMENT OF CASH FLOWS - NONMAJOR PROPRIETARY FUNDS
For the Year Ended June 30, 2025**

	REGIONAL STRATEGIES ADMIN FUND	CDBG MICRO ENTERPRISE	MCEDD MICRO LOAN FUND	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash Received From Customers and Users	\$ 1,920	\$ -	\$ 442	\$ 2,362
Cash Payments to Employees for Services	(1,635)	(1,091)	(3,189)	(5,915)
Cash Payments - Other Operating Expenses	(824)	(805)	(2,265)	(3,894)
Net Cash Provided by Operating Activities	(539)	(1,896)	(5,012)	(7,447)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Due To/From Other Funds	145	141	389	675
Net Cash Provided, (Used) by Noncapital Financing Activities	145	141	389	675
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Interest and Dividends	5,418	4,066	-	9,484
Change in Loans Receivable	3,032	-	2,635	5,667
Net Cash Provided (Used) by Capital and Related Financing Activities	8,450	4,066	2,635	15,151
Net Increase, (Decrease) in Cash and Cash Equivalents	8,056	2,311	(1,988)	8,379
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	166,951	112,078	19,639	298,668
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 175,007</u>	<u>\$ 114,389</u>	<u>\$ 17,651</u>	<u>\$ 307,047</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities				
Operating Income (Loss)	\$ (549)	\$ (1,896)	\$ (5,024)	\$ (7,469)
Adjustments				
(Increase), Decrease in Accrued Interest Receivable	10	-	12	22
Net Cash From Operations	<u>\$ (539)</u>	<u>\$ (1,896)</u>	<u>\$ (5,012)</u>	<u>\$ (7,447)</u>

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**INDEPENDENT AUDITORS' REPORT REQUIRED
BY OREGON STATE REGULATIONS**

September 24, 2025

Independent Auditors' Report Required by Oregon State Regulations

We have audited the basic financial statements of the Mid-Columbia Economic Development District, Oregon as of and for the year ended June 30, 2025, and have issued our report thereon dated September 24, 2025. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and Government Auditing Standards.

Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we performed tests of compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statements amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to the following:

- **Deposit of public funds with financial institutions (ORS Chapter 295)**
- **Indebtedness limitations, restrictions and repayment.**
- **Insurance and fidelity bonds in force or required by law.**
- **Authorized investment of surplus funds (ORS Chapter 294).**
- **Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).**
- **Programs funded from outside sources.**

In connection with our testing nothing came to our attention that caused us to believe the Mid-Columbia Economic Development District, Oregon was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations.

OAR 162-10-0230 Internal Control

In planning and performing our audit, we considered the internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the internal controls over financial reporting.

We noted one matter involving the internal control structure and its operations that we consider to be a material weakness under standards established by the American Institute of Certified Public Accountants, which we noted in the Schedule of Findings and Questioned Costs.

This report is intended solely for the information and use of the Board of Directors, management and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.

Tara M. Kamp, CPA
CLEAR TRAIL CPAS, LLC

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

AUDIT DELIVERABLES REQUIRED BY THE UNIFORM GUIDANCE

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended June 30, 2025**

FEDERAL GRANTOR/ PROGRAM TITLE	Grant Number	Grant Period	FEDERAL AL NUMBER	TOTAL AWARDS EXPENDED	PASS THROUGH
U.S. Department of Commerce:					
<u>Direct Programs:</u>					
Economic Development Support for Planning Organizations	ED22SEA3020021	04/01/22 - 3/31/25	11.302	\$ 60,000	\$ -
Economic Development Support for Planning Organizations	ED25SEA0G0156	4/1/25-3/31/28	11.302	20,000	-
Total				80,000	-
Economic Adjustment Assistance - CARES Planning Grant - COVID-19	07-79-07613	07/23/20-07/23/22	11.307	882,699	- (1)
Total				882,699	-
Total U.S. Department of Commerce				962,699	-
U.S. Department of Agriculture					
<u>Intermediary Relending Program</u>					
Intermediary Relending Program	N/A	Varies	10.767	142,971	-
Total				142,971	-
Total U.S. Department of Agriculture				142,971	-
U.S. Department of Transportation					
<u>Pass Through: Washington Department of Transportation</u>					
Enhanced Mobility for Seniors and Individuals with Disabilities	PTD0345	07/01/21 - 6/30/25	20.513	86,290	-
<u>Pass Through: Oregon Department of Transportation</u>					
Oregon Dept of Transportation - Operations (DFR)	35709	1/15/25-12/31/26	20.513	114,782	-
DFR	35505	07/01/23-06/30/25	20.513	111,221	-
Total				312,293	-
Highway Planning and Construction Cluster					
Oregon Department of Transportation Grant - FHWA	73000-00006095	05/11/22 - 12/31/24	20.205	17,069	-
Oregon Department of Transportation Grant - FHWA	73000-00039612	3/19/25-9/30/27	20.205	6,009	-
Total				23,078	-
Formula Grants for Rural Areas - Operations	35428	07/01/23 - 06/30/25	20.509	152,840	-
Formula Grants for Rural Areas - New Vehicle	35364	07/01/22 - 06/30/25	20.509	246,128	-
Formula Grants for Rural Areas - Operations - COVID-19	35642	02/01/24 - 01/31/26	20.509	14,912	-
Total				413,880	- (1)
<u>Pass Through Oregon Department of Transportation</u>					
Bus and Bus Facilities Formula & Discretionary Program - New Vehicle	35334	07/01/22 - 09/30/24	20.526	77,270	-
Total U.S Department of Transportation				826,521	-
U.S. Environmental Protection Agency					
<u>Direct Programs:</u>					
Brownsfields Multipurpose, Assessment, Revolving Loan Fund and Cleanup Cooperative Agreements	02J51801	10/01/23 - 09/30/27	66.818	322,935	
				322,935	
Total Expenditures				\$ 2,255,126	\$ -

(1) Major Program

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Note A - Purpose of the Schedule:

The accompanying Schedule of Expenditures of Federal Awards (SEFA) is a supplementary schedule to Mid- Columbia Economic Development District's financial statements and is presented for purposes of additional analysis. Because the SEFA presents only selected portion of the activities of MCEDD, it is not intended to and does not present either the financial position, results of operations, or changes in fund balances/equity of the District.

Note B - Significant Accounting Policies:

The reporting entity is fully described in Note 1 to MCEDD's statements. The SEFA includes all federal programs administered by the District for the year ended June 30, 2025.

Basis of Presentation

The accompanying Schedule includes the federal award activity of the District under programs of the federal government for the year ended June 30, 2025. The information in the Schedule is presented in accordance with the requirements of Title 2, *U.S. Code of Federal Regulations*, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the District, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the District.

Federal Financial Assistance

Pursuant to the Single Audit Act and the Uniform Guidance, federal financial assistance is defined as assistance provided by a federal agency, either directly or indirectly, in the form of grants, contracts, cooperative agreements, loans, loan guarantees, property, interest subsidies, insurance or direct appropriations. Accordingly, nonmonetary federal assistance, including federal surplus property, is included in federal financial assistance and, therefore, is reported on the Schedule, if applicable. Federal financial assistance does not include direct federal cash assistance to individuals. Solicited contracts between an entity and the federal government for which the federal government procures tangible goods or services are not considered to be federal financial assistance.

Major Programs

The Single Audit Act and the Uniform Guidance establish criteria to be used in defining major programs. Major programs for Mid-Columbia Business Development are those programs selected for testing by the auditor using a risk-assessment model, as well as certain minimum expenditure requirements, as outlined in the Uniform Guidance. Programs with similar requirements may be grouped into a cluster for testing purposes.

Basis of Accounting

The receipt and expenditure of federal awards are accounted for under the same basis of accounting as the fund in which they are recorded. Federal awards recorded in proprietary funds are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. Federal awards recorded in governmental funds are reported using the modified accrual basis of accounting. Revenues are recognized when measurable and available. Expenditures are recorded when the related liability is incurred. Expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Indirect Cost

The District uses the 10% de minimis indirect cost rate.

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Note C - Intermediary Relending Program: A summary of changes in the Intermediary Relending Program are as follows:

	<u>New Federal Money</u>	<u>Revolved Money</u>	<u>Total</u>
Balance July 1, 2024	\$ 146,776	\$ 1,893,754	\$ 2,040,530
New Loans Made	-	1,210,500	1,210,500
Subtotal	146,776	3,104,254	3,251,030
Principal Payments Received 24-25	(3,805)	(137,006)	(140,811)
Loans Written Off 24-25	-	-	-
Balance June 30, 2025	<u>\$ 142,971</u>	<u>\$ 2,967,248</u>	<u>\$ 3,110,219</u>

Note D - Subsidized Interest:

Low interest loans are federal financial assistance to the extent of the interest subsidy. Assuming fair value loan rate to be 7%, and knowing the actual loan rate to be 1%, subsidized interest is approximately \$55,408.

Note E - EDA Revolving Loan Fund:

A summary of changes in EDA Revolving Loan Fund balances are as follows:

Balance July 1, 2024	\$ 667,341
New Loans Made	-
Defederalized Loans	-
Subtotal	667,341
Principal Payments Received	(51,302)
Balance June 30, 2025	616,039
Cash Balance June 30, 2025	260,292
Due to General Fund	(8,155)
Admin Expenses	14,523
Total Awards Expended	882,699
Multiply by Federal Share of RLF (100%)	x 1.0000
Total Expenditures per SEFA	<u>\$ 882,699</u>

Note F -CDBG Klickitat:

A summary of changes in the CDBG Klickitat Revolving Loan Fund are as follows:

	<u>New Federal Money</u>	<u>Revolved Money</u>	<u>Total</u>
Balance July 1, 2024	\$ -	\$ -	\$ -
New Loans Made	-	-	-
Subtotal	-	-	-
Principal Payments Received 24-25	-	-	-
Balance June 30, 2025	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

September 24, 2025

To the Board of Directors
Mid-Columbia Economic Development District
Wasco County, Oregon

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Mid-Columbia Economic Development District as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements, and have issued our report thereon dated September 24, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of internal control. Accordingly, we do not express an opinion on the effectiveness of internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented, or detected and corrected, on a timely basis.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, material weaknesses or significant deficiencies may exist that we consider to be a material weakness. During our audit we identified one deficiency in internal control we consider to be a material weakness, described in the accompanying Schedule of Findings and Questioned Costs as item FS – 2025 -01.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the financial statements are free from material misstatement, we performed tests of compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Response to Findings

The District's response to the finding identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The response was not subjected to the auditing procedures applied in the audit of financial statements, and accordingly we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Tara M. Kamp, CPA
CLEAR TRAIL CPAS, LLC

September 24, 2025

To the Board of Directors
Mid-Columbia Economic Development District
Wasco County, Oregon

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Mid-Columbia Economic Development District's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the major federal programs for the year ended June 30, 2025. The major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, Mid-Columbia Economic Development District complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Mid-Columbia Economic Development District and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to its federal programs.

Auditors' Responsibility for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed no instances of noncompliance which are required to be reported in accordance with the Uniform Guidance.

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and

corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Tara M. Kamp, CPA
CLEAR TRAIL CPAS, LLC

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended June 30, 2025

SECTION I – SUMMARY OF AUDITORS’ RESULTS

FINANCIAL STATEMENTS

Type of auditors’ report issued	Qualified	
Internal control over financial reporting:		
Material weakness(es) identified?	☒ yes	☐ no
Significant deficiency(s) identified that are not considered to be material weaknesses?	☐ yes	☒ none reported
Noncompliance material to financial statements noted?	☐ yes	☒ no
Any GAGAS audit findings disclosed that are required to be reporting in accordance with section 512(d)(2) of the Uniform Guidance?	☐ yes	☒ no

FEDERAL AWARDS

Internal control over major programs:		
Material weakness(es) identified?	☐ yes	☒ no
Significant deficiency(s) identified that are not considered to be material weaknesses?	☐ yes	☒ none reported
Type of auditors’ report issued on compliance for major programs:	Unmodified	
Any audit findings disclosed that are required to be reported in accordance with 512(d)(2) of the Uniform Guidance?	☐ yes	☒ no

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended June 30, 2025

IDENTIFICATION OF MAJOR PROGRAMS

11.307	Economic Adjustment Assistance
20.509	Formula Grants for Rural Areas and Tribal Transit Program

Dollar threshold used to distinguish between type A and type B programs: \$750,000

Auditee qualified as low risk auditee? ☐ yes ☒ no

SECTION II – FINANCIAL STATEMENT FINDINGS

FS-2025-01 – MATERIAL WEAKNESS

CONDITION: During our testing of long term debt and related assets, we noted the District did not report a lease liability and asset in accordance with GASB Statement No. 87 - Leases.

CRITERIA: Leases are required to be accounted for in accordance with GASB standards.

EFFECT: Without controls or procedures in place to ensure lease long term debt and related assets are recorded in accordance with GASB Statement No. 87, there exists the possibility of a material misstatement to the financial statements.

CAUSE: This was caused by staff transition and not needing to report the previous contract as it did not meet the materiality threshold for reporting. When reviewing previous reports for updates and incorporation, this lease was missed as it hadn't been previously reported. The contract was signed during a gap in Finance Directors and not caught when preparing the FY25 audit.

RECOMMENDATION: We recommend that leases are recorded in accordance with GASB Statement No. 87.

VIEWS OF RESPONSIBLE OFFICIALS: Management agrees with this finding and will modify our practice to meet generally accepted accounting principles. We are implementing changes to our contracting process to ensure all new leases are reviewed for materiality and incorporation in the financial reports as necessary.

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
WASCO COUNTY, OREGON
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended June 30, 2025

SECTION III – FEDERAL AWARD FINDINGS

None Noted

SECTION IV – SCHEDULE OF PRIOR AUDIT FINDINGS

FS-2024-01 – MATERIAL WEAKNESS

CONDITION: During our testing of accounts receivable, we noted that the District allocated revenues to the incorrect fiscal year. The District made subsequent corrections.

CURRENT STATUS: The finding appears to have been corrected in the current audit.

FS-2024-02 – MATERIAL WEAKNESS

CONDITION: During our testing of unearned revenue, we noted that the District did not appropriately allocate the loan loss funds as unearned revenue, but recorded this as debt instead. The District made subsequent corrections.

CURRENT STATUS: The finding appears to have been corrected in the current audit.

FS-2024-03 – MATERIAL WEAKNESS

CONDITION: During our testing of the District's Schedule of Federal Expenditures (SEFA), we noted that the District double booked expenditures and the associated revenues for transportation grants. The District made subsequent corrections.

CURRENT STATUS: The finding appears to have been corrected in the current audit.



June 18, 2026

Office of the Secretary of State Audits Division
255 Capitol St. NE, Suite 500
Salem, OR 97310

Plan of Action for Mid-Columbia Economic Development District (MCEDD)

Mid-Columbia Economic Development District respectfully submits the following corrective action plan in response to findings in our audit for the fiscal year ended June 30, 2025. The audit was completed by the independent auditing firm Clear Trail CPAs of Beaverton, Oregon. The plan of action was adopted by the members of the governing body at their meeting on June 18, 2026 as indicated by signatures below.

The deficiencies from the June 30, 2025 audit are listed below, including the adopted Action Plan and timeframe for each:

1. Financial Statement Findings – Material Weakness FS-2025-01

Issue: During the Auditor’s testing of long-term debt and related assets, they noted the District did not report a lease liability and asset in accordance with GASB Statement No. 87-Leases. The district made subsequent corrections. The district experienced turnover in the Finance Manager position in the fiscal year under audit. Without controls or procedures in place to ensure leases are accurate, there exists the possibility of a material misstatement in the financial statements.

Recommendation: The Auditor recommends that leases are recorded in accordance with GASB statement No. 87.

Planned Corrective Action: Staff will revise the contracting process and procedures to properly evaluate the type of contract and reporting requirements as new contracts or extensions are approved.

Timeline for Implementation: This will be completed by the end of December 2026.

Judge Joe Dabulskis, Board Chair

Jessica Metta, Executive Director

Dr. Ken Lawson, Board Vice Chair



To: MCEDD Board of Directors
From: Leana Kinley, Finance and Operations Manager
RE: FY26 Budget Amendment
Meeting Date: June 18, 2026

Executive Summary:

During the FY24 audit, auditors expressed an issue with the MCEDD practice of offsetting transactions and accurate accounting. Since FY25 was almost complete, I implemented changes in FY26. MCEDD also received a contract to manage grant funds, which is the reason for the increase in Grants Disbursed.

Overview of Items:

Proper accounting practice is to have income listed as revenue and payments listed as expenses. In the past, for internal transfers, MCEDD listed them all as either expenses (cost allocations) or revenues (match transfers). Starting in FY26, the cost allocation revenues are now coded as revenue rather than a negative expense. The same is being done for cost transfers where matching funds coming out of one fund will be listed as an expense, and the income will be listed as revenue.

As these transactions were formerly offset, they did not show up as an expense in the budget. With this change the expenses will increase, but the bottom line will remain the same as it is offset by corresponding revenue.

Past Transactions

Account	Revenue	Expense	Total
XXX-4010 Transfer to/from Match	\$50,000	-\$50,000	\$0
XXX-9000 Indirect Spread	-\$25,000	\$25,000	\$0

Correct Transactions

Account	Revenue	Expense	Total
XXX-4010 Transfer to/from Match	\$50,000		\$50,000
XXX-9600 Transfer to/from Source		\$50,000	\$50,000
XXX-4900 Indirect Spread-Revenue	\$25,000		\$25,000
XXX-9000 Indirect Spread		\$25,000	\$25,000

MCEDD received a contract with Port of Cascade Locks to manage a grant program. These funds are held by MCEDD and paid out when grants are approved. A second contract is with Antelope 3 LLC for a pass-through Travel Oregon grant. Both contracts will increase the Grants Disbursed funds but again have no impact on the bottom line.

Action Needed:

Approve Resolution 2026-6 amending the FY26 budget.

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
RESOLUTION 2026-6**

**AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR 2026
(JULY 1, 2025 – JUNE 30, 2026)**

WHEREAS, on the Mid-Columbia Economic Development District adopted the Fiscal Year 2026 budget on June 12, 2025; and

WHEREAS, there has been a minor accounting change for interfund transfers and a reimbursable grant program that increases both revenues and expenses and does not have an impact on the carryover balances.

NOW THEREFORE, BE IT RESOLVED:

1. The Board of Directors of Mid-Columbia Economic Development District hereby adopts the budget for fiscal year 2026 amended below.

EXPENDITURES:	Original Adopted	Budget Adjustment	Revised Budget
PERSONNEL COSTS	2,829,236	-	2,829,236
MATERIALS AND SERVICES	1,360,778	258,603	1,619,381
GRANTS DISBURSED	10,000	300,000	310,000
REVOLVING LOAN FUND	8,367,398	-	8,367,398
CAPITAL PURCHASE	294,280	-	294,280
CARRYOVER			
CARRYOVER - RESTRICTED	386,952	-	386,952
CARRYOVER - UNRESTRICTED	73,901	-	73,901
CARRYOVER TOTAL	460,853	-	460,853
TOTAL EXPENDITURES	13,322,545		13,881,148

PASSED AND APPROVED this 18th day of June 2026.

ATTEST:

**MID-COLUMBIA ECONOMIC
DEVELOPMENT DISTRICT**

Jennifer Wright, Office Administrative Assistant

Joseph Dabulskis, Chair



FISCAL YEAR 2026-2027 PROPOSED BUDGET

Contents

BUDGET MESSAGE.....	3
Overview.....	3
Strategic Goals.....	3
Priorities and Issues.....	4
Budget Highlights and Comparison.....	5
Changes since Budget Committee Recommendation:	7
MCEDD OVERVIEW	8
Mission	8
Organization Chart:	8
THE BUDGET PROCESS	9
2026-27 Budget Calendar	9
Budget Amendment Process	10
The Budget Committee	10
THE BUDGET BASICS	10
OVERALL FINANCIAL SUMMARY	12
FUND SUMMARIES.....	22
EDA/Federal Grant Fund (100)	23
Loan Funds (300)	26
Special Projects (500)	32
Transportation (600).....	39
General Fund (800)	44
Oregon Investment Board (OIB) Fund (975)	49

BUDGET MESSAGE

Overview

It is my pleasure to present the proposed budget for the fiscal year beginning July 1, 2026 and ending June 30, 2027. This proposed budget represents management's best assessment of the obligations and financial capacity of the Mid-Columbia Economic Development District (MCEDD) for the upcoming fiscal year. It provides for the continuation of MCEDD's current programs and activities while realistically and conservatively projecting anticipated revenues and expenses.

Strategic Goals

In 2024 MCEDD went through the process of creating an organizational strategic plan. This is different from the Comprehensive Economic Development Strategy (CEDS) for the MCEDD. Progress has been made on the established goals and objectives, outlined below. The current budget includes costs associated with the outcomes from surveys and action items from the strategic plan.

Focus Area 1: Organizational Foundation/Health

A nimble organization with diverse revenue sources that align with organizational priorities that are supported by a knowledgeable and engaged board.

- Strategy 1: Board Development and Engagement
 - A new board development, recruitment and onboarding process has been completed, including a review of board policies.
- Strategy 2: Fiscal Health/Financial Resource Development
 - Financial reporting has been improved, and the financial dashboard includes metrics on the current indirect rate and diversity of income.

Focus Area II: Ecosystem Clarity

MCEDD's role in the region is unique and adds the most value to partners in alignment with the organizational vision, priorities and resources.

- Strategy 1: Capacity
- Strategy 2: Clear and Focused Priorities
- Strategy 3: Build on Strength of Convenor Role

An assessment of services provided, unmet service needs for partners, staff capabilities, and areas where MCEDD's role as a convenor is most beneficial has been completed and work is ongoing to implement recommendations.

Focus Area III: Human Capital

A culture where people are engaged and supported with opportunities for growth.

- Strategy 1: Allocation of Human Resources
 - A workload assessment has been drafted and a compensation study is included in the FY27 budget. Work remains on creating a strategic talent retention and acquisition process based on the assessment findings.
- Strategy 2: Professional Development
 - Additional opportunities for training continues to be a goal with the FY27 budget maintaining past funding levels.
- Strategy 3: Internal Processes
 - Financial and Procurement policies have been created. Work continues on modernizing processes and creating position manuals.

Priorities and Issues

As part of the strategic plan, MCEDD has been taking a more in-depth look at the internal operations. This is a pivot from general operations where the focus is on how MCEDD can support the overall economic ecosystem of the region. Over the past year there have been surveys and interviews conducted with the board and key stakeholders. The feedback received has influenced some changes to the FY27 budget, such as a website refresh and an in-depth salary survey.

The major issue continuing into FY27 is funding for the transportation fund. The state of Oregon has undergone a process to better align the timing of grant applications with federal grant deadlines. For most grant programs any minor gap in federal funding was able to be filled with state funding, allowing transportation agencies to continue without any loss in funding. The last program undergoing this transformation is a federal discretionary program which usually funds buses and capital purchases. The Link is unique in that it has been able to use this funding for The Dalles deviated fixed routes. Because of this change, this funding stream ends in December 2026 and the FY27 impact is a loss of \$226k in revenue. If this program will be able to be used for operations in the future, the earliest funding would start would be either July 1 or October 1, 2027, meaning a potential FY28 impact of \$113k loss in revenue (\$339k overall). There are reserves that may be used to bridge this gap, however staff are looking at ways to cut costs and preparing for the possibility this funding stream will not continue. The current budget anticipates the use of \$195k in reserves.

Budget Highlights and Comparison

PERSONNEL COSTS: \$2,780,360 (in total)

Personnel costs consist of Wages, Benefits and Taxes. The allocation of these costs reflects the duties of staff. While the salary scale contains all positions, there are positions that will go unfilled for FY27. More details are explained below.

FTE Count	
Position	FTE
Executive Director	1.00
Finance Manager	1.00
Deputy Director	1.00
Senior Project Manager	1.00
Senior Loan Fund Manager	1.00
Project Manager	3.86
Program Manager, Travel Trainer	2.00
Finance Administrative Assistant	1.00
Field Supervisor	1.00
Loan Specialist	1.00
Office Administrative Assistant	1.00
Dispatch/Scheduler	2.20
Driver	10.22
Total FTE	27.28

WAGES: \$2,054,385

Includes a 3% cost-of-living adjustment (COLA) and a 3% market rate adjustment (6% total adjustment) for all non-transportation positions and not for the Executive Director. The COLA was based on the Western Consumer Price Index (3.1% in March 2026) and consideration of adjustments from similar organizations. Market adjustments were researched using information from the Oregon and Washington Employment Departments, Oregon's Economic Development Districts, Columbia Area Transit, and similar partner organizations in the Gorge. Step increases for eligible employees are also included.

Wages went down compared to last year as the budget assumes changes in two recently vacated positions: the Senior Project and Grants Manager is being replaced at a non-senior level, and the Transportation Operations Manager position is being left vacant. Those duties will be shifted to other staff. We also did not fill the Lead Driver position vacated earlier in 2026 and instead are setting up a program to pay drivers/ dispatchers a higher rate when they are training new staff.

SALARY SCALE FY27

All positions: 3% COLA. 3% market for non-Transportation and not ED = 6% total

Position	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Executive Director	\$117,287	\$123,151	\$129,309	\$135,774	\$142,563	\$149,691
Finance Manager	\$96,059	\$100,862	\$105,905	\$111,200	\$116,760	\$122,598
Deputy Director	\$103,721	\$108,907	\$114,352	\$120,070	\$126,074	\$132,378
Senior Project Manager	\$87,636	\$92,018	\$96,619	\$101,450	\$106,523	\$111,849
Senior Loan Fund Manager	\$87,315	\$91,681	\$96,265	\$101,078	\$106,132	\$111,439
Project Manager	\$83,461	\$87,634	\$92,016	\$96,617	\$101,448	\$106,520
Loan Fund Manager	\$83,157	\$87,315	\$91,681	\$96,265	\$101,078	\$106,132
Transportation Ops Manager	\$75,439	\$79,211	\$83,172	\$87,331	\$91,698	\$96,283
Program Manager, Travel Trainer	\$63,123	\$66,279	\$69,593	\$73,073	\$76,727	\$80,563
Finance Administrative Assistant	\$61,809 \$31.70	\$64,899 \$33.28	\$68,144 \$34.95	\$71,551 \$36.69	\$75,129 \$38.53	\$78,885 \$40.45
Field Supervisor	\$58,401 \$29.95	\$61,321 \$31.45	\$64,387 \$33.02	\$67,606 \$34.67	\$70,986 \$36.40	\$74,535 \$38.22
Assistant Project Manager	\$59,337 \$30.43	\$62,304 \$31.95	\$65,419 \$33.55	\$68,690 \$35.23	\$72,125 \$36.99	\$75,731 \$38.84
Loan Specialist	\$55,438 \$28.43	\$58,210 \$29.85	\$61,121 \$31.34	\$64,177 \$32.91	\$67,386 \$34.56	\$70,755 \$36.28
Office Administrative Assistant	\$46,370 \$23.78	\$48,689 \$24.97	\$51,123 \$26.22	\$53,679 \$27.53	\$56,363 \$28.90	\$59,181 \$30.35
Lead Driver	\$43,579 \$22.35	\$45,758 \$23.47	\$48,046 \$24.64	\$50,448 \$25.87	\$52,970 \$27.16	\$55,619 \$28.52
Dispatch/Scheduler	\$42,326 \$21.71	\$44,442 \$22.79	\$46,664 \$23.93	\$48,997 \$25.13	\$51,447 \$26.38	\$54,019 \$27.70
Driver	\$41,505 \$21.28	\$43,580 \$22.35	\$45,759 \$23.47	\$48,047 \$24.64	\$50,449 \$25.87	\$52,971 \$27.16

BENEFITS: \$515,575

Benefits are paid 100% for full-time employees and pro-rated for employees working 20 hours or more per week. For health insurance, MCEDD pays 50% for non-employee premiums. Additional benefits include long-term disability, accidental death and dismemberment, life insurance, and retirement. The FY27 also budget includes:

- 14% increase to medical
- 2% increase to vision
- 2% increase to dental

TAXES: \$210,400

Taxes consist of social security and Medicare set by the federal government, Worker's Benefit Fund and Paid Family Medical Leave set by Oregon State, and unemployment and workers' compensation determined by MCEDD's historical use of those funds (on the job injuries, laid off workers, etc.).

Other Key Changes in Operations/Funding:

- Loss of Federal Transportation Funding (\$226k)
- Installation of Simme Seats (\$55k)
- Salary Survey (\$7.5k)
- Website Refresh (\$3k)
- CEDS Update (once every five years) (\$23k)
- Loan Program Refresh (\$25k)
- Addition of Gilliam County to MCEDD
 - Assessment Revenue-Gilliam County (\$2,080)
 - Assessment Revenue-Port of Arlington (\$3,748)
 - Gilliam County Economic Development Support Contract (\$50k)

Changes since Budget Committee Recommendation:

The revenues and expenses related to a pass-through grant program were unintentionally omitted from the budget presented to the Budget Committee. This is for the Biglow solar project in Sherman County, which is required to fund agriculture mitigation grants and which MCEDD will be administering. There are \$1M in grants anticipated to be distributed in FY27, with the corresponding revenue associated. There is no impact to carryover balances with this change since this is only related to the pass-through portion of the program.

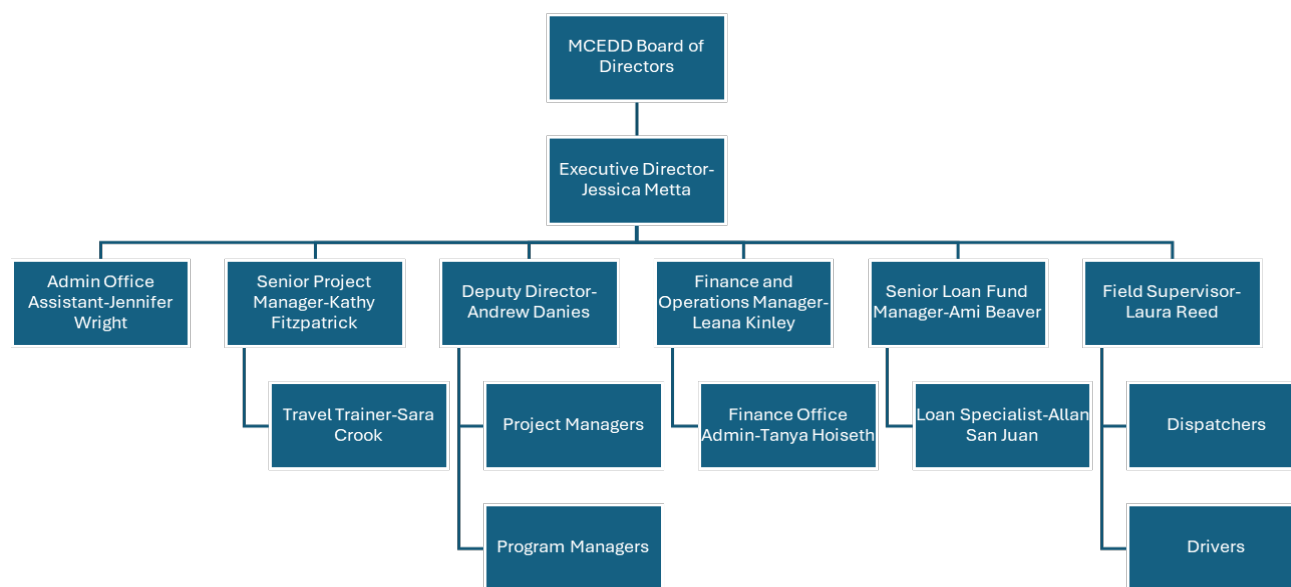
MCEDD OVERVIEW

MCEDD was established in 1969 by Klickitat, Skamania, Hood River, Wasco, and Sherman Counties to benefit from better access to economic development loans and grants, pooled technical assistance, marketing, and administrative resources, and a regional approach to economic development efforts. In 2026 Gilliam County was added to the MCEDD region, which includes cities, ports and chambers of commerce within the six-county area. It is governed by a 24-member Board representing its members and the key economic interests in the region. MCEDD promotes the creation of family-wage jobs, the diversification of the economic base, and the growth, development and retention of business and industry. MCEDD's team of roughly eight employees more than doubled in 2018 when MCEDD took over operation of The Link Public Transit in Wasco County. Staffing has continued to grow, now at 30 employees, in response to the needs of the region.

Mission:

To promote the creation of family-wage jobs, the diversification of the economic base, and the growth, development and retention of business and industry within the six-county district.

Organization Chart:



THE BUDGET PROCESS

A budget as defined by Oregon State Law (Oregon Revised Statutes (ORS), Chapter 294), is a financial plan containing estimates of revenues and expenditures for a given period or purpose, such as the fiscal year. MCEDD is required to budget all funds and for each fund to have a balanced budget. The state of Oregon defines balanced budgets as one in which total resources, including beginning resources, current resources and debt proceeds, equal total requirements, including current year expenditures, capital outlay, transfers, debt service and any other requirements such as debt service reserves.

As a rule, local governments in Oregon operate on a fiscal year that begins on July 1 and ends the following June 30. MCEDD's budget operates on this schedule. Budgeting is critical to MCEDD because it requires the organization to evaluate plans and establish priorities in relation to available financial resources.

MCEDD's budget will accomplish two major purposes of Oregon Local Budget Law (ORS 294.900 – 294.930) including:

- Provide methods of estimating revenues and expenditures
- Encourage public involvement in the budgeting process before budget adoption

MCEDD prepares and adopts its annual budget in accordance with its organizational Charter, Oregon Law and the Government Finance Officers Association budget guidelines.

Before the budget can accomplish these goals, a schedule for preparation is developed. This schedule is called the budget calendar.

2026-27 Budget Calendar

Action	Proposed Date
Staff prepares DRAFT budget	January-April 2026
Publish legal notice of Budget Committee Meeting in newspaper	Wednesday, May 13, 2026
Proposed budget document available	Monday, May 10, 2026
Budget Committee Meeting	Thursday, May 21, 2026
Publish legal notice of Public Hearing on the Budget at Board Meeting in newspaper	Wednesday, June 10, 2026
Board adopts budget at Board Meeting NOTE: Must be completed by June 30, 2026	Thursday, June 18, 2026

In May the preliminary budget is prepared and presented to the Budget Committee, which comprises of three board members and three members of the public. At the June MCEDD

Board Meeting a public hearing is held on the budget where the full board will review and discuss the budget prior to approval. Additional meetings and public hearings may be held as needed and the MCEDD Board adopts the budget prior to June 30th each year.

Budget Amendment Process

Oregon Budget Law allows for amendments to the MCEDD budget for reasons unforeseen at the time of adoption. The MCEDD Board may adopt resolution changes that decrease one existing appropriation and increase another. Certain changes of ten percent or more to any fund require a supplemental budget. Further detail may be found in ORS Chapter 294.

The Budget Committee

The Budget Committee is comprised of three MCEDD Board Members and three citizen members appointed by the board, for a total of six members.

The appointed members:

- Must live within the six-county region of MCEDD,
- Cannot be officers, agents, or employees of MCEDD, and
- Can be spouses of officers, agents, or employees of MCEDD.

The FY27 Budget Committee appointed by the MCEDD Board in March 2026 included the following:

MCEDD Board Members:

- Noah Estes
- Joe Dabulskis
- Jonathan Lewis

At-Large Members:

- Nichole Biechler
- Tiffany Prince
- Juliet Pouillon

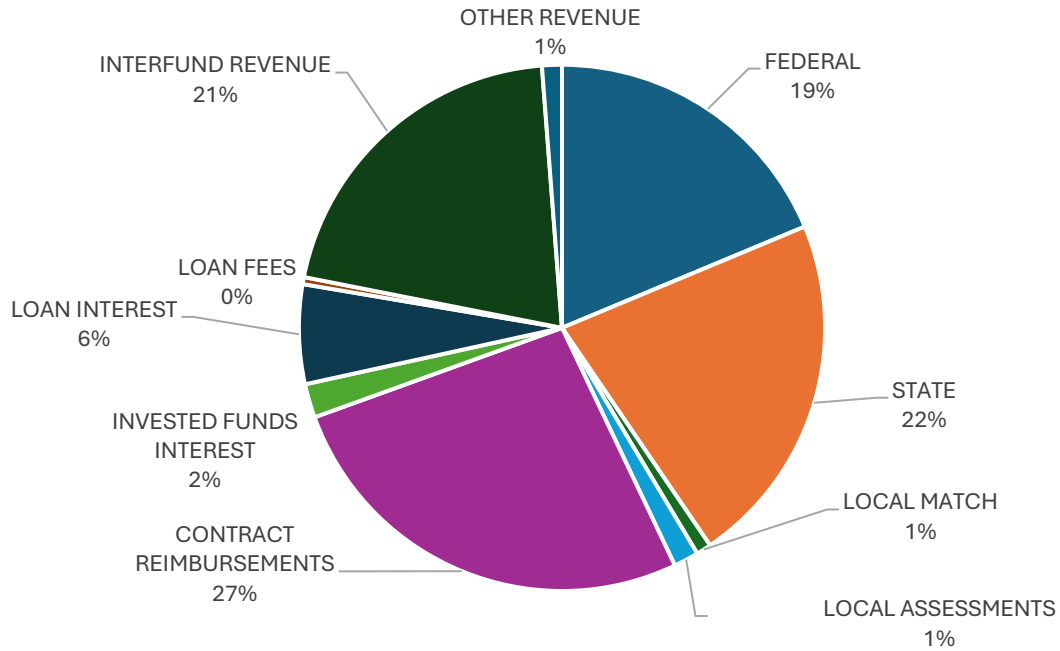
THE BUDGET BASICS

The budget is prepared using the *modified-accrual basis of accounting*. This means that obligations of MCEDD are budgeted as expenses when the expense is incurred, and revenue is recorded when it can be measured and available (collectable within 60 days). MCEDD manages its finances in compliance with the modified accrual basis and budget laws of the State of Oregon. During the year, expenditures and revenues are closely monitored to ensure compliance with the adopted budget and state law. Monthly budget comparisons are distributed to management and the Executive Committee. Quarterly financial reports, prepared on the budgetary basis of accounting, are distributed to the MCEDD Board, and the public.

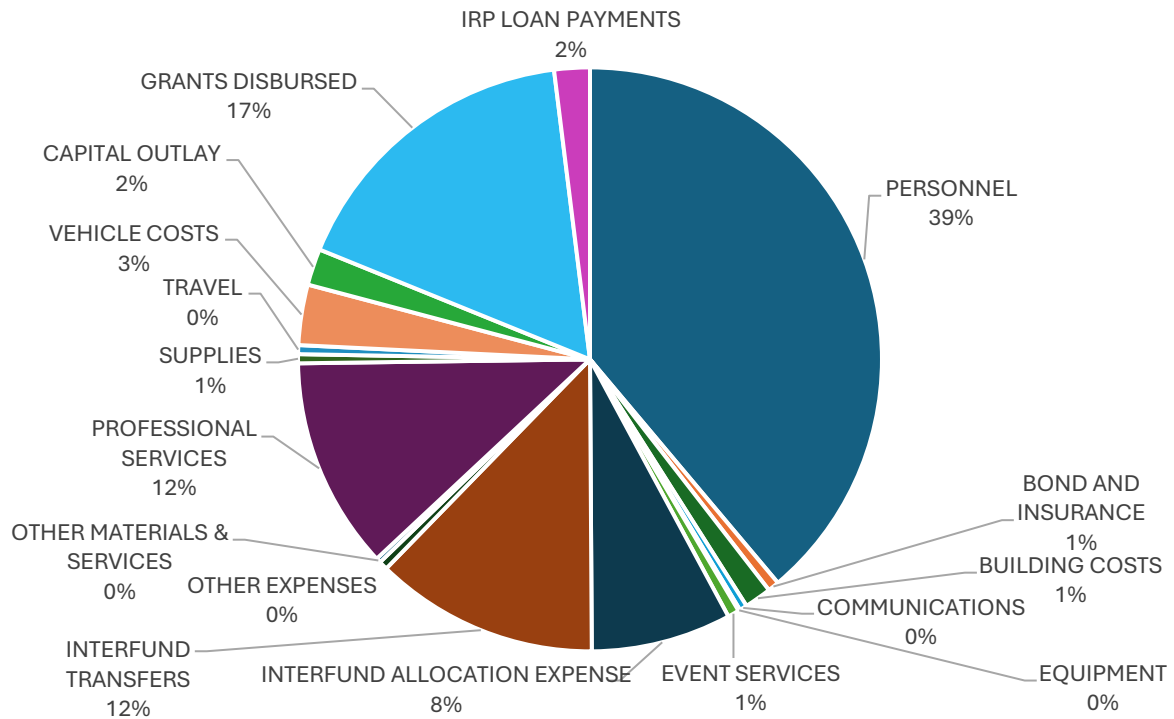
Annually, an audit is performed and filed with the State of Oregon by an independent certified public accountant. MCEDD publishes an annual financial report that documents its budgetary performance and financial health. This report compares budgeted to actual revenues and expenditures, thus documenting MCEDD's budgetary compliance.

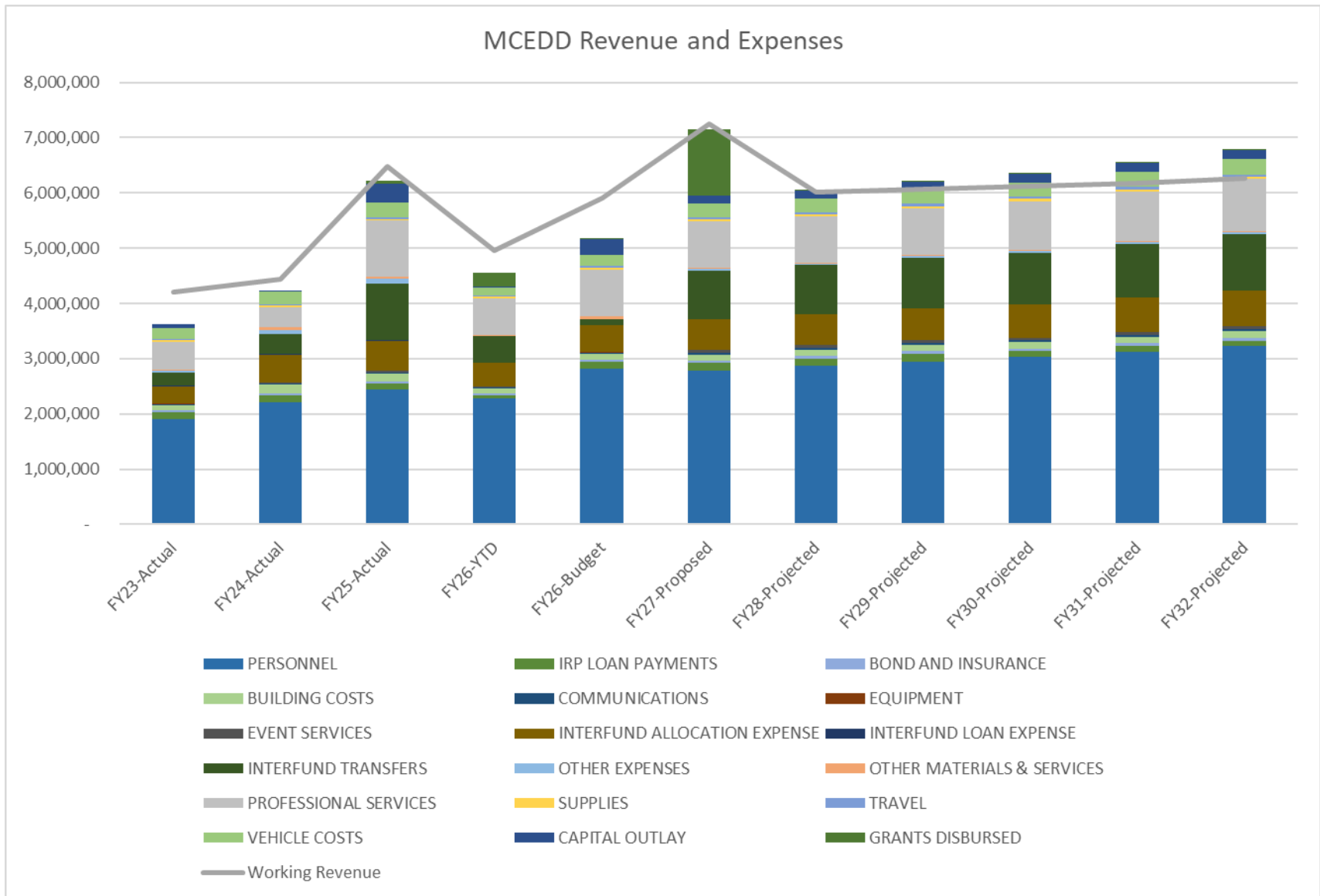
OVERALL FINANCIAL SUMMARY

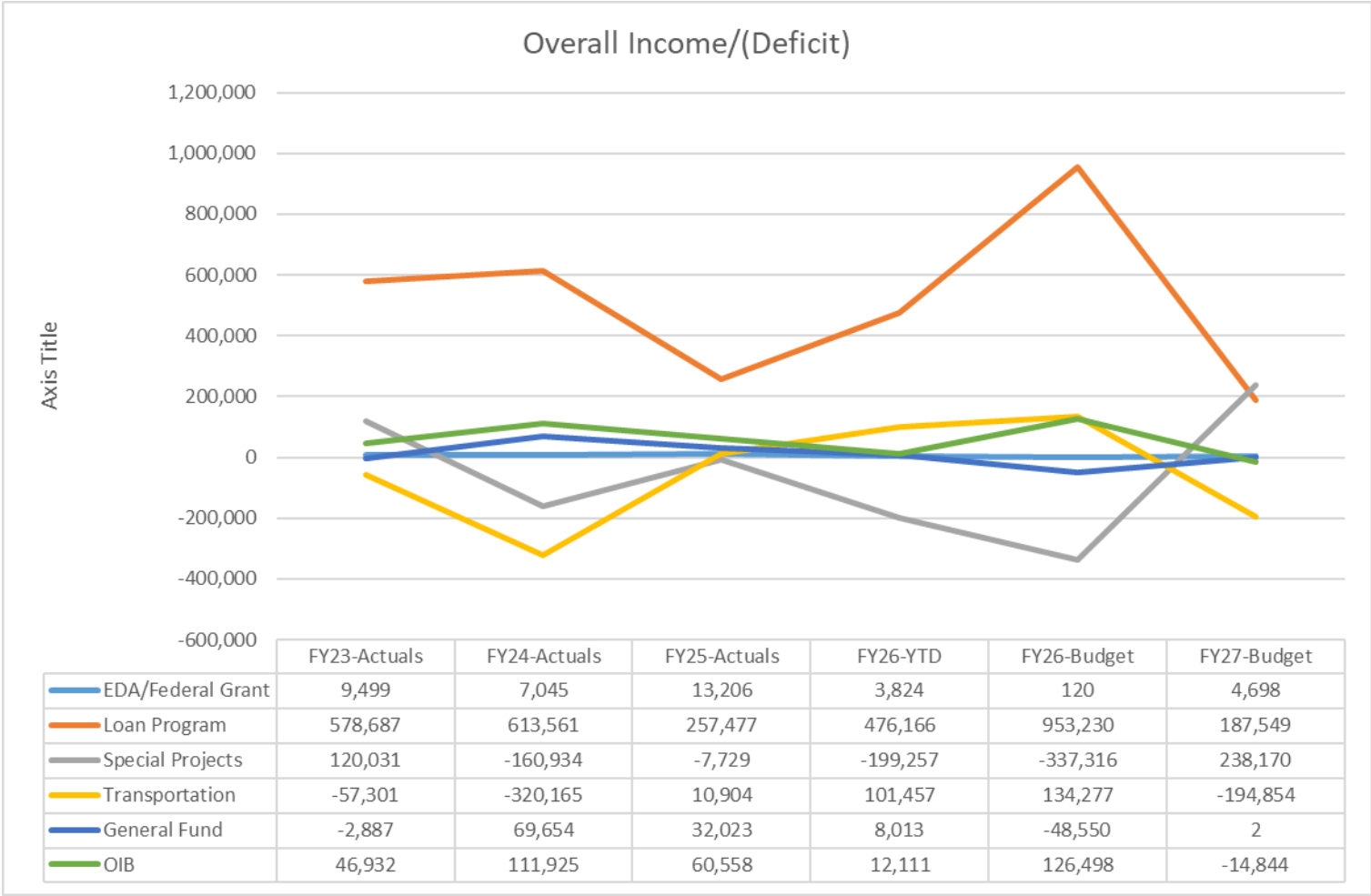
FY27 Revenues



FY27 Expenses







Actuals				Budget		
FY23	FY24	FY25	FY26-YTD	FY26		FY27
15,616,587	16,303,150	18,200,845	18,593,059	6,186,273	Revenue	21,073,405
11,910,816	12,604,170	13,264,902	13,631,341	858,869	BEGINNING BALANCE	13,829,187
1,233,942	849,244	1,832,332	1,587,136	2,529,878	FEDERAL	1,355,335
871,932	1,194,205	1,279,586	1,086,819	1,224,574	STATE	1,577,632
120,092	103,100	96,500	576,521	109,500	LOCAL MATCH	66,500
85,949	95,454	98,896	101,828	101,828	LOCAL ASSESSMENTS	111,313
750,897	496,939	594,576	491,927	459,703	CONTRACT REIMBURSEMENTS	1,922,519
147,178	213,958	187,662	173,852	97,610	INVESTED FUNDS INTEREST	150,500
310,678	380,373	469,661	266,780	585,886	LOAN INTEREST	442,468
48,202	41,668	17,608	25,920	39,962	LOAN FEES	31,191
14,185	7,421	1,954	1,892	4,450	LOAN FILING FEES	5,500
3,081	1,313	4,560	7,228	4,150	LOAN LATE FEES	4,250
30,936	32,933	10,326	17,826	31,362	LOAN PROCESSING FEES	21,441
0	0	768	(1,025)	0	LOAN TITLE FEES	0
42,506	25,875	25,998	428,571	87,363	INTERFUND REVENUE	1,498,414
0	0	0	186,544	0	INDIRECT SPREAD REVENUE	243,545
15,951	15,951	15,950	0	0	INTERFUND LOAN INCOME	0
0	0	0	67,609	0	LOAN FUND COST ALLOCATION	76,727
26,555	9,924	10,048	2,000	87,363	TRANSFERS IN	886,181
0	0	0	134,786	0	TRANSP ADMIN SPREAD	177,848
0	0	0	37,632	0	TRANSP FACILITY SPREAD	114,113
94,394	298,164	333,124	222,365	91,100	OTHER REVENUE	88,345
0	12,247	0	0	0	BAD DEBT RECOVERY	0
39,412	44,602	55,576	43,300	51,000	FAREBOX REVENUE	41,000
6,535	3,771	4,137	3,434	4,100	GREYHOUND SALES	5,145
0	2,728	15,692	0	0	OTHER FINANCING:SBITA	0
47,808	127,320	257,680	175,631	36,000	OTHER REVENUE	42,200
0	107,293	38	0	0	PRIOR PERIOD ADJUSTMENTS	0
641	203	0	0	0	STIF STUDENT TICKETS	0
3,010,811	3,377,894	4,569,504	4,559,405	5,032,016	Expenses	21,073,405
1,910,946	2,216,471	2,437,260	2,287,282	2,814,730	PERSONNEL	2,780,360
339,727	416,237	422,995	417,038	496,002	FRINGE BENEFITS	515,575

Actuals				Budget		
FY23	FY24	FY25	FY26-YTD	FY26		FY27
134,270	208,249	204,458	171,562	219,516	PAYROLL TAXES	210,400
1,436,949	1,591,985	1,809,807	1,698,682	2,099,212	WAGES	2,054,385
1,024,289	1,031,831	1,720,947	1,957,735	1,354,798	MATERIALS AND SERVICES	2,879,114
25,844	27,774	32,581	39,497	40,942	BOND AND INSURANCE	45,050
9,169	10,107	12,419	15,391	40,942	<i>Bond and Insurance</i>	16,979
6,754	4,241	5,163	4,822	0	<i>Insurance-Building</i>	5,665
9,921	13,426	14,999	19,285	0	<i>Insurance-Vehicle</i>	22,406
100,425	156,860	133,686	78,087	106,773	BUILDING COSTS	106,889
17,444	44,214	21,134	24,517	27,852	<i>Building Repairs and Maintenance</i>	28,570
38,762	39,853	39,853	0	0	<i>Depreciation Expense-Building</i>	0
25,846	54,514	51,314	37,632	56,661	<i>Rent</i>	57,059
18,373	18,278	21,385	15,938	22,260	<i>Utilities and Janitorial</i>	21,260
27,001	23,833	17,896	22,567	25,197	COMMUNICATIONS	30,023
11,059	10,610	5,491	10,134	9,020	<i>Advertising</i>	11,344
1,408	1,905	1,451	1,307	2,400	<i>Postage & Freight</i>	2,480
5,485	2,402	2,298	2,351	3,200	<i>Printing</i>	4,300
1,069	707	442	214	800	<i>Pubs & Subs</i>	2,900
7,979	8,209	8,213	8,562	9,777	<i>Telephone & Networking Expenses</i>	8,999
4,326	7,111	9,643	4,267	8,382	EQUIPMENT	6,610
787	2,505	8,392	450	8,382	<i>Equipment</i>	0
3,202	3,610	1,061	3,529	0	<i>Equipment Leased/Rented</i>	5,160
	621		0	0	<i>Equipment Purchased</i>	1,000
336	375	190	288	0	<i>Equipment Repair/Maint</i>	450
10,501	14,421	37,261	19,584	11,368	EVENT SERVICES	45,274
0	(175)	0	426,571	(2)	INTERFUND ALLOCATION EXPENSE	555,174
(0)	(51)	0	186,544	0	<i>Indirect Spread</i>	243,545
0			67,609	0	<i>Loan Fund Costs Allocated</i>	76,727
			134,786	(1)	<i>Transp Admin Spread</i>	177,847
0	(124)	0	37,632	(1)	<i>Transp Facility Spread</i>	57,055
15,951	15,951	15,950			INTERFUND LOAN EXPENSE	0
15,951	15,951	15,950			<i>Remodel Allocation (Transit Center)</i>	0
26,556	9,924	10,048	482,021	2,000	INTERFUND TRANSFERS	886,181

Actuals				Budget		
FY23	FY24	FY25	FY26-YTD	FY26		FY27
			478,521	0	Match Transfer	876,181
26,556	9,924	10,048	3,500	2,000	Transfer to Source	10,000
35,133	71,706	86,799	0	0	OTHER EXPENSES	34,533
71,490	66,130	46,573	0	0	Bad Debt Expense	34,533
		216	0	0	Equip Lease Interest	0
		2,820	0	0	Equip Lease Principal	0
(36,997)	(18,717)		0	0	LGIP FMV Adjustment	0
	2,728	15,692	0	0	Right of Use Exp:SBITA	0
	1,299	1,108	0	0	SBITA Interest Payments	0
	20,063	20,392	0	0	SBITA Principal Payments	0
641	203		0	0	Student Tickets	0
11,117	46,940	40,714	17,131	47,260	OTHER MATERIALS & SERVICES	18,875
604	960	579	384	0	ACH Collection Fees	200
873	1,490	3,317	3,630	75	Bank Service Charges	4,020
9,210	7,787	11,285	13,039	15,931	Dues and Fees	14,555
218	116	84	78	0	Online Processing Fees	100
119	240	25	0	0	Other	0
92	36,347	25,424	0	31,254	Other Materials & Services	0
517,603	367,966	1,009,410	664,936	851,685	PROFESSIONAL SERVICES	840,093
61,200	22,020	14,470	37,280	39,318	Audit & Accounting	38,000
436,713	332,573	988,210	619,686	793,941	Contractual	782,553
13,659	7,853	3,558	2,466	4,495	Filing Fees	6,045
2,994	2,619	1,634	3,440	12,043	Legal	11,395
		0	0	0	Payroll Expenses	0
3,038	2,589	1,538	1,875	1,888	Testing/Training/Screening	2,100
	312		190	0	Title Lein Search	0
23,344	25,900	25,435	29,141	31,120	SUPPLIES	35,869
23,471	23,219	33,305	29,005	35,073	TRAVEL	35,487
203,019	240,401	268,218	144,929	195,000	VEHICLE COSTS	239,056
64,272	67,642	73,267	0	0	Depreciation Expense-Vehicles	0
101,626	113,543	112,704	93,672	120,000	Fuel	169,056
37,121	59,217	82,247	51,257	75,000	Repairs/Maintenance	70,000

Actuals				Budget		
FY23	FY24	FY25	FY26-YTD	FY26		FY27
61,233	8,213	337,039	9,723	294,280	CAPITAL OUTLAY	144,280
		65,024	258,857	10,000	GRANTS DISBURSED	1,208,000
121,389	121,380	118,340	45,807	121,380	IRP LOAN PAYMENTS	140,869
14,343	12,426	9,235	5,143	11,086	IRP-LOAN INTEREST	11,742
107,046	108,954	109,105	40,664	110,294	IRP-LOAN PRINCIPAL	129,127
12,605,776	12,925,256	13,631,341	14,033,655	1,591,085	ENDING BALANCE	14,049,908
491,859	487,233	644,145	2,481,113	1,099,499	PRINCIPAL REPAYMENTS	674,218
1,795,369	2,640,500	912,385	711,334	2,438,620	NEW LOANS MADE	1,457,731
6,342,658	5,317,444	5,913,661	10,956,100	6,043,609	AVAILABLE TO LOAN	8,946,754

	EDA/Federal Grant	Loan Program	Special Projects	Transportation	General Fund	OIB	Grand Total
Revenue	189,813	8,040,266	3,270,924	5,063,323	1,339,858	3,169,220	21,073,405
BEGINNING BALANCE	-	7,435,600	(39,000)	2,384,587	985,000	3,063,000	13,829,187
FEDERAL	80,000	-	497,249	778,086	-	-	1,355,335
STATE	-	-	835,356	742,276	-	-	1,577,632
LOCAL MATCH	-	-	16,500	50,000	-	-	66,500
LOCAL ASSESSMENTS	-	-	-	-	111,313	-	111,313
CONTRACT REIMBURSEMENTS	-	-	1,918,319	4,200	-	-	1,922,519
INVESTED FUNDS INTEREST	-	85,500	-	-	-	65,000	150,500
LOAN INTEREST	-	406,614	-	-	-	35,854	442,468
LOAN FEES	-	25,825	-	-	-	5,366	31,191
LOAN FILING FEES	-	4,500	-	-	-	1,000	5,500
LOAN LATE FEES	-	3,750	-	-	-	500	4,250
LOAN PROCESSING FEES	-	17,575	-	-	-	3,866	21,441
INTERFUND REVENUE	103,813	76,727	17,500	1,056,829	243,545	-	1,498,414
INDIRECT SPREAD REVENUE	-	-	-	-	243,545	-	243,545
LOAN FUND COST ALLOCATION	-	76,727	-	-	-	-	76,727
TRANSFERS IN	103,813	-	17,500	764,868	-	-	886,181
TRANSP ADMIN SPREAD	-	-	-	177,848	-	-	177,848
TRANSP FACILITY SPREAD	-	-	-	114,113	-	-	114,113
OTHER REVENUE	6,000	10,000	25,000	47,345	-	-	88,345
FAREBOX REVENUE	-	-	-	41,000	-	-	41,000
GREYHOUND SALES	-	-	-	5,145	-	-	5,145
OTHER REVENUE	6,000	10,000	25,000	1,200	-	-	42,200
Expenses	189,813	8,040,266	3,270,924	5,063,323	1,339,858	3,169,220	21,073,405
PERSONNEL	123,770	218,726	1,142,800	1,144,415	150,649		2,780,360
FRINGE BENEFITS	19,006	40,033	187,855	244,636	24,045		515,575
PAYROLL TAXES	8,767	14,928	79,937	96,215	10,553		210,400
WAGES	95,997	163,765	875,008	803,564	116,051		2,054,385
MATERIALS AND SERVICES	61,345	186,649	730,954	1,584,895	204,207	111,064	2,879,114
BOND AND INSURANCE				27,836	17,214		45,050
<i>Bond and Insurance</i>				-	16,979		16,979
<i>Insurance-Building</i>				5,665	-		5,665
<i>Insurance-Vehicle</i>				22,171	235		22,406

	EDA/Federal Grant	Loan Program	Special Projects	Transportation	General Fund	OIB	Grand Total
BUILDING COSTS	4,967	6,229	45,863	49,830			106,889
<i>Building Repairs and Maintenance</i>				28,570			28,570
<i>Rent</i>	4,967	6,229	45,863				57,059
<i>Utilities and Janitorial</i>				21,260			21,260
COMMUNICATIONS	1,300	80	7,275	14,818	4,050	2,500	30,023
<i>Advertising</i>	200	-	3,250	4,644	750	2,500	11,344
<i>Postage & Freight</i>	-	80	-	-	2,400	-	2,480
<i>Printing</i>	750	-	1,000	2,050	500	-	4,300
<i>Pubs & Subs</i>	-	-	2,500	-	400	-	2,900
<i>Telephone & Networking Expenses</i>	350	-	525	8,124	-	-	8,999
EQUIPMENT			2,500	4,606	2,004		9,110
<i>Equipment Leased/Rented</i>				3,156	2,004		5,160
<i>Equipment Purchased</i>			2,500	1,000			3,500
<i>Equipment Repair/Maint</i>				450			450
EVENT SERVICES	9,000	-	36,274	-	-		45,274
INTERFUND ALLOCATION EXPENSE	14,790	95,274	136,561	308,549			555,174
<i>Indirect Spread</i>	12,307	15,432	113,632	102,174			243,545
<i>Loan Fund Costs Allocated</i>		76,727					76,727
<i>Transp Admin Spread</i>				177,847			177,847
<i>Transp Facility Spread</i>	2,483	3,115	22,929	28,528			57,055
INTERFUND TRANSFERS	-		-	774,868	111,313		886,181
<i>Match Transfer</i>	-		-	764,868	111,313		876,181
<i>Transfer to Source</i>	-		-	10,000	-		10,000
OTHER EXPENSES		34,533		-	-	-	34,533
<i>Bad Debt Expense</i>		34,533				-	34,533
OTHER MATERIALS & SERVICES	5,515	1,020	1,310	1,300	9,530	200	18,875
<i>ACH Collection Fees</i>		-			-	200	200
<i>Bank Service Charges</i>		1,020	-	-	3,000	-	4,020
<i>Dues and Fees</i>	5,515	-	1,310	1,200	6,530	-	14,555
<i>Online Processing Fees</i>			-	100	-		100
PROFESSIONAL SERVICES	16,673	45,613	477,647	151,000	40,796	108,364	840,093
<i>Audit & Accounting</i>	1,673	7,185	781	16,965	11,396		38,000
<i>Contractual</i>	15,000	25,933	475,116	132,035	28,500	105,969	782,553

	EDA/Federal Grant	Loan Program	Special Projects	Transportation	General Fund	OIB	Grand Total
<i>Filing Fees</i>	-	4,600	500	-	50	895	6,045
<i>Legal</i>	-	7,895	1,250	-	750	1,500	11,395
<i>Testing/Training/Screening</i>	-	-	-	2,000	100		2,100
SUPPLIES	1,100	450	4,800	11,519	15,500		33,369
TRAVEL	8,000	3,450	18,724	1,513	3,800		35,487
VEHICLE COSTS				239,056			239,056
<i>Fuel</i>				169,056			169,056
<i>Repairs/Maintenance</i>				70,000			70,000
CAPITAL OUTLAY				144,280			144,280
GRANTS DISBURSED	-	-	1,198,000	-	-	10,000	1,208,000
IRP LOAN PAYMENTS		140,869					140,869
IRP-LOAN INTEREST		11,742					11,742
IRP-LOAN PRINCIPAL		129,127					129,127
ENDING BALANCE	4,698	7,623,149	199,170	2,189,733	985,002	3,048,156	14,049,908
Grand Total	-	-	-	-	-	-	-
PRINCIPAL REPAYMENTS		441,776				232,442	
NEW LOANS MADE		1,199,986				257,745	
AVAILABLE TO LOAN		6,651,999				2,294,755	

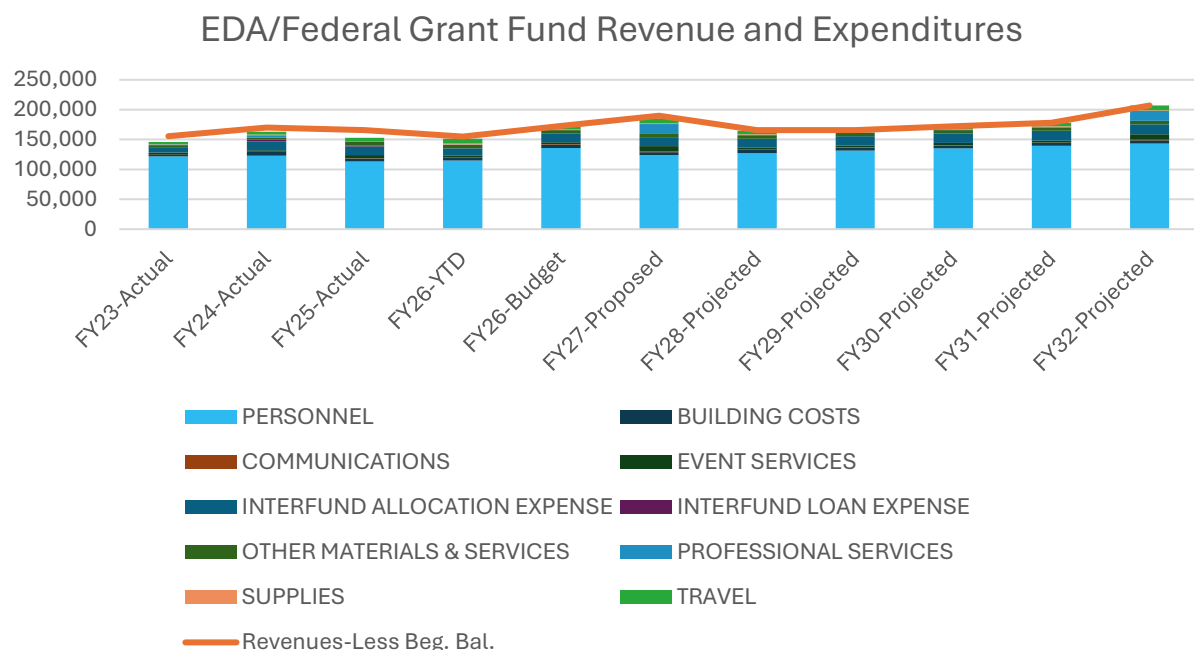
FUND SUMMARIES

*Note: Historic figures in the attached fund summaries have been adjusted to match current accounting practices to better view the trends in revenues and expenses with no change to the bottom line.

EDA/Federal Grant Fund (100)

MCEDD is designated as a District by the US Economic Development Administration (EDA) for the six-county region. The EDA/Federal Grant Fund is for tasks related to supporting MCEDD's long-term economic development goals. The current two-year contract for July 2025-June 2027 has the following activities covered by the grant:

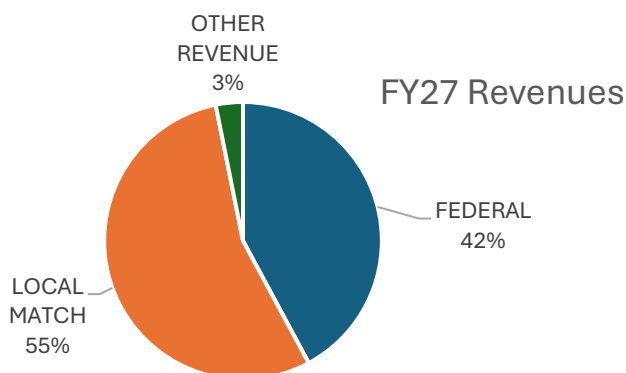
- **COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs):** Establish and maintain a CEDs process, including economic resiliency as a component in the CEDs. The update to the current CEDs is underway and is a major component of the FY27 budget for this fund.
- **PARTNERSHIP COORDINATION:** Coordinate economic development planning with other economic development Partners.
- **BUILDING STAFF CAPACITY AND MANAGEMENT STRENGTH:** Provide staff support and training to develop skills and management expertise that will expand the entity's ability to seek, obtain and successfully implement other economic opportunities within the district.
- **TECHNICAL ASSISTANCE:** Provide technical assistance as appropriate to member agencies regarding topics such as industrial parks, land use regulations, grant training workshops, district committees, economic development programs, business development, tribal entity or local governments.
- **OTHER ACTIVITIES:** Complete other economic development-related planning activities as approved in writing by EDA.



EDA/FEDERAL GRANT FUND REVENUES: \$189,813 (in total)

The main source of revenue for the EDA/Federal Grant Fund is Local Assessment revenue transferred from the General Fund (\$103k) and the EDA grant (\$80k). As part of the 5-year CEDS update, the match transfer will increase from the 60/40 match to cover the increased costs. Other Revenue consists of sponsor donations for the annual symposium and other events.

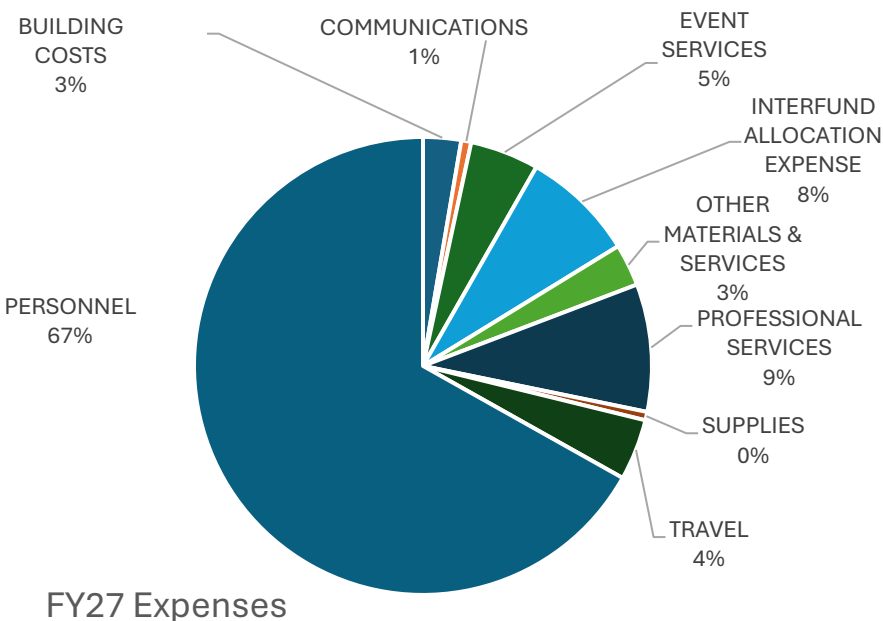
There is currently a \$4,698 estimated ending balance. Projecting future expenses for the next five years shows that an increase in the 60/40 match split will be needed starting in FY30 to balance the budget. Total revenues in the following chart includes the beginning balance.



EDA/FEDERAL GRANT FUND EXPENSES: \$185,115 (in total)

Personnel costs make up a bulk of the expenses. The current budget has .83 FTE attributed to the fund, from a variety of positions.

The increased expenses for FY27 (and FY32) are due to the 5-year update of the CEDS. This process consists of outreach, data collection, and multiple convening events. Professional services, communications, event services and travel are all higher than average because of this increased effort.

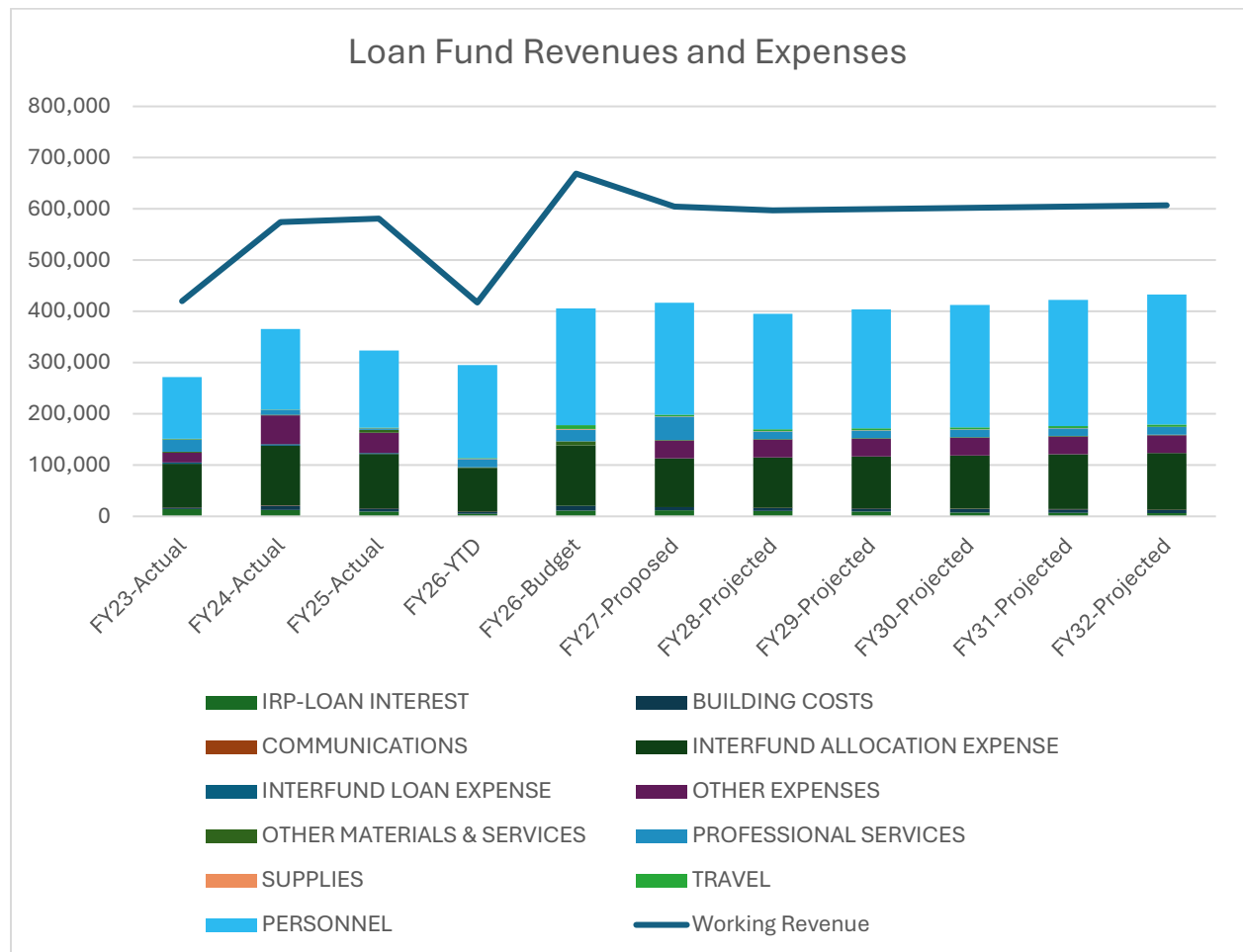


	FY23-Actual	FY24-Actual	FY25-Actual	FY26-YTD	FY26-Budget	FY27-Proposed	FY28-Projected	FY29-Projected	FY30-Projected	FY31-Projected	FY32-Projected
Revenues	192,092	216,006	218,966	221,168	172,828	189,813	170,698	171,715	174,458	178,798	207,604
Revenues-Less Beg. Bal.	155,670	170,084	166,000	154,996	172,828	189,813	166,000	166,000	172,000	178,000	207,000
BEGINNING BALANCE	36,423	45,921	52,966	66,172	0	0	4,698	5,715	2,458	798	604
FEDERAL	80,000	80,000	79,980	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
LOCAL MATCH	71,543	79,895	80,000	66,996	89,328	103,813	80,000	80,000	86,000	92,000	121,000
OTHER REVENUE	4,127	10,189	6,020	8,000	3,500	6,000	6,000	6,000	6,000	6,000	6,000
Expenses	146,171	163,040	152,794	151,172	172,708	185,115	164,983	169,257	173,660	178,194	206,838
BUILDING COSTS	3,318	6,698	5,208	4,058	5,696	4,967	5,000	5,000	5,000	5,000	5,000
COMMUNICATIONS	75	484	349	542	600	1,300	500	500	500	500	1,300
EVENT SERVICES	2,805	1,975	5,186	3,655	3,252	9,000	3,500	3,500	3,500	3,500	9000
INTERFUND ALLOCATION EXPENSE	8,647	15,210	14,827	12,130	14,950	14,790	15,000	15450	15914	16391	16883
INTERFUND LOAN EXPENSE	333	2,284	1,619	0	0	0	0	0	0	0	0
OTHER MATERIALS & SERVICES	3,450	3,700	5,504	5,645	5,400	5,515	5,500	5,500	5,500	5,500	5,500
PROFESSIONAL SERVICES	1,390	4,060	703	940	0	16,673	1,000	1,000	1,000	1,000	16,673
SUPPLIES	388	977	0	1,237	1,100	1,100	1,000	1,000	1,000	1,000	1,000
TRAVEL	3,911	4,698	6,297	7,998	6,000	8,000	6,000	6,000	6,000	6,000	8,000
PERSONNEL	121,854	122,955	113,101	114,967	135,710	123,770	127,483	131,307	135,246	139,303	143,482
FRINGE BENEFITS	21,555	20,546	18,063	17,229	20,845	19,006	19,576	20,163	20,768	21,391	22,033
PAYROLL TAXES	8,198	9,809	7,853	7,958	9,609	8,767	9,030	9,301	9,580	9,867	10,163
WAGES	92,101	92,600	87,186	89,781	105,256	95,997	98,877	101,843	104,898	108,045	111,286
ENDING BALANCE	45,921	52,966	66,172	69,996	120	4,698	5,715	2,458	798	604	765

Loan Funds (300)

As part of the suite of economic development service provided by MCEDD, one service is offering loans to local businesses. The loan programs generate operating revenue through interest rates between 7.5%-11% and loan origination fees. Some programs are also able to invest unused funds in the Local Government investment Pool (LGIP), earning a higher rate of return than a CD or Money Market account.

For FY27, MCEDD will participate in a program to modernize our revolving loan funds, the Lending Improvement and Financial Transformation (LIFT) program. This additional \$25,000 in contractual costs will be shared with the Oregon Investment Board (OIB) loan program and partially offset by a grant. All other revenues and costs are based on averages of prior years activity.



LOAN FUND REVENUES: \$604,666 (in total, excluding Principal Repayments)

Loan fund revenue is based upon current loan revenue projections for loans already in MCEDD's portfolio, excluding any in current litigation. The revenue for existing loans is based upon the approved loan terms for those clients.

The level of new MCEDD loans funded is projected using a three-year average of lending, which is consistent with the way we made projections last FY. See the tables to the right for further detail.

MCEDD Business Loan Fund Revenue Projections Using a Three-Year Average	
Fiscal Year	MCEDD
FY24	\$1,952,043
FY25	\$302,414
FY26 (projected)	\$1,090,500
FY27 new loan projections	\$1,114,986

The Attainable Housing Revolving Loan Fund is treated like business loans, estimating usage based on a three-year average of lending. See table to the right.

MCEDD Attainable Housing Loan Fund Revenue Projections Using a Three-Year Average	
Fiscal Year	MCEDD
FY24	\$255,000
FY25	\$0
FY26 (projected)	\$0
FY27 new loan projections	\$85,000

LOAN FUND INTEREST: \$406,614

Loan fund interest calculations are based on the following criteria:

1. Loan fund interest from current loans is included in the FY27 projections. There were no adjustments made to interest calculations for loans with a current severely delinquent status. In addition, interest payments were removed for loans which we anticipate to payoff and for loans currently in litigation or pending litigation.
2. Interest in FY27 from the estimated new loans booked during the remainder of FY26 (from April through June 2026) is included in the projections (estimated at \$0 to be conservative although there are some in the pipeline).
3. Projected loan interest for loans that have scheduled balloon payments in FY27 are assumed to be paid in full, unless they are already in the process of restructuring. If anticipated to be refinanced, the loan interest is part of the projected loan income.
4. An estimated interest rate of 7.75% was used for budgeting purposes for business loans. The Attainable Housing Revolving Loan Fund (AHDRLF) from the State of

Oregon has a lower base interest rate, estimated at 4.75%. These are conservative figures as MCEDD's average is often higher. Actual individual loan interest rates vary depending on the associated risk of each loan.

LOAN FEE REVENUE: \$25,825

The following are the two primary sources of loan fee revenue:

1. Loan processing fees are projected to be 1.5% of the loan amount, except for the Attainable Housing RLF program which charges a 1% fee. The loan fee revenue is based on the total amount of anticipated funds loaned during FY27.
2. Other fees earned include loan filing fees and late payment fees.

LOAN FUND INVESTED INTEREST: \$85,500

The loan fund investment income is budgeted based on FY26 actual earnings and is lower to reflect a conservative forecast on interest rates. It is based on funds from loan fund balances available to lend and the loan loss reserve balances.

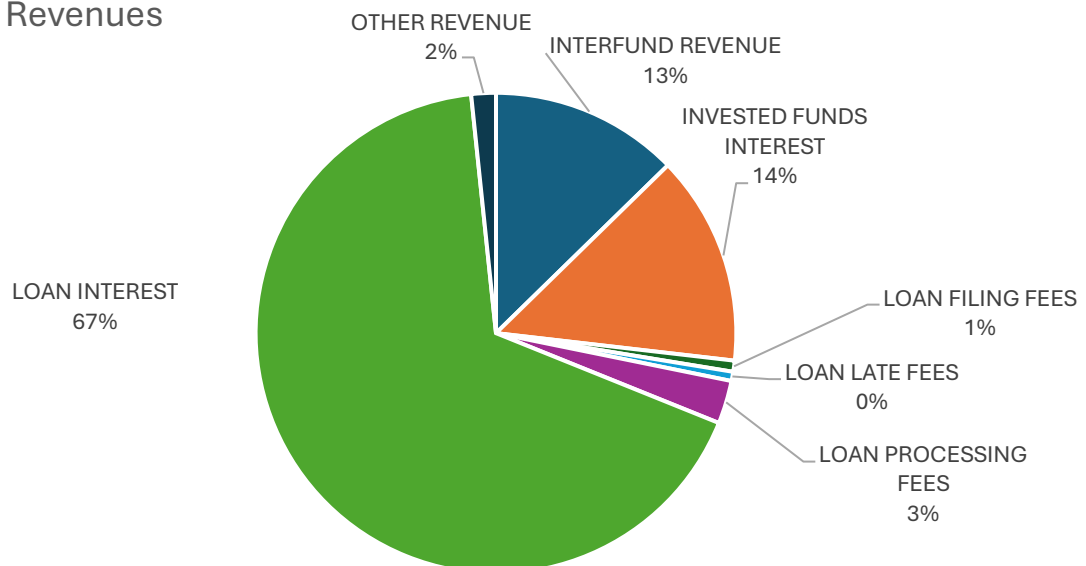
INTERFUND REVENUE: \$76,727

Interfund Revenue is related to loan fund costs that are applicable to all loans and are distributed throughout the loans. The costs are offset at a fund level. In the past this has not shown up in the budget as it was offset with the costs as a negative expense.

OTHER REVENUE: \$10,000

This is a grant from The Ford Foundation for the LIFT program.

FY27 Revenues



LOAN FUND EXPENSES: \$546,244 (in total)

Over 40% of the expenses (\$218,726) are personnel costs. The budget breakdown by position is:

EMPLOYEES	Position	
Beaver, Ami	Senior Loan Fund Manager	67%
San Juan, Allan	Loan Specialist	67%
Hoiseth, Tanya	Finance Administrative Assistant	9%
Kinley, Leana	Finance Manager	12%
Metta, Jessica	Executive Director	15%
Wright, Jennifer	Office Administrative Assistant	5%
	Total FTE	1.75

IRP LOAN PRINCIPAL AND INTEREST (\$140,869):

The principal and interest payments are for the IRP loan program through USDA. The earliest loan program was for \$1M in 2003 and will be paid off in 2029. The most recent of the five programs was for \$310,000 in 2016.

INTERFUND ALLOCATION EXPENSE (\$95,274):

These costs include loan administration costs allocated throughout the loan fund (\$76,727), Indirect Spread/Overhead Costs (\$15,432), and Facility costs (\$3,115).

PROFESSIONAL SERVICES (\$45,613):

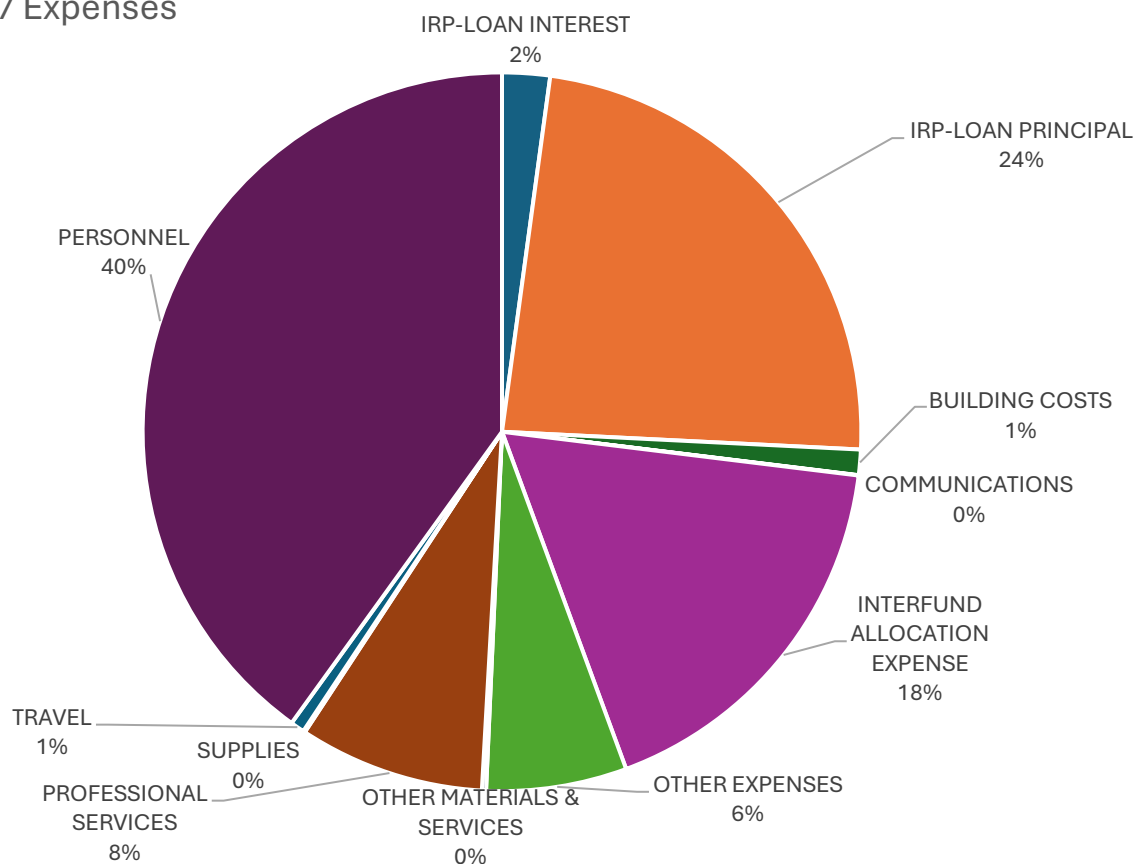
Most costs are contractual costs for the LIFT program (\$25,000), Legal (\$7,895) and filing fees (\$4,600) for loans, and audit costs attributed to the loan fund for the general audit and federal audit (\$7,185).

OTHER EXPENSES (\$34,533):

This is added to the overall set aside for bad debt (loans not paid off) and is based on a percentage of the original loan amount for outstanding loans. At the end of the year, if more loans are added than paid off, there will be an expense. If more loans are paid off than added, there will be revenue.

Other minor costs include building costs/rent (\$6,229), travel (\$3,450), other materials & services (\$1,020), supplies (\$450) and communications (\$80).

FY27 Expenses



PRINCIPAL REPAYMENTS (\$441,776)

Repayments are estimated based on existing amortization schedules and projected repayment plans on new loans, using the three- or four-year average calculation mentioned earlier.

NEW LOANS MADE (\$1,199,986)

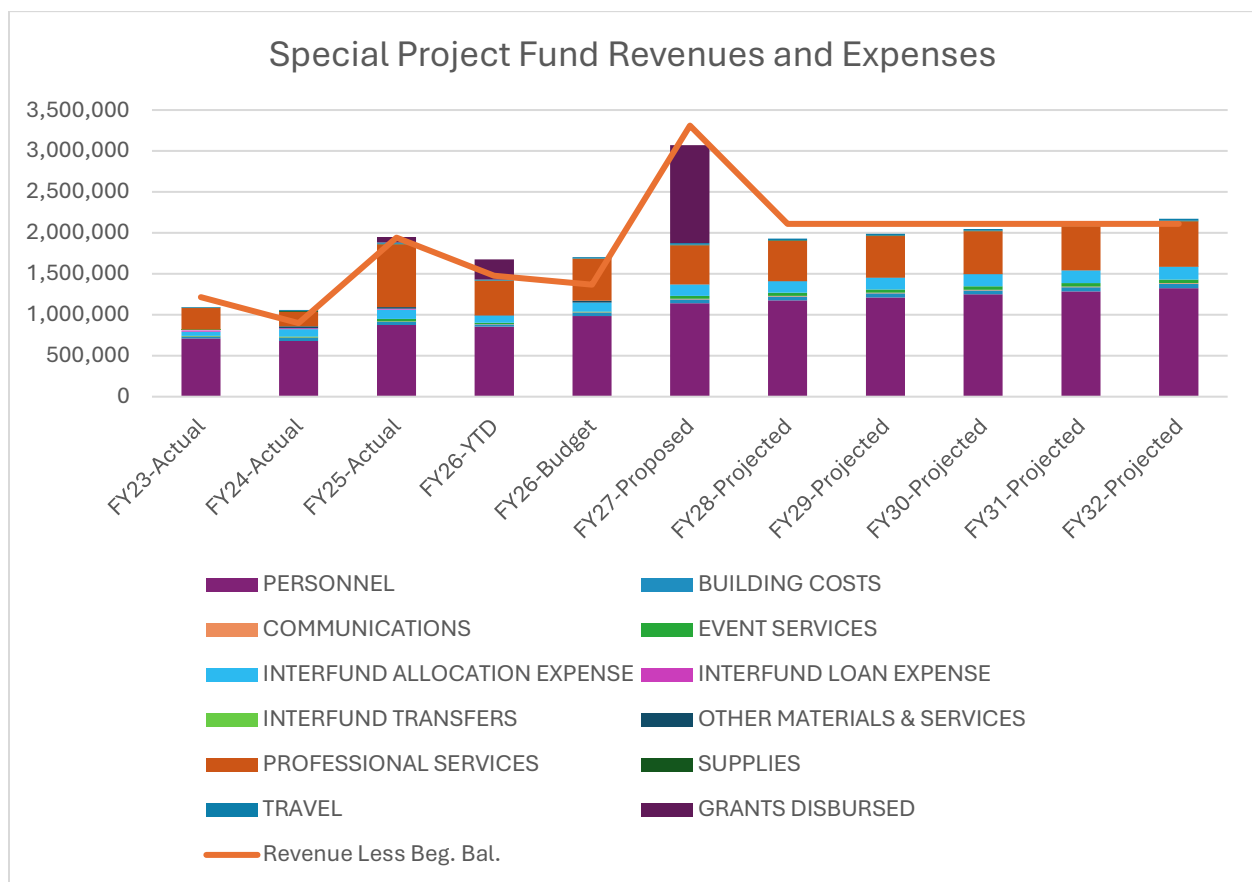
New loans are estimated using the three-year average calculation mentioned earlier.

	FY23-Actual	FY24-Actual	FY25-Actual	FY26-YTD	FY26-Budget	FY27-Proposed	FY28-Projected	FY29-Projected	FY30-Projected	FY31-Projected	FY32-Projected
Revenue	7,010,443	7,837,845	8,087,233	9,851,063	8,754,154	8,482,042	8,532,767	8,606,747	8,677,075	8,781,567	8,877,993
Revenues-Less Beg. Bal.	1,065,461	1,314,176	950,002	2,456,355	2,472,811	1,046,442	1,796,954	1,799,325	1,801,767	1,804,282	1,806,873
Working Revenue	419,987	574,486	581,286	417,280	668,855	604,666	596,968	599,339	601,781	604,296	606,887
BEGINNING BALANCE	5,944,982	6,523,669	7,137,230	7,394,707	6,281,343	7,435,600	6,735,813	6,807,422	6,875,307	6,977,285	7,071,120
AVAILABLE TO LOAN-BEGINNING	0	5,053,337	3,761,509	4,243,910	6,136,511	4,831,666	6,651,999	6,723,608	6,791,494	6,893,472	6,987,306
RESTRICTED CARRYOVER	5,944,982	1,470,332	3,375,721	3,150,798	144,832	2,603,934	83,814	83,814	83,814	83,814	83,814
FEDERAL	430,495	405,000	0	395,000	800,500	0	0	0	0	0	0
INTERFUND REVENUE	76,372	96,264	87,172	67,609	92,750	76,727	79,029	81,400	83,842	86,357	88,948
INVESTED FUNDS INTEREST	110,012	146,563	117,247	102,345	52,610	85,500	85,500	85,500	85,500	85,500	85,500
LOAN FEES	33,003	41,657	10,563	23,832	34,919	25,825	25,825	25,825	25,825	25,825	25,825
LOAN FILING FEES	12,131	7,411	1,300	1,892	3,450	4,500	4,500	4,500	4,500	4,500	4,500
LOAN LATE FEES	1,562	1,313	4,036	4,918	3,650	3,750	3,750	3,750	3,750	3,750	3,750
LOAN PROCESSING FEES	19,311	32,933	4,459	17,022	27,819	17,575	17,575	17,575	17,575	17,575	17,575
LOAN TITLE FEES	0	0	768	0	0	0	0	0	0	0	0
LOAN INTEREST	200,600	289,576	366,303	223,495	488,576	406,614	406,614	406,614	406,614	406,614	406,614
OTHER REVENUE	0	425	0	0	0	10,000	0	0	0	0	0
PRINCIPAL REPAYMENTS	214,978	334,690	368,717	1,644,075	1,003,456	441,776	1,199,986	1,199,986	1,199,986	1,199,986	1,199,986
Expenses	1,399,211	3,115,078	1,147,193	1,006,614	2,718,534	1,746,230	1,725,345	1,731,439	1,699,790	1,710,448	1,721,427
IRP LOAN PAYMENTS	121,389	121,380	118,340	45,807	121,380	140,869	140,831	136,878	94,882	94,882	94,882
IRP-LOAN INTEREST	14,343	12,426	9,235	5,143	11,086	11,742	10,451	9,147	7,869	6,998	6,119
IRP-LOAN PRINCIPAL	107,046	108,954	109,105	40,664	110,294	129,127	130,381	127,732	87,013	87,883	88,762
NEW LOANS MADE	1,020,369	2,640,500	714,279	670,500	2,202,409	1,199,986	1,199,986	1,199,986	1,199,986	1,199,986	1,199,986
MATERIALS AND SERVICES	137,343	195,870	163,790	108,383	166,882	186,649	159,240	162,529	165,915	169,403	172,996
BUILDING COSTS	3,261	8,806	6,589	4,104	9,562	6,229	6,416	6,608	6,806	7,010	7,220
COMMUNICATIONS	42	275	6	33	-	80	90	90	90	90	90
INTERFUND ALLOCATION EXPENSE	84,864	116,262	105,930	85,240	117,852	95,274	98,132	101,076	104,108	107,231	110,448
INTERFUND LOAN EXPENSE	2,382	3,002	2,048	-	-	-	-	-	-	-	-
OTHER EXPENSES	19,591	56,461	39,313	-	-	34,533	34,533	34,533	34,533	34,533	34,533
OTHER MATERIALS & SERVICES	1,909	1,065	5,564	1,288	7,674	1,020	1,051	1,083	1,115	1,148	1,182
PROFESSIONAL SERVICES	23,762	9,467	3,007	16,183	23,293	45,613	15,000	15,000	15,000	15,000	15,000
SUPPLIES	324	75	311	314	950	450	464	478	492	507	522
TRAVEL	1,209	457	1,022	1,222	7,551	3,450	3,554	3,661	3,771	3,884	4,001
PERSONNEL	120,110	157,328	150,784	181,924	227,863	218,726	225,288	232,046	239,007	246,177	253,563
FRINGE BENEFITS	20,449	24,644	30,428	30,060	35,000	40,033	41,234	42,471	43,745	45,057	46,409
PAYROLL TAXES	8,250	12,854	12,584	12,204	16,134	14,928	15,376	15,837	16,312	16,801	17,305
WAGES	91,411	119,829	107,773	139,660	176,729	163,765	168,678	173,738	178,950	184,319	189,849
ENDING BALANCE	5,611,232	4,722,767	6,940,040	8,844,449	6,035,620	6,735,813	6,807,422	6,875,307	6,977,285	7,071,120	7,156,567
AVAILABLE TO LOAN-ENDING	5,053,337	3,761,509	4,243,910	8,621,200	4,444,489	6,651,999	6,723,608	6,791,494	6,893,472	6,987,306	7,072,753
CARRYOVER - RESTRICTED	557,895	961,258	2,696,130	223,249	1,591,131	83,814	83,814	83,814	83,814	83,814	83,814

Special Projects (500)

MCEDD has various grants and contracts to support the objectives outlined in the CEDS. This wide range of programs consists of acting as the economic development agency for a few counties, acting as a fiscal agent and providing staff support for partner agencies, providing grant writing and project management support, supporting businesses with technical support, developing long term regional mobility and transportation planning, acting as a convener on topics of regional importance, and helping on other projects as needed.

One strategic goal for MCEDD has been to ensure the range of projects supported are diverse to help with the resiliency of the organization. The current funding streams and types of projects supported are diverse and support the regional CEDS goals.



SPECIAL PROJECTS FUND REVENUES: \$3,309,924

Economic Development Support Contracts

- Gilliam County (\$50,000)
- Wasco County (\$83,000)
- Sherman County (\$50,000)

- Hood River County Economic Development Group and Enterprise Zone (\$16,200)

Direct Grant Funded Projects

Business Support

- Rural Opportunity Initiative (\$116,277)- PitchFest, Innovator meetups, Maupin Works networking events and workshops. Oregon-side as this is from Business Oregon.
- Rural Innovation Hub (\$262,000)-Business support events. Oregon-side as this is from Business Oregon.
- Oregon-side USDA Rural Business Development Grant (\$23,665) -Business support events.
- Oregon Community Foundation Thriving Entrepreneurs (\$15,000) – Supports the loan program.

Capital/Infrastructure Support

- Brownfields Assessment (\$315,557) – Multi-year EPA grant ending in September 2027 to conduct Phase 1 environmental assessments on properties in Oregon and Washington.

Transportation

- Transportation Options (\$144,571) – Promote and increase access and awareness of transportation options throughout the region.
- Mobility Management (\$103,385) – Strengthen regional transportation access by coordinating mobility services and advancing transit infrastructure improvements in the Columbia Gorge.
- Gorge Tribal Transit Connect (\$78,800)- Improve connections between Tribal communities and the regional transit network.
- Washington Outreach and Travel Training (\$42,350) – Washington state Travel Trainer support and outreach for transportation services. The Travel Trainer works with the community on how to use the bus system, educating and empowering people to gain more independence.
- Hood River Transportation District (\$53,000) – Columbia Area Transit (CAT) contract for Travel Training services.

Agency Support Contracts

Acting as a Fiscal Agent and/or Agency Staff

- Community Renewable Energy Association (CREA) (\$7,500) -Fiscal management only

- Mt. Hood Economic Alliance (MHEA) (\$28,750) - Fiscal management and agency staffing for this lending entity.
- Columbia Gorge Technology Alliance (GTA) (\$48,000) - Fiscal management and agency staffing for this industry association.
- Oregon Investment Board (OIB) (\$88,803) - Fiscal management and agency staffing for this lending entity.

Distributing Grant Funds (amounts excluding grants distributed/passed through)

- Port of Cascade Locks Grant Program (\$21,655) – Support and distribution of grants to businesses awarded by the Port of Cascade Locks.
- Biglow Solar (\$50,000) – Sherman County energy project support for pass-through agriculture mitigation project grants.
- Rowena Fire Recovery (\$14,705) – Support and distribution of funds to impacted residents.
- Antelope Dark Skies – Pass through grant from Travel Oregon.

Grant Writing and Project Management Support

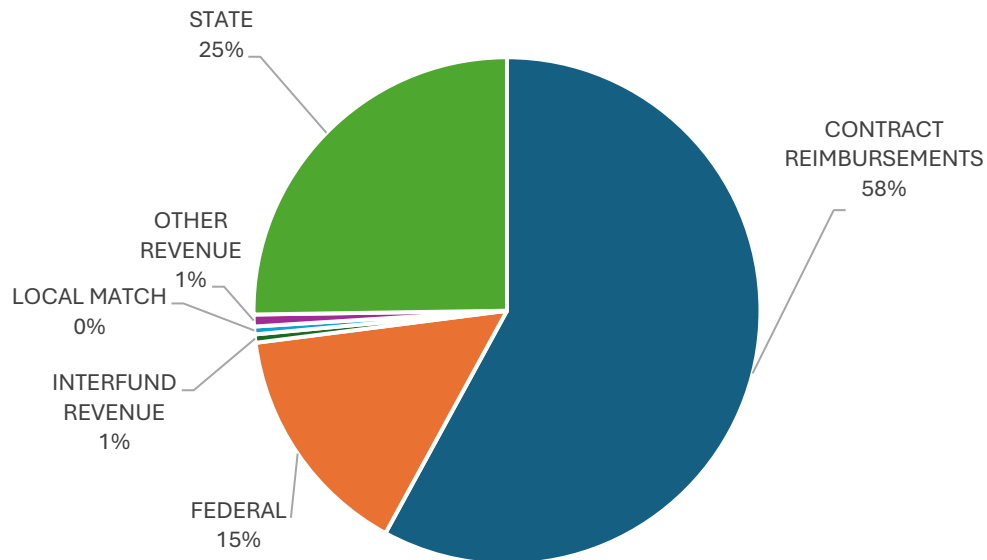
- Rural Capacity (\$280,000) -Technical assistance for governmental partners for projects that have some housing-nexus. Oregon-side as this is from the State of Oregon.
- Cascade Locks Substation (\$56,000) – Management support for the City of Cascade Locks EDA grant to upgrade their substation for increased resiliency after the 2017 winter storms.
- Mt. Hood Town Hall (\$1,500) – Support for managing an energy project installation grant for the Mt. Hood Town Hall.
- Main Street Cascade Locks (\$13,706) – Project support to help revitalize a building in Cascade Locks.
- Shaniko CDBG Grant Administration (\$5,000) – Support for water system feasibility study/ preliminary engineering.
- Skamania County (\$50,000) – Project determination, refinement and management support for the Skamania County Springboard Committee (proposed, not final).
- New Buildings Institute – MOVER Grant (\$3,000) – Multi-year grant to create a resilient energy hub using electric buses.
- Klickitat Valley Health Microgrid (\$6,000) -Outreach support.

Special Projects

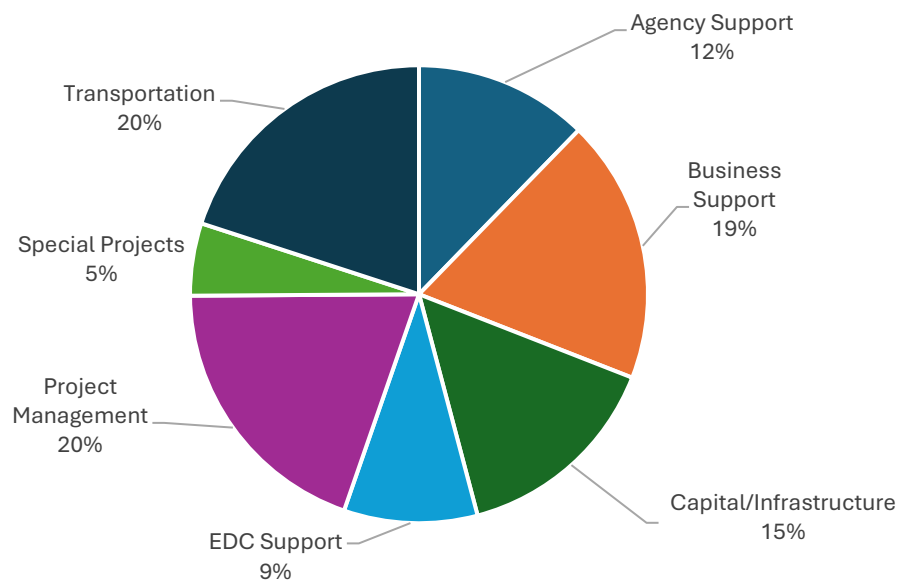
- Hood River County Energy Plan (\$52,000) -Ongoing implementation for the energy-independence plan for Hood River County.

- Oregon Connections Telecommunications (\$5,000) – Support for this conference in Hood River such as manning a registration desk or handling logistics for the organization.
- Thriving Communities (\$50,000) – Energy planning
- Craft3 Hood River Clean Energy (\$1,000)

FY27 Revenues



FY27 Budget by Type



SPECIAL PROJECTS FUND EXPENSES: \$3,071,754

Most expenses are pass-through grants disbursed on behalf of other agencies (\$1,198,000).

The second largest expense is Personnel (\$1,142,800) at 37% of overall costs. The breakdown of staff allocated to support the Special Projects fund is:

EMPLOYEES	Position	
Beaver, Ami	Senior Loan Fund Manager	31%
San Juan, Allan	Loan Specialist	31%
New PM	Project Manager	96%
Crook, Sara	Program Manager, Travel Trainer	58%
Danies, Andrew	Deputy Director	86%
Fitzpatrick, Kathleen	Senior Project Manager	96%
Hartman, Jason	Project Manager	96%
Hoiseth, Tanya	Finance Administrative Assistant	42%
Kinley, Leana	Finance Manager	41%
Lillvik, Jakob	Project Manager	96%
Luisi, Wendy	Program Manager, Travel Trainer	88%
McClure, Lindsay	Project Manager	96%
Metta, Jessica	Executive Director	26%
Wright, Jennifer	Office Administrative Assistant	29%
	Total FTE	8.98

PROFESSIONAL SERVICES EXPENSE (\$477,647):

These costs are contracts in support of various projects. The largest expense for FY27 is for the Brownfields project (\$300,000), followed by transportation options support (\$73,229), consultants related to the regional mobility management work (\$35,000), travel training services in our WA Counties (\$37,887), and miscellaneous contracts to support the Rural Opportunities Initiative (\$20,000) and Mobility Management (\$4,000).

INTERFUND ALLOCATION EXPENSE (\$136,561):

These are for the overhead and facilities maintenance costs associated with the Special Projects fund.

BUILDING COSTS (\$45,863):

This is rent associated with the Special Projects fund.

EVENT SERVICES (\$36,274):

Events put on for the Special Project fund include PitchFest, Hub Talks, workshops, and networking events.

TRAVEL AND CONFERENCES (\$18,724):

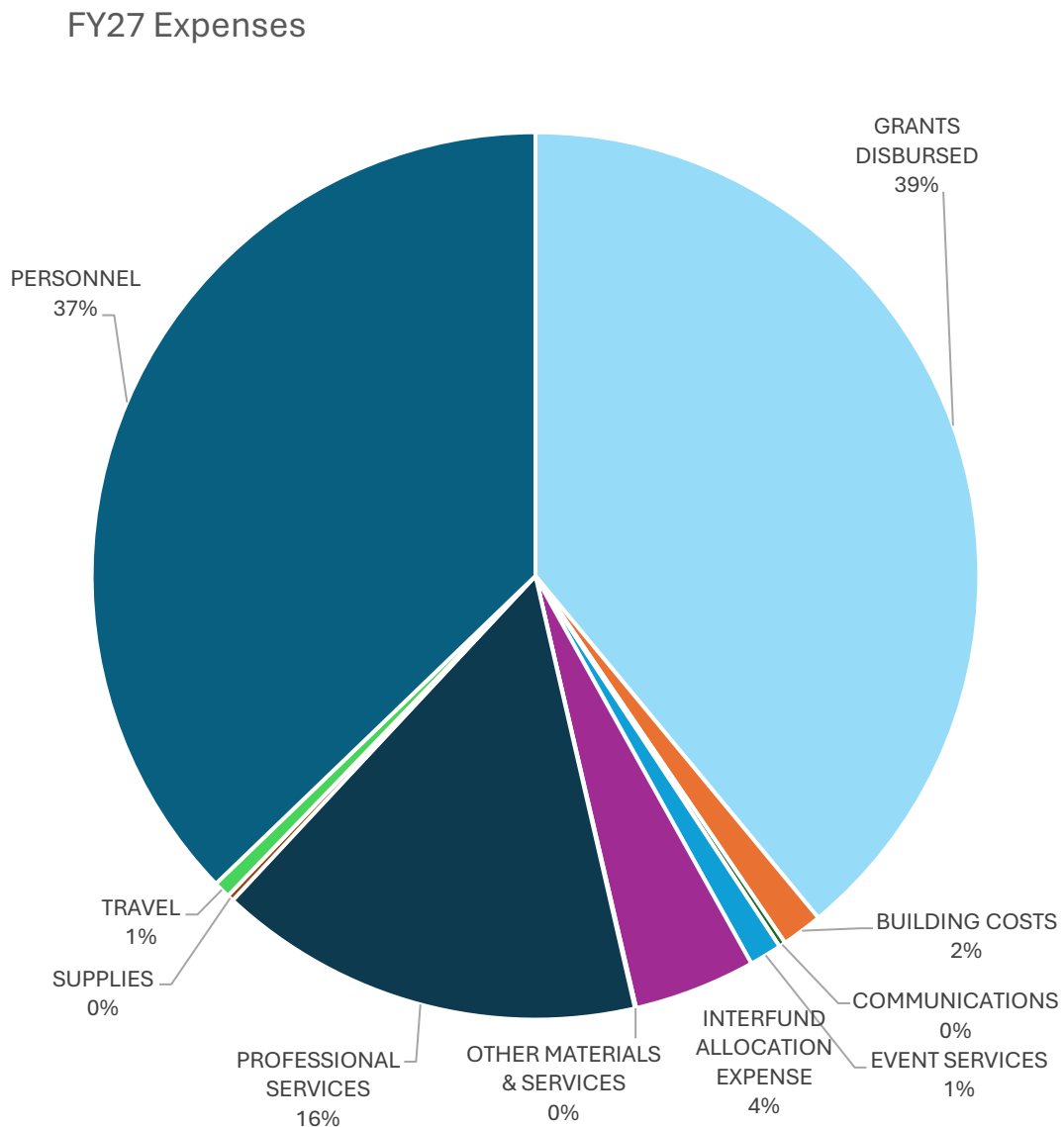
Professional development and travel associated with project management, hosting events, and project meetings.

SUPPLIES (\$7,300):

Materials and supplies associated with the Special Projects fund.

COMMUNICATIONS (\$7,275):

Communications such as advertising of events associated with the Special Projects fund.

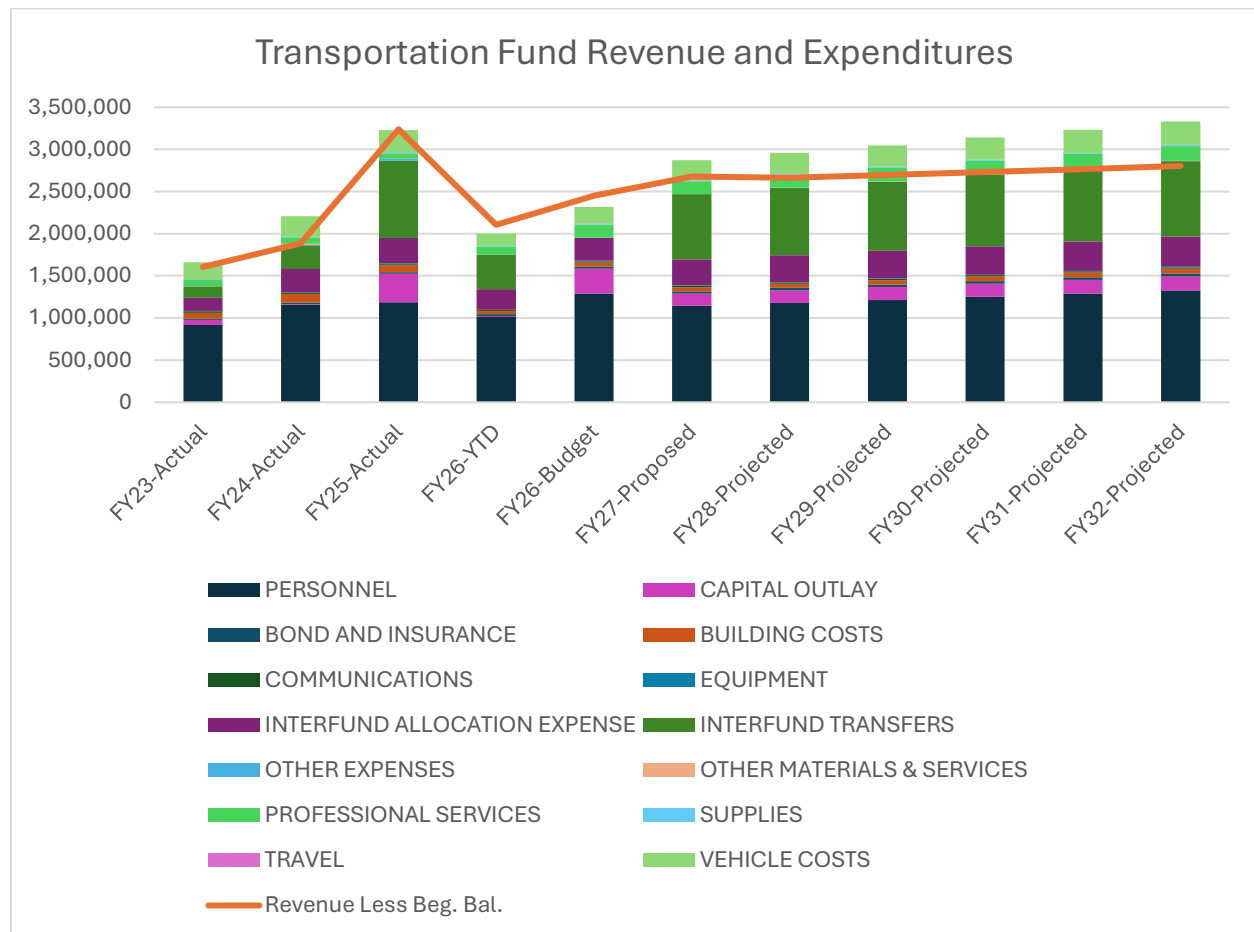


	FY23-Actual	FY24-Actual	FY25-Actual	FY26-YTD	FY26-Budget	FY27-Proposed	FY28-Projected	FY29-Projected	FY30-Projected	FY31-Projected	FY32-Projected
Revenue	1,259,755	1,063,760	1,945,235	1,475,301	1,980,661	3,270,924	2,311,094	2,493,052	2,617,109	2,681,530	2,684,528
Revenue Less Beg. Bal.	1,213,847	898,322	1,940,731	1,478,526	1,367,474	3,309,924	2,111,924	2,111,924	2,111,924	2,111,924	2,111,924
BEGINNING BALANCE	45,907	165,438	4,504	-3,225	613,187	-39,000	199,170	381,127	505,185	569,606	572,603
CONTRACT REIMBURSEMENTS	651,925	255,646	515,821	484,661	392,503	1,918,319	720,319	720,319	720,319	720,319	720,319
FEDERAL	21,480	167,084	535,759	394,986	483,392	497,249	497,249	497,249	497,249	497,249	497,249
INTERFUND REVENUE	26,556	9,924	10,048	2,000	10,000	17,500	17,500	17,500	17,500	17,500	17,500
LOCAL MATCH	82,691	56,728	67,337	56,614	67,000	16,500	16,500	16,500	16,500	16,500	16,500
OTHER REVENUE	13,440	31,420	187,559	115,552	31,500	25,000	25,000	25,000	25,000	25,000	25,000
STATE	417,755	377,521	624,207	424,713	383,079	835,356	835,356	835,356	835,356	835,356	835,356
Expenses	1,093,817	1,059,256	1,948,460	1,677,783	1,704,790	3,071,754	1,929,967	1,987,867	2,047,503	2,108,927	2,172,195
GRANTS DISBURSED	0	0	65,024	248,857	0	1,198,000	0	0	0	0	0
MATERIALS AND SERVICES	382,755	378,301	1,008,246	575,009	718,285	730,954	752,883	775,470	798,734	822,696	847,377
BUILDING COSTS	19,266	39,011	39,517	29,470	41,403	45,863	47,239	48,656	50,116	51,619	53,168
COMMUNICATIONS	4,881	2,701	2,847	4,438	2,295	7,275	7,493	7,718	7,950	8,189	8,435
EVENT SERVICES	7,632	12,115	32,055	15,929	8,116	36,274	37,362	38,483	39,637	40,826	42,051
INTERFUND ALLOCATION EXPENSE	50,186	88,593	112,499	88,100	108,673	136,561	140,658	144,878	149,224	153,701	158,312
INTERFUND LOAN EXPENSE	14,227	13,299	12,283	0	0	0	0	0	0	0	0
INTERFUND TRANSFERS	13,627	0	0	0	0	0	0	0	0	0	0
OTHER MATERIALS & SERVICES	980	22,684	21,514	433	25,360	1,310	1,349	1,389	1,431	1,474	1,518
PROFESSIONAL SERVICES	258,986	176,571	762,996	421,176	513,229	477,647	491,977	506,736	521,938	537,596	553,724
SUPPLIES	4,079	10,381	8,375	5,413	2,950	7,300	7,519	7,745	7,977	8,216	8,462
TRAVEL	8,891	12,946	16,160	10,051	16,259	18,724	19,286	19,865	20,461	21,075	21,707
PERSONNEL	711,062	680,955	875,190	853,916	986,505	1,142,800	1,177,084	1,212,397	1,248,769	1,286,231	1,324,818
FRINGE BENEFITS	119,647	110,362	146,211	145,096	151,527	187,855	193,491	199,296	205,275	211,433	217,776
PAYROLL TAXES	49,770	54,761	72,181	57,522	69,850	79,937	82,335	84,805	87,349	89,969	92,668
WAGES	541,645	515,831	656,797	651,298	765,128	875,008	901,258	928,296	956,145	984,829	1,014,374
ENDING BALANCE	165,938	4,504	-3,225	-202,482	275,871	199,170	381,127	505,185	569,606	572,603	512,333

Transportation (600)

In 2018 MCEDD took over operations of The Link when the prior operator Mid-Columbia Council of Governments (MCCOG) dissolved. Established in 1997, The Link recently celebrated 29 years of operations! Services consist of Dial-a-Ride, deviated Fixed Route services Monday-Friday in The Dalles, daily service between Hood River and The Dalles, twice weekly service to south Wasco County, and contracting with Greyhound to provide a local stop for long-distance travels.

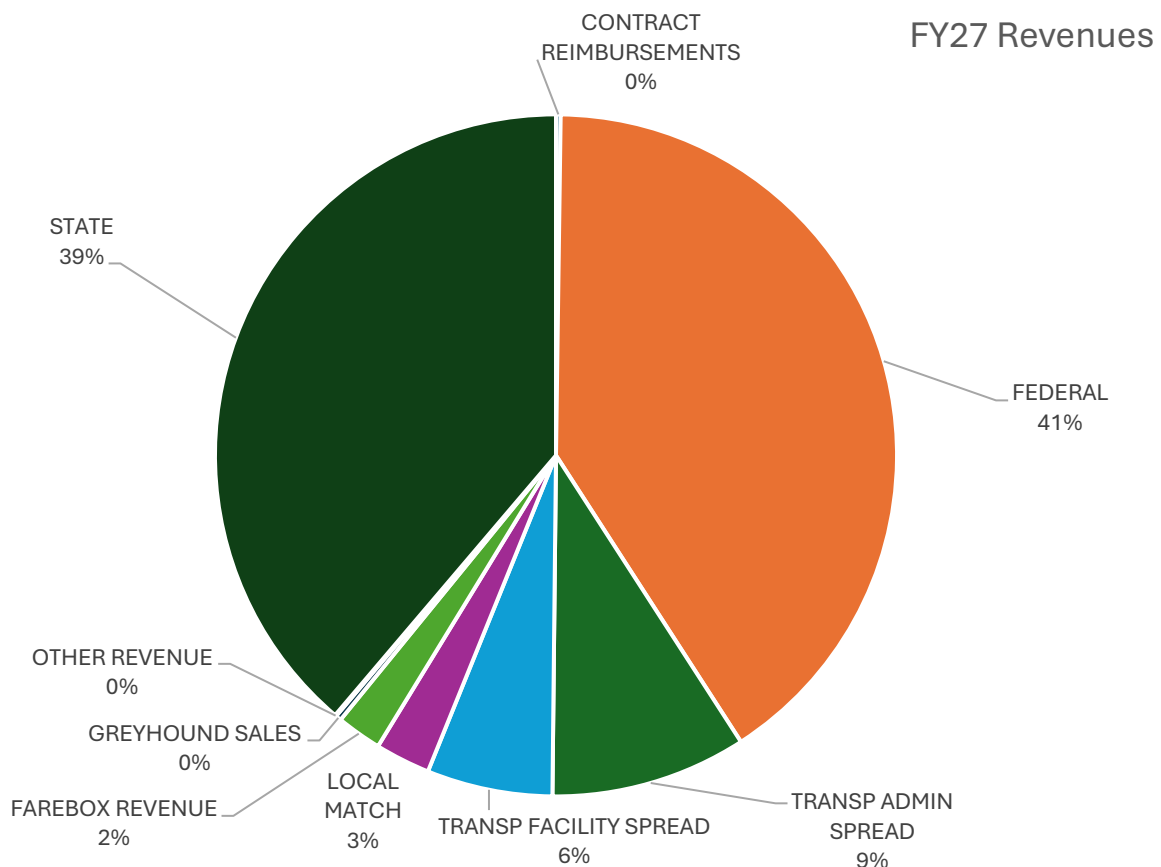
Over the past few years funding for The Link has been challenging as state and federal grants are reduced. Reserves have been used in FY23 and FY24. The current proposed budget anticipates using \$195,000 in reserves. This is not sustainable going forward and staff are looking at ways to ensure continued operations. This starts with staff voluntarily resigning, not filling open positions, and modifying routes or reducing services.



TRANSPORTATION FUND REVENUES: \$2,678,736 (in total)

The bulk of funding for The Link comes from state and federal grants. A small portion of revenue also comes from fares, building rent and facility costs from other funds.

- \$778,086 – FEDERAL: Federal funds include grant revenue for dial-a-ride operations, the deviated fixed routes, and installing Simme seats (bus stop poles with seats), as well as purchase of an electric vehicle.
- \$742,276 - STATE: Includes revenue for the Statewide Transportation Improvement Fund (STIF) dollars which are funded by the payroll transportation tax. The STIF revenue budgeted uses the most recent forecast provided by ODOT. STIF funds match federal grants to support operations support for The Link. Also includes a STIF Discretionary grant for intercity service between Hood River and The Dalles.
- \$50,000 – LOCAL MATCH: Contribution from the City of The Dalles to support The Link.
- \$41,000 – FAREBOX REVENUE: Fares and sales of annual passes.
- \$5,145 – GREYHOUND SALES: MCEDD’s percentage of Greyhound sales.
- \$4,200 – CONTRACT REIMBURSEMENTS: Includes projected revenue for a contract with Greyhound to provide a bus stop at the Transit Center.



TRANSPORTATION FUND EXPENSES: \$2,873,590 (in total)

Over 55% of the expenses (\$1,144,415) for The Link are personnel costs. The budget breakdown by position is:

EMPLOYEES	Position	
Crook, Sara	Program Manager, Travel Trainer	40%
Fitzpatrick, Kathleen	Senior Project Manager	2%
Hoiseth, Tanya	Finance Administrative Assistant	16%
Kinley, Leana	Finance Manager	16%
Metta, Jessica	Executive Director	12%
Wright, Jennifer	Office Administrative Assistant	4%
Reed, Laura	Field Supervisor	100%
ALL	Dispatch/Scheduler	100%
ALL Full Time	Driver	100%
ALL Part Time	Driver	100%
	Total FTE	13.32

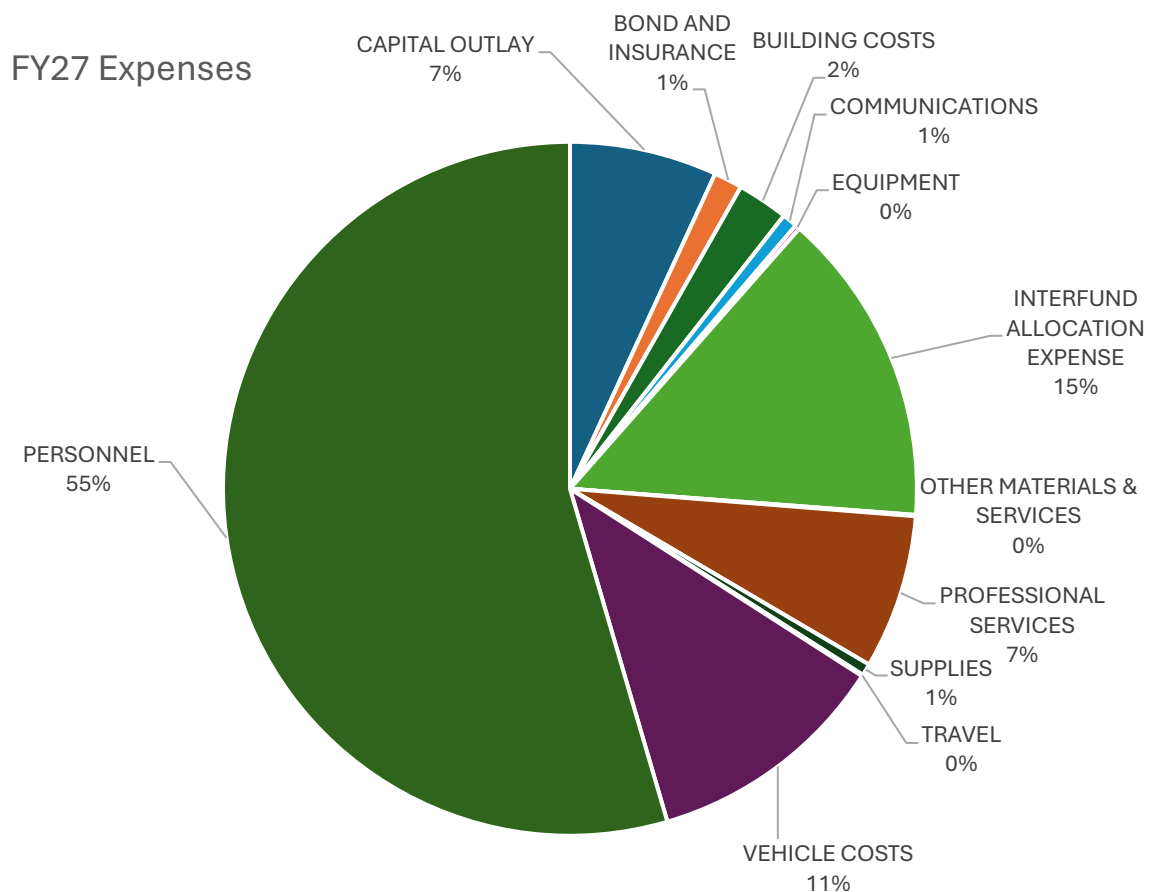
Other significant costs include:

- \$308,549 – INTERFUND ALLOCATION EXPENSE: The allocated expenses consist of \$177,847 for transportation administration costs spread throughout the various programs, \$102,174 for overhead costs from the general fund, and \$28,528 for facility maintenance costs allocated to the transportation fund.
- \$239,056 – VEHICLE COSTS: Fuel is the largest portion of vehicle costs, at \$169,056, and are estimated at 1.5 times the current costs through March. Maintenance costs are lower than FY26 due to two new buses reducing repair costs. These costs are allocated based on projected service mileage for each specific route, rather than based on percentage of revenue.
- \$151,000 – PROFESSIONAL SERVICES: One-third of these costs (\$55,035) are for finalizing the installation of Simme seats (example on the right). Roughly another third (\$42,278) are for IT costs which are included in the rent and facility cost allocations. Remaining costs include \$19,500 to CAT for discounted passes, \$17,000 for audit costs, \$8,300 for bus operations software, \$4,820 for Greyhound matching sales, \$2,102 for mapping support, and \$2,000 for drug/alcohol



testing expenses and driving records, transportation staff training and necessary CDL physicals.

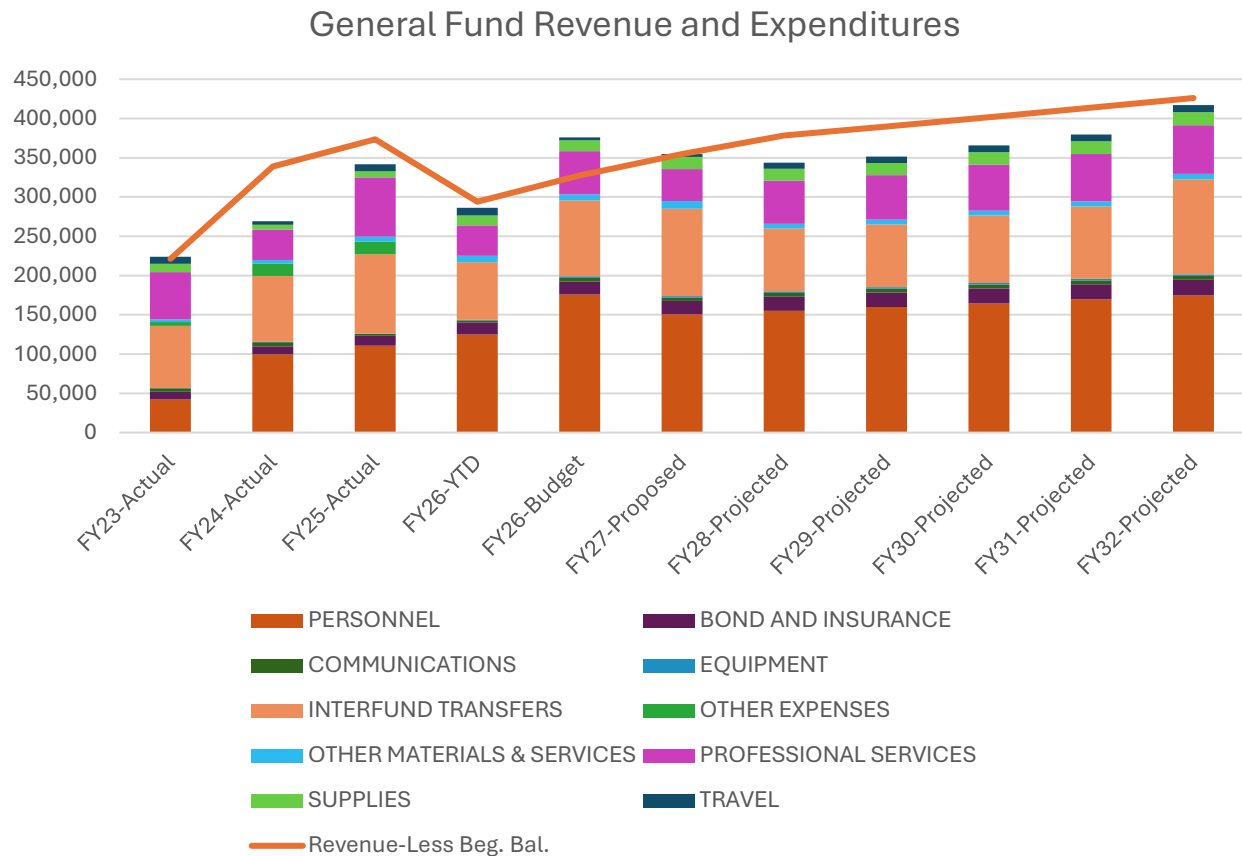
- \$144,280 – CAPITAL COSTS: This is the purchase of an electric vehicle for The Link.
- \$49,830 – BUILDING COSTS: Over half of these costs are for building repairs and maintenance and are similar to FY26 costs. The remaining costs are for utilities and janitorial services, including cleaning of the bus shelters.
- \$27,836 – BOND AND INSURANCE: The FY27 budget is set at 17.5% more than FY26 rates for our projected liability and property insurance contributions for the 2027 coverage year, beginning January 1st. The total cost of \$45,050 is split with the Transportation Fund, which covers buildings and vehicles.



	FY23-Actual	FY24-Actual	FY25-Actual	FY26-YTD	FY26-Budgeted	FY27-Proposed	FY28-Projected	FY29-Projected	FY30-Projected	FY31-Projected	FY32-Projected
Revenue	3,790,037	4,012,493	5,385,042	4,262,275	2,524,847	5,063,323	4,853,997	4,591,267	4,273,738	3,899,765	3,467,652
Revenue Less Beg. Bal.	1,605,104	1,885,967	3,239,034	2,105,364	2,423,997	2,678,736	2,664,264	2,697,228	2,731,182	2,766,155	2,802,177
BEGINNING BALANCE	2,184,933	2,126,526	2,146,007	2,156,911	100,850	2,384,587	2,189,733	1,894,039	1,542,556	1,133,610	665,475
CONTRACT REIMBURSEMENTS	98,972	240,934	78,755	7,266	67,200	4,200	0	0	0	0	0
FEDERAL	701,967	197,160	1,216,592	717,150	1,165,986	778,086	778,086	778,086	778,086	778,086	778,086
INTERFUND REVENUE	240,360	457,411	1,106,807	172,418	243,216	1,056,829	1,088,833	1,121,797	1,155,751	1,190,724	1,226,746
TRANSFERS IN	121,807	269,095	908,621	0	77,363	764,868	788,114	812,057	836,719	862,121	888,285
TRANSP ADMIN SPREAD	92,707	133,678	146,872	134,786	137,522	177,848	183,183	188,678	194,338	200,168	206,173
TRANSP FACILITY SPREAD	25,846	54,638	51,314	37,632	28,331	114,113	117,536	121,062	124,694	128,435	132,288
LOCAL MATCH	42,846	50,000	50,000	452,911	50,000	50,000	50,000	50,000	50,000	50,000	50,000
OTHER REVENUE	66,783	123,778	131,501	93,513	56,100	47,345	47,345	47,345	47,345	47,345	47,345
FAREBOX REVENUE	39,412	44,602	55,576	43,734	51,000	41,000	41,000	41,000	41,000	41,000	41,000
GREYHOUND SALES	6,535	3,771	4,137	3,434	4,100	5,145	5,145	5,145	5,145	5,145	5,145
OTHER REVENUE	20,837	75,405	71,787	46,345	1,000	1,200	1,200	1,200	1,200	1,200	1,200
STATE	454,177	816,685	655,379	662,106	841,495	742,276	700,000	700,000	700,000	700,000	700,000
Expenses	1,662,405	2,206,132	3,228,131	2,003,474	2,289,720	2,873,590	2,959,958	3,048,711	3,140,128	3,234,290	3,331,276
CAPITAL OUTLAY	61,233	8,213	337,039	9,723	294,280	144,280	148,608	153,066	157,658	162,388	167,260
MATERIALS AND SERVICES	685,421	1,042,278	1,703,556	982,099	706,443	1,584,895	1,632,603	1,681,536	1,731,938	1,783,854	1,837,326
BOND AND INSURANCE	16,072	17,492	19,977	23,909	24,656	27,836	28,671	29,531	30,417	31,330	32,270
BUILDING COSTS	69,837	102,346	82,372	40,455	50,112	49,830	51,325	52,865	54,451	56,085	57,768
COMMUNICATIONS	17,361	14,652	12,386	11,758	14,752	14,818	15,263	15,721	16,193	16,679	17,179
EQUIPMENT	3,769	6,184	8,927	3,365	6,378	4,606	4,744	4,886	5,033	5,184	5,340
INTERFUND ALLOCATION EXPENSE	157,197	276,946	302,735	241,101	242,828	308,549	317,805	327,339	337,159	347,274	357,692
INTERFUND TRANSFERS	134,736	279,018	918,669	408,848	2,000	774,868	798,114	822,057	846,719	872,121	898,285
OTHER EXPENSES	641	4,023	19,840	0	0	0	0	0	0	0	0
OTHER MATERIALS & SERVICES	1,368	15,291	1,414	1,280	1,150	1,300	1,500	1,500	1,500	1,500	1,500
PROFESSIONAL SERVICES	73,093	77,212	58,799	96,838	155,959	151,000	155,530	160,196	165,002	169,952	175,051
SUPPLIES	7,764	8,245	8,990	9,302	12,120	11,519	11,865	12,221	12,588	12,966	13,355
TRAVEL	563	525	1,229	315	1,488	1,513	1,558	1,605	1,653	1,703	1,754
VEHICLE COSTS	203,019	240,345	268,218	144,929	195,000	239,056	246,228	253,615	261,223	269,060	277,132
PERSONNEL	915,751	1,155,642	1,187,535	1,011,652	1,288,997	1,144,415	1,178,747	1,214,109	1,250,532	1,288,048	1,326,690
FRINGE BENEFITS	174,724	226,005	229,777	203,274	261,650	244,636	251,975	259,534	267,320	275,340	283,600
PAYROLL TAXES	67,226	107,323	116,001	85,508	111,485	96,215	99,101	102,074	105,136	108,290	111,539
WAGES	673,801	822,314	841,758	722,870	915,862	803,564	827,671	852,501	878,076	904,418	931,551
ENDING BALANCE	2,127,633	1,806,360	2,156,911	2,258,801	235,127	2,189,733	1,894,039	1,542,556	1,133,610	665,475	136,376

General Fund (800)

Overall MCEDD operations are paid for out of the General Fund. Revenues come from the local assessments and the interfund cost allocation (overhead). Expenses are indirect costs that are charged to all other funds, excluding interfund transfers. Interfund transfers vary depending on the matching funds need for grants, and other funding needs.



GENERAL FUND REVENUES: \$354,858 (in total)

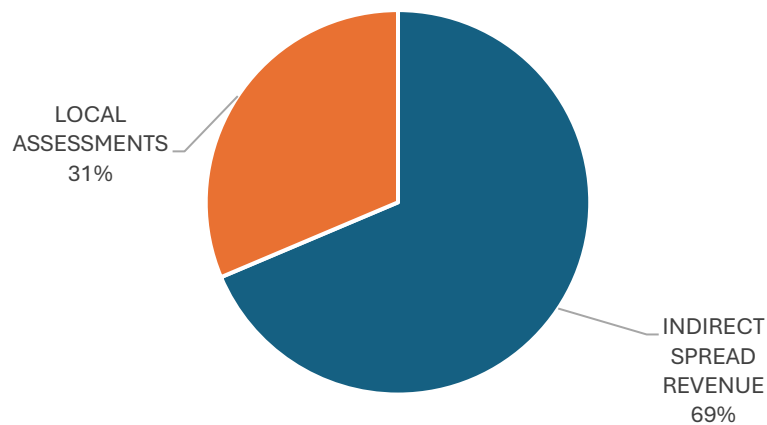
The General Fund revenues do not contain grant funds and are allowed to be used for any fund. They are from the local assessments charged to members and overhead billed across MCEDD.

- **\$111,313 LOCAL ASSESSMENTS:** The local assessments are included based upon the recommendation of the MCEDD Board of Directors for an annual 3% increase, with the option to adjust it at budget time. The budget included assumes a 3% increase from FY26. It includes a \$0.98 per capita assessment to counties and cities and a flat \$3,748 assessment to member Port Districts. New to this budget is the inclusion of Gilliam County and the Port of Arlington. The population data from the most recent state

population estimates (Portland State published estimates for Oregon and MRSC published estimates for Washington).

- \$243,545 – INTERFUND/INDIRECT SPREAD REVENUE: The indirect costs from the General Fund are allocated throughout MCEDD based on labor costs. This is the overhead charged and the goal is to keep the rate under the Federal de minimis rate of 15%.

FY27 Revenues



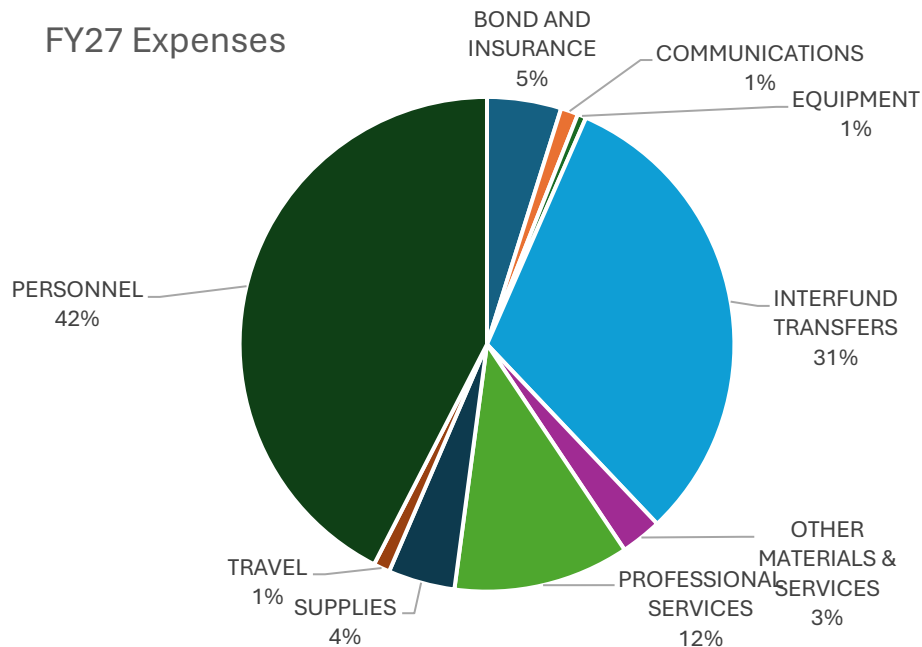
GENERAL FUND EXPENDITURES: \$354,856 (in total)

The largest cost for the general fund is personnel. The budgeted breakdown by position is:

EMPLOYEES	Position	801
Beaver, Ami	Senior Loan Fund Manager	2%
San Juan, Allan	Loan Specialist	2%
New PM	Project Manager	2%
Crook, Sara	Program Manager, Travel Trainer	2%
Danies, Andrew	Deputy Director	5%
Fitzpatrick, Kathleen	Senior Project Manager	2%
Hartman, Jason	Project Manager	2%
Hoiseth, Tanya	Finance Administrative Assistant	32%
Kinley, Leana	Finance Manager	28%
Lillvik, Jakob	Project Manager	2%
Luisi, Wendy	Program Manager, Travel Trainer	2%
McClure, Lindsay	Project Manager	2%
Metta, Jessica	Executive Director	7%
Wright, Jennifer	Office Administrative Assistant	50%
	Total FTE	1.40

Other significant costs include:

- **\$17,214 – BOND AND INSURANCE:** The FY27 budget is set at 17.5% more than FY26 rates for our projected liability and property insurance contributions for the 2027 coverage year, beginning January 1st. The total cost of \$45,050 is split with the Transportation Fund, which covers buildings and vehicles.
- **\$111,313 – INTERFUND TRANSFERS:** The bulk of the transfer (\$103,313) is as matching funds to the EDA/Federal Grant Fund. The remaining \$10,000 is to the Special Projects fund for Mobility Management and Transportation Options matching funds.
- **\$40,796 – PROFESSIONAL SERVICES:** These costs consist of \$16,000 for financial software, \$2,000 for website maintenance, \$7,500 for an in-depth salary survey, \$3,000 for a website refresh, and \$11,000 for the General Fund portion of audit costs.



Local Assessment - FY 27

2025 State Pop. Estimates	PER CAPITA
	\$0.98

COUNTIES

Hood River (Unincorp.)	14,316	\$14,030
Sherman	2,001	\$1,961
Wasco (Unincorp.)	8,535	\$8,364
Klickitat (Unincorp.)	16,755	\$16,420
Skamania (Unincorp.)	9,565	\$9,374
Gilliam	2,122	\$2,080
TOTAL COUNTIES		\$52,229

CITIES

Antelope	35	\$34
Dufur	647	\$634
Maupin	449	\$440
Mosier	493	\$483
Shaniko	21	\$21
The Dalles	16,223	\$15,899
Cascade Locks	1,412	\$1,384
Hood River	8,633	\$8,460
North Bonneville	985	\$965
Stevenson	1,600	\$1,568
Bingen	780	\$764
Goldendale	3,500	\$3,430
White Salmon	2,565	\$2,514
TOTAL CITIES		\$36,596

PER PORT
\$3,748

PORTS

Hood River	\$3,748
The Dalles	\$3,748
Klickitat	\$3,748
Skamania	\$3,748
Cascade Locks	\$3,748
Arlington	\$3,748
TOTAL PORTS	\$22,488

TOTAL LOCAL DUES	\$111,313
-------------------------	------------------

	FY23-Actual	FY24-Actual	FY25-Actual	FY26-YTD	FY26-Budget	FY27-Proposed	FY28-Projected	FY29-Projected	FY30-Projected	FY31-Projected	FY32-Projected
Revenue	1,083,463	1,198,337	1,302,596	1,255,178	327,530	1,339,858	1,363,553	1,409,562	1,459,561	1,507,669	1,554,011
Revenue-Less Beg. Bal.	221,182	338,943	373,548	294,107	327,530	354,858	378,551	389,908	401,605	413,653	426,063
BEGINNING BALANCE	862,281	859,394	929,048	961,071	0	985,000	985,002	1,019,654	1,057,956	1,094,016	1,127,948
INTERFUND REVENUE	124,982	231,190	266,583	186,544	225,702	243,545	263,899	271,816	279,970	288,369	297,020
INDIRECT SPREAD REVENUE	105,969	212,606	250,633	186,544	225,702	243,545	263,899	271,816	279,970	288,369	297,020
INTERFUND LOAN INCOME	19,012	18,584	15,950	0	0	0	0	0	0	0	0
LOCAL ASSESSMENTS	85,949	95,454	98,896	101,828	101,828	111,313	114,652	118,092	121,635	125,284	129,043
OTHER REVENUE	10,251	12,298	8,069	5,734	0	0	0	0	0	0	0
Expenses	224,069	269,289	341,525	286,093	376,080	354,856	343,899	351,606	365,545	379,721	417,143
MATERIALS AND SERVICES	181,900	169,640	230,876	161,270	200,425	204,207	188,730	191,782	200,926	210,164	242,499
BOND AND INSURANCE	9,772	10,282	12,604	15,588	16,286	17,214	17,730	18,262	18,810	19,374	19,955
COMMUNICATIONS	4,536	5,035	2,308	2,466	5,050	4,050	5,000	5,000	5,000	5,000	5,000
EQUIPMENT	556	928	716	902	2,004	2,004	2,000	2,000	2,000	2,000	2,000
INTERFUND TRANSFERS	79,059	83,523	100,837	73,173	96,828	111,313	80,000	80,000	86,000	92,000	121,000
OTHER EXPENSES	4,742	15,812	15,884	0	0	0	0	0	0	0	0
OTHER MATERIALS & SERVICES	3,305	4,427	6,584	8,375	7,476	9,530	6,000	6,180	6,365	6,556	6,753
PROFESSIONAL SERVICES	60,180	38,818	75,579	38,472	55,006	40,796	55,000	56,650	58,350	60,101	61,904
SUPPLIES	10,789	6,223	7,766	12,875	14,000	15,500	15,000	15,450	15,914	16,391	16,883
TRAVEL	8,960	4,593	8,598	9,419	3,775	3,800	8,000	8,240	8,487	8,742	9,004
PERSONNEL	42,169	99,648	110,649	124,823	175,655	150,649	155,169	159,824	164,619	169,557	174,644
FRINGE BENEFITS	3,352	34,735	-1,484	21,379	26,980	24,045	24,766	25,509	26,274	27,062	27,874
PAYROLL TAXES	826	23,502	-4,161	8,370	12,438	10,553	10,870	11,196	11,532	11,878	12,234
WAGES	37,991	41,411	116,293	95,075	136,237	116,051	119,533	123,119	126,813	130,617	134,536
ENDING BALANCE	859,394	929,048	961,071	969,084	-48,550	985,002	1,019,654	1,057,956	1,094,016	1,127,948	1,136,868

Oregon Investment Board (OIB) Fund (975)

The Oregon Investment Board (OIB) is a fund managed by a seven-member board of representatives and staffed by MCEDD. The OIB was created as part of the 1986 Columbia Gorge National Scenic Area Act and the funds are earmarked for loans and grants benefiting the Oregon counties lying in the Columbia Gorge National Scenic Area. There is a corresponding Washington Investment Board (WIB) managed similarly and staffed by the Skamania Economic Development Council. The OIB Board approves its budget, which is then incorporated into MCEDD's budget as a Fiduciary fund.

OIB FUND REVENUES: \$106,220 (in total)

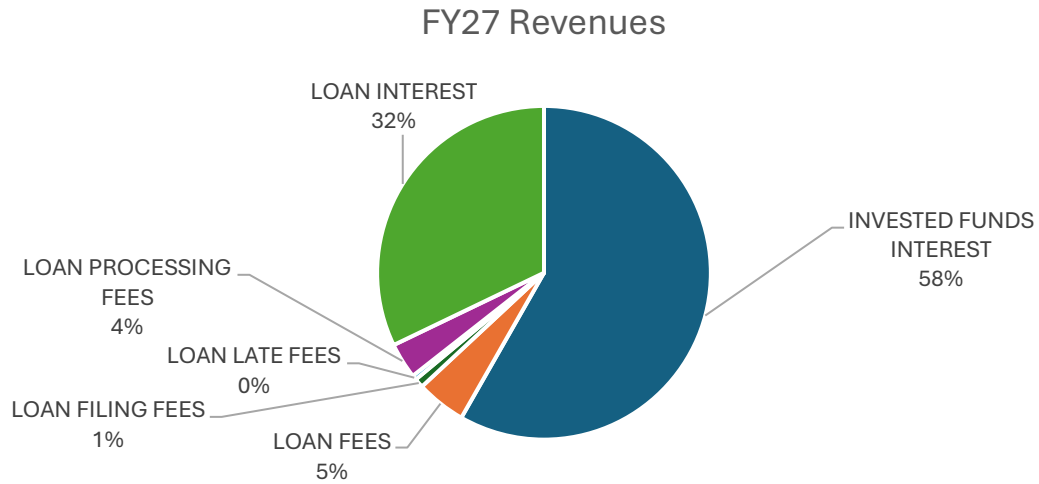
The OIB new loan projection was developed using a four-year average of lending to project loan fund revenue. It should be noted that all FY24 lending and most of FY26 lending for the OIB occurred through the USDA NSA RBEG that is held in MCEDD's portfolio to try to get those dollars revolved by the Sept. 30, 2026 deadline. There was no lending out of the OIB's traditional funding.

OIB Loan Fund Revenue Projections Using a Four-Year Average	
Fiscal Year	OIB
FY23	\$807,492
FY24	\$0
FY25	\$198,106
FY26 (projected)	\$25,380
FY27 new loan projections	\$257,745

LOAN INTEREST: \$35,854 Estimated based on the projected new loans for FY27 plus current amortization rates on existing loans.

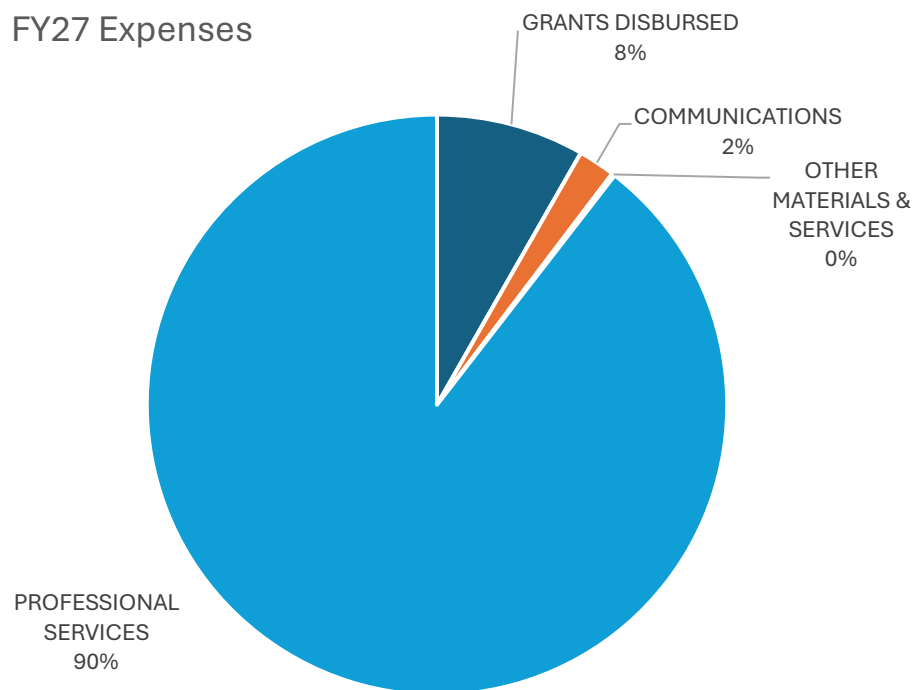
LOAN FEE REVENUE: \$5,366 Estimated on a 1.5% processing fee of the estimated new loans for FY27 (\$3,866), reimbursed filing fees (\$1,000) and estimated late fees (\$500).

INVESTED INTEREST: \$65,000 This is a conservative estimate based on current earnings on invested cash.



OIB FUND EXPENSES: \$121,064 (in total)

The bulk of expenses are for MCEDD’s services, which are reimbursed at cost with a not to exceed amount of \$108,364. Grants Disbursed are \$10,000 for a potential project and communications costs consist of \$2,500 for advertising.



PRINCIPAL REPAYMENTS (\$232,442)

Repayments are estimated based on existing amortization schedules and projected repayment plans on new loans, using the three- or four-year average calculation mentioned earlier.

NEW LOANS MADE (\$257,745)

New loans are estimated using the four-year average calculation mentioned earlier.

	FY23-Actual	FY24-Actual	FY25-Actual	FY26-YTD	FY26-Budget	FY27-Proposed	FY28-Projected	FY29-Projected	FY30-Projected	FY31-Projected	FY32-Projected
Revenue	3,275,406	3,205,727	3,451,368	4,010,648	2,019,716	3,401,662	3,354,074	3,330,979	3,304,536	3,274,644	3,241,200
Revenue less Carryover	439,117	322,506	456,222	954,943	243,396	338,662	331,220	331,220	331,220	331,220	331,220
Working Revenue	162,236	169,963	180,793	117,905	147,353	106,220	101,220	101,220	101,220	101,220	101,220
BEGINNING BALANCE	2,836,289.19	2,883,221.16	2,995,146.60	3,055,704.75	1,776,320.00	3,063,000.00	3,022,853.65	2,999,758.65	2,973,315.65	2,943,423.65	2,909,979.65
AVAILABLE TO LOAN-BEGINNING	1,855,400	1,289,321	1,555,935	1,669,751	1,776,320	2,334,901	2,294,755	2,271,660	2,245,217	2,215,325	2,181,881
RESTRICTED CARRYOVER	980,889	1,593,900	1,439,211	1,385,953	0	728,099	728,099	728,099	728,099	728,099	728,099
INVESTED FUNDS INTEREST	36,960	67,335	70,391	71,507	45,000	65,000	60,000	60,000	60,000	60,000	60,000
LOAN FEES	15,198	0	7,044	3,113	5,043	5,366	5,366	5,366	5,366	5,366	5,366
LOAN FILING FEES	2,054	0	654	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000
LOAN LATE FEES	1,519	0	524	2,310	500	500	500	500	500	500	500
LOAN PROCESSING FEES	11,625	0	5,867	804	3,543	3,866	3,866	3,866	3,866	3,866	3,866
LOAN INTEREST	110,078	90,797	103,358	43,285	97,310	35,854	35,854	35,854	35,854	35,854	35,854
BAD DEBT RECOVERY	0	11,832	0	0	0	0	0	0	0	0	0
PRINCIPAL REPAYMENTS	276,881	152,543	275,428	837,037	96,043	232,442	230,000	230,000	230,000	230,000	230,000
Expenses	890,304	58,038	318,341	146,628	353,109	378,809	354,315	357,663	361,112	364,664	368,323
GRANTS DISBURSED	0	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
MATERIALS AND SERVICES	115,304	58,038	120,235	95,794	106,898	111,064	114,315	117,663	121,112	124,664	128,323
COMMUNICATIONS	105	685		3,330	2,500	2,500	2,500	2,500	2,500	2,500	2,500
BAD DEBT EXPENSE	25,652	0	11,783	0	0	0	0	0	0	0	0
LGIP FMV ADJUSTMENT	-10,750	-4,591	0	0	0	0	0	0	0	0	0
OTHER MATERIALS & SERVICES	105	105	126	113	200	200	200	200	200	200	200
PROFESSIONAL SERVICES	100,191	61,838	108,326	92,352	104,198	108,364	111,615	114,963	118,412	121,964	125,623
NEW LOANS	775,000	0	198,106	40,834	236,211	257,745	230,000	230,000	230,000	230,000	230,000
ENDING BALANCE	2,385,102	3,147,689	3,133,027	3,864,019	1,666,607	3,022,854	2,999,759	2,973,316	2,943,424	2,909,980	2,872,877
AVAILABLE TO LOAN-ENDING	1,289,321	1,555,935	1,669,751	2,334,901	1,599,120	2,294,755	2,271,660	2,245,217	2,215,325	2,181,881	2,144,778
RESTRICTED ENDING CARRYOVER	1,095,781	1,591,754	1,463,275	1,529,118	67,487	728,099	728,099	728,099	728,099	728,099	728,099

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
RESOLUTION 2026-7**

**ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2027
(JULY 1, 2026 – JUNE 30, 2027)**

WHEREAS, on May 21, 2026, the Mid-Columbia Economic Development District Budget Committee reviewed and recommended adoption of the Fiscal Year 2026 budget to the Board of Directors; and

WHEREAS, the Board of Directors has reviewed and had an opportunity to hear public comments on the Budget at their June 18, 2026 Board meeting.

NOW THEREFORE, BE IT RESOLVED:

1. The Board of Directors of Mid-Columbia Economic Development District hereby adopts the budget for fiscal year 2027 AS APPROVED AND RECOMMENDED BY THE Budget committee; and
2. The following amounts are hereby appropriated for the purposes specified for the Fiscal Year beginning the 1st of July 2026.

EXPENDITURES:	
PERSONNEL COSTS	2,780,360
MATERIALS AND SERVICES	2,879,114
GRANTS DISBURSED	1,208,000
REVOLVING LOAN FUND	10,545,353
CAPITAL PURCHASE	144,280
CARRYOVER TOTAL	14,049,908
TOTAL EXPENDITURES	31,607,015

PASSED AND APPROVED this 18th day of June 2026.

ATTEST:

**MID-COLUMBIA ECONOMIC
DEVELOPMENT DISTRICT**

Jennifer Wright, Office Administrative Assistant

Joseph Dabulskis, Chair



Mid-Columbia Economic Development District

Executive Director's Report

Prepared for the June 2026 Board of Directors Meeting

Regional Work and Outreach

- **2027 CEDS:** We have launched the process for the five-year update of the regional Comprehensive Economic Development Strategy (CEDS), with our first of six community meetings scheduled for the morning of July 23 in Stevenson. The next meetings in development are September in Goldendale and October in The Dalles. ***Our hope is that MCEDD Board Members will prioritize attending as many meetings as possible.*** Each session builds on the last and informs the development of the next five year strategy for the region. Each session will also allow the local county to spotlight its economy and opportunities/ challenges and include a local industry tour. Please sign up for the July event here:
https://docs.google.com/forms/d/e/1FAIpQLSdvfj0MQzktv6QoCJ2BFmgNlLifLXIVAoGd_k-ZhFWrwWN5pA/viewform?usp=header
- **USDA Funds Update:** As previously reported, as of September 2025 we had \$1.3M in loans to approve/ distribute by September 30, 2026 or risk losing these USDA funds for the National Scenic Area. Through Ami's work, many partner meetings, support from Klickitat County/ City of The Dalles, and approvals by the Oregon and Washington Investment Boards, the remainder to lend could be as little as \$29,000 as of this report! The Washington Investment Board is still hoping to lend \$529,000 on the Washington side, so the amount is not yet final. I am grateful for everyone's work on getting these funds out!
- **NSA Economic Vitality Plan Update:** The Economic Vitality Plan is the economic development plan for the National Scenic Area that is developed by the Bi-State Advisory Council (OIB, WIB, Gorge Commission, USFS) and approved by the two states and the USDA Secretary. The plan is usually updated every five years, with 2026 being the next scheduled update. I met with Skamania EDC (WIB administrator), the Gorge Commission and USFS staff to start the process and we have a meeting of the Bi-State Advisory Committee on June 25 at 1pm to start the process.
- **Agriculture Mitigation Fund Administration:** The Oregon Energy Facility Siting Council is requiring solar projects on ag land to fund mitigation projects to offset potential impacts. The Biglow solar project in Sherman County signed the final contract with MCEDD for administration of its ag mitigation fund, per the direction of Sherman County. Biglow will result in about \$1M to distribute in grants, with our staff costs covered by PGE, and Sherman County Court as the decision-maker on grant awards. We have also started a conversation with Wasco County/ PGE about doing something similar for a solar project in Juniper Flat, and there is another potential project in southern Sherman County.
- **Skamania and Klickitat Business Workshops:** Thanks to a \$10,000 WA State Microenterprise Association grant, we have been supporting/ hosting business workshops throughout Skamania and Klickitat Counties since March, including three with Skamania Chamber, two with Mt Adams Chamber, one with Goldendale Area Chamber, one with Gorge Women in Business, one Innovation Hub Talk, and one with American Farmland Trust on Farm Succession Planning. This work is complete with a final report in development.

- **Gorge Women in Business (GWiB):** Under our EDA Partnership Planning grant, I offered minor administrative support to help GWiB with some events and Board support in 2026 in the hopes that the initiative will gain momentum and/or turn into contracts for MCEDD. We are holding monthly networking coffee events and quarterly trainings workshops. Some of the events are supported with other grants we received (WA State Microenterprise Association event in Bingen in April, Oregon Community Foundation event in Hood River in June).
- **Skamania County Project Management:** Skamania County EDC issued a Request for Proposals for a Project Manager to support a “Countywide Economic Development Implementation Study.” The work would be funded by The Conservation Fund over a 12 to 18-month period. We were excited about the potential opportunity to provide more support for our partners in Skamania County and submitted a proposal on April 13. We have heard an initial response that they are selecting a different proposer who could also do an economic analysis, the second part of the project that was planned for a second RFP.
- We hosted the **Hood River County Economic Development Group** meeting in April to hear an update on Hood River County School District and a presentation about a request for a bond related to wildfire mitigation.
- **Statewide Associations:** I attend/ convene meetings of both Oregon and Washington’s EDDs. The WA group met on May 5 to learn about data resources from WSU, and I am participating in the Rural Stakeholders Group informing the development of WA Dept of Commerce’s Economic Development Strategy. In Oregon, I serve as the OR EDD rep on the Oregon Economic Development Strategy Advisory Committee. The Oregon districts are preparing an ask for the 2027 legislative session.
- **Outreach meetings this period included:** hosting a meeting of the Mid-Columbia Economic Resiliency Team; regular meetings to inform the Plan for a Resilient Oregon; presentations to Hood River City Council/ Sherman County Court, Gilliam County Court; meetings with North Bonneville staff/ Mayor, City/ Port of Cascade Locks, North Central Oregon Regional Solutions Advisory Committee, OSU Tree Fruit Economics Symposium, USDA RD Oregon State Director, City of Hood River, Business Oregon, Mid-Columbia Housing Authority, Klickitat County EDA, Skamania EDC, Sen. Merkley’s staff, Gilliam County partners (Cities, Pioneer CDC, Port).

The Link Transportation

- **Grants Submitted:** March through May were a heavy grant application period for ODOT funding to support The Link. Five applications were submitted for The Link to continue operations (bus routes in The Dalles, intercity service to Hood River, two for dial-a-ride service) and to replace two vehicles at the end of their useful life. Three of the five were for competitive grants; services starting in FY28 would be negatively impacted if we are not successful.
- **Recent outreach** has included the CGCC Spring Term Resource Fair, Cherry Festival, Dia del Nino, and The Dalles Middle School Family Carnival.
- We bid **farewell to Jesus Mendoza, Transportation Operations Manager**, on June 12 as he left to pursue his own business. With the budget concerns, we are not filling his position. Some duties will fall on myself with support from other staff (Kathy, Wendy, Sara for grants/ construction/ outreach help) and direct management of the Drivers/ Dispatchers has been moved to the Field Supervisor position. **Part-time driver Casey Ruiz also left us** on June 12. We are also not filling his position.

- We **announced the following reductions** effective July 1 to help better balance the FY27 budget: eliminating one of the two weekly trips to South Wasco County (reduces hours available to part-time drivers) and closure of the office on the weekends (reduces one of our two Dispatch/Scheduler positions from full- to half-time).
- We completed **installation of two Electric Vehicle (EV) chargers** in our bus barn in anticipation of purchasing EVs. We will issue the RFQ for our first EV shortly, which will be a transit-van style vehicle.

Facilities, Trainings and Operations

- **Board:** We are welcoming Mayor Jenny Taylor from Stevenson to the Board in June to fill the vacant Cities of Skamania County seat!
- **Artificial Intelligence:** We continue to explore how to use AI to support our work. This included recently purchasing group access to a virtual AI workshop series focused on grant writing, as well as a training series focused on AI and governments like Economic Development Districts.
- **Trainings:** I attended the WealthWorks Conference and the Regards to Rural Conference, both back-to-back in Bend in April. Jason Hartmann presented on a panel about our work to support the tech sector at the WealthWorks Conference and I presented on a panel about the work of Oregon's Economic Development Districts related to housing.
- **Strategic Plan;** Leana, Andrew and I continue to meet monthly to ensure we are making progress on the Strategic Plan. The latest update follows this report.

Vision: A bi-state Mid-Columbia region with a resilient, thriving, sustainable, rural economy that supports equitable access to diverse business opportunities that act in harmony with the area's unique qualities, values, cultural and natural resources.

Mission: To promote the creation of family-wage jobs, the diversification of the economic base, and the growth, development and retention of business and industry within the five-county district.

Status Key:

Gray = Not Started

Red = Off Track (0-25%)

Yellow = Slow Progress (25-50%)

Green = On Track (50-90%)

Blue = Complete (90-100%)

Strategic Plan Report For MCEDD Board/ Executive Committee: JUNE 2026 UPDATE

	Timeline 2024-2025				Timeline 2025-2026				Performance Measures (SMART)	Owner	Status/Reporting
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
Focus Area I: Organizational Foundation / Health											
Strategy I: Board Development & Engagement			X	X	X				By end Q2 2025, create a new Board development, recruitment and onboarding process including review of Board Policies.	Jessica	Complete. Board skills survey identified knowledge in "Future Trends" and core competencies in "Visionary" were the least selected.
Strategy II: Fiscal Health / Financial Resource Development			X	X	X	X	X	X	By end of Q2 2026, clarity and diversity of financial income streams. By the end of Q2 2026, there will be a financial dashboard including metrics on the current indirect rate, diversity of income, unrestricted income, returns on programs (cost & overhead vs income), and timeliness of financial reporting.	Leana	Dashboard and financial reporting updates are complete. Reporting improvements have been carried into FY27 Budget development.
Focus Area II: Ecosystem Clarity											
Strategy I: Capacity				X	X	X			By end Q2 2026, complete an assessment internally of services we currently provide and staff capabilities and provide recommendations to the Board.	Jessica/ Andrew	Assessment and recommendations completed June 2026. Work to implement them will be ongoing.
Strategy II: Clear & Focused Priorities			X	X	X	X	X	X	By end of Q2 2026, MCEDD has clarity on unmet service needs for partners and areas we serve that are in the highest and best use of our resources and expertise.	Jessica/ Andrew	Assessment and recommendations completed June 2026. Work to implement them will be ongoing.
Strategy III: Build on Strength of Convenor Role							X	X	By end of Q2 2026, MCEDD has clarity about where our role as a convenor is most beneficial to partners and those MCEDD serves.	Jessica	Assessment and recommendations completed June 2026. Work to implement them will be ongoing.
Focus Area III: Human Capital											
Strategy I: Allocation of Human Resources			X	X	X	X			By Q2 2025: MCEDD has completed a role and workload assessment. By Q4 2025: MCEDD has completed compensation study. By end of Q2 2026: MCEDD has a strategic talent retention and acquisition process in place based on assessment findings.	Andrew/ Jessica	The workload assessment is still being rolled out. Compensation study will be completed in FY27.
Strategy II: Professional Development							X	X	By Q2 2026, MCEDD has allocated more manpower and financial resources to work travel and training for staff.	Andrew/ Jessica	We provide opportunities for training presently but the plan to build out more skills as a result of the workload assessment is still pending.
Strategy III: Internal Processes						X	X	X	By Q4 2025, MCEDD has Standard Operating Procedures complete. By Q1 2026, process modernization plan is complete and implementation begun. By Q2 2026, position manuals complete.	Leana with Key Staff: Admin Asst, Office Manager	The financial and procurement policies are complete. Position manuals are ongoing. AI technology incorporation is ongoing.



Mid-Columbia Economic Development District

**Executive Committee Report
June 2026**

The MCEDD Executive Committee met in May to address business of the District. The activities of the committee included the following:

- Discussed the launch of the regional sessions for the five-year update of the Comprehensive Economic Development Strategy (CEDS). Jessica suggested not continuing with the CEDS Steering Committee as previously discussed and approved by the Board, and instead relying on the MCEDD Board and Executive Committee as an opportunity to deepen their understanding of and involvement in the CEDS. The Committee recommended at least one CEDS Steering Committee meeting as some of the members were excited to participate. Jessica agreed to call a meeting shortly after. Dr. Lawson noted that starting the series in Wasco County at CGCC in July would be less than ideal with school being out.
- Reviewed the draft Bylaws and recommended that Gilliam County have both a County and a Cities seat similar to MCEDD's other five counties. With this change, recommended Bylaws approval by the Board.
- Reviewed the draft Route and Dispatch Training Program and recommended approval by the Board.



Mid-Columbia Economic Development District

Loan Administration Board (LAB) Report Prepared for June 18, 2026, MCEDD Full Board Meeting

Approved Loans; Loan Actions

Since the last MCEDD Board Meeting the following loans were approved:

Business	Amount	Purpose
Bearfoot Botanicals, LLC	\$30,000	Start-up retail herbs and botanicals shop in Hood River (funds disbursed)
West Wind Water Sports, LLC	\$40,000	Start-up wind sports school in Hood River (funds not disbursed)
Common Thread, LLC	\$40,000	Start-up coffee and wine bar with craft kits in White Salmon (funds not disbursed)

Active Inquiries

Active inquiries with anticipated/received applications include:

- Business acquisition – route sales
- Real estate/start up business – childcare center
- Start-up – mobile detailing business
- Business expansion – juice bar
- Real estate – Thermal spa
- Equipment – Food truck
- Working capital – candle company

*Available to loan:
\$3,054,476 for small business loans
\$4,778,883 (small business +
Attainable Housing)*

Other Activities

- The Washington Investment Board (WIB) approved a \$360,000 loan in September for a T-Hangar project at the Columbia Gorge Airport. We funded this loan this month through USDA to utilize the \$1.3M in USDA funding with a September deadline for dispersal.
- The Oregon Investment Board approved a \$395,000 loan to Brick City & Games LLC in The Dalles during this period. This loan was also funded through the \$1.3M USDA funding, spending out the remainder of the OIB's portion of those funds. Additionally, the Oregon Investment board approved a \$500,000 loan to Di Lenzi LLC DBA Horsefeathers Boutique Hotel during this period and these funds were disbursed.
- Admin support for the Port of Cascade Locks' economic development grant program is ongoing.
- **Loan Program Modernization:** We are interested in participating in this program to help modernize our lending programs: [Lending Improvement & Financial Transformation Program through the Council for Development Finance Agencies](#). We have it included in the FY27 budget and have received a grant from The Ford Family Foundation to help cover the costs. The OIB and MCEDD will split the remainder.
- **Loan Videos:** Through a grant from Oregon Community Foundation, we contracted with Blue Marble Creative to develop a video to assist clients in meeting the conditions required in order to receive their approved loan funds. The intention is to use the video to reduce staff workload answering repetitive questions.

To: MCEDD Board of Directors
From: Andrew Danies, Deputy Director of Economic Development
Date: June 11, 2026
Re: Deputy Director Report

Highlights from this Quarter:

- **Rowena Fire Recovery:** MCEDD remains in a lead coordination role for Rowena Fire recovery, including support for the Long-Term Recovery Group, Unmet Needs Roundtable, donated materials management, volunteer coordination, and broader recovery planning. Authorized household assistance distributions now total more than \$130,000, and staff are coordinating a second round of Team Rubicon cleanup work planned for June.
 - **Broadband/ Qlife/ Broadband Action Team:** MCEDD continues to support QLife and the Broadband Action Team (BAT). The BAT met again on April 29 with strong participation from local, regional, state, and federal partners, and staff submitted a successful \$250,230 Digital Connectivity Technology Program grant application with Columbia Gorge ESD and local schools.
-

Wasco County Economic Development Commission (EDC)

MCEDD supports Wasco County through contracted project management services.

- **Rowena Recovery:** Staff continues to support long-term recovery efforts related to the 2025 Rowena Fire, which destroyed 56 homes in Wasco County. MCEDD remains in a lead coordination role for the Rowena Fire Long-Term Recovery Group, including governance support, household recovery funding systems, donated materials management, volunteer coordination, and broader recovery planning. Staff continue to convene and support the Unmet Needs Roundtable; authorized household assistance distributions now total more than \$130,000. Staff are also coordinating a second round of Team Rubicon cleanup work planned for June, continuing distribution of remaining donated materials and supplies, and supporting public communication efforts in coordination with Wasco County, Mid-Columbia Community Action Council, and other partners.
- **South Wasco Alliance HHS Grant:** MCEDD continues to partner with South Wasco Alliance and a network of local and regional stakeholders to implement a Community Economic Development Planning grant focused on job creation strategies in health and social services, destination development, and wrap-around support. The Health and Social Services and Economic Development workgroups remain active, and staff continue to provide administrative backbone support, project coordination, reporting, and next-step planning. Staff also supported SWA's leveraged funding strategy, including a successful Roundhouse Foundation application that requested \$20,000 and was awarded \$30,000 toward a 0.5 FTE staff position, adding to funds already awarded by the Oregon Community Foundation.
- **Antelope Dark Skies:** Staff continues to support the City of Antelope's Dark Skies Tourism Initiative through the Travel Oregon grant. As fiscal sponsor, MCEDD is providing ongoing support with project coordination, invoicing and reimbursement, procurement, timeline management, and grant

compliance. The project is showing strong progress overall, with most work completed to date, while some remaining tasks have shifted due to contractor delays that affected the project schedule.

- **Pine Grove Water District:** Staff continues to support Pine Grove Water District as its major Safe Drinking Water project moves forward. Business Oregon has completed underwriting and recommended a \$1.796 million funding package, structured as half loan and half forgivable loan, for construction of a new well and pump house to add source water redundancy. MCEDD continues to assist Pine Grove with funding coordination and related needs as the district advances the project.
- **Tooley Water District:** Staff continues to coordinate with Tooley Water District and Wasco County partners as the district evaluates options following the Rowena Fire and ongoing water system challenges. MCEDD has submitted a feasibility study application and is working with Business Oregon to move that study forward. The RFP for engineering services has gone out, and Tooley is currently reviewing received proposals and selecting an engineer. Staff are also discussing whether a population study may be useful to help clarify future funding options.
- **Wamic Water and Sanitary Authority:** The planning project remains underway with Curran-McLeod actively conducting the study. Staff has continued to assist Wamic with administrative coordination, including resolving payment-processing issues related to the Authority's EFT status with the State, and will remain engaged as the feasibility study moves forward.
- **Housing Infrastructure Support Fund:** MCEDD has received the Housing Infrastructure Support Fund award funds from Business Oregon for the City of The Dalles' Chenoweth Loop Housing Development and is now closing out the grant. The funding supports eligible planning and engineering work, including civil design and the required Traffic Impact Analysis, for infrastructure needed to prepare the site for a planned 76-unit affordable housing project. Staff continues to coordinate with the City and project partners as the project moves toward construction.
- **QLife/Broadband Action Team:** Staff continues to support QLife and broader broadband coordination efforts in Wasco County. MCEDD reconvened the Broadband Action Team on January 21, helping reestablish a local forum for coordination and information sharing among partners. The BAT met again on April 29, with strong participation from local, regional, state, and federal partners and continued discussion of BEAD-related developments, local broadband needs, and future expansion opportunities. Staff are also participating on the planning committee for the Oregon Connections Telecommunications Conference, hosted in Hood River this fall.
- **Digital Connectivity Technology Program:** Staff submitted a successful \$250,230 Digital Connectivity Technology Program grant application in partnership with Columbia Gorge Education Service District and local schools. The project will expand access to internet-enabled Chromebooks for students and community members in Wasco County, supporting device lending for education, employment, and telehealth, with service focused on North Wasco, South Wasco, and Dufur and additional public access through libraries and community partners.
- **Mid-Columbia Regional Utility Forum:** Staff are working with the Governor's Regional Solutions Team to plan a Mid-Columbia Regional Utility Forum for water and other utility providers across the region. The forum is intended to bring local utility providers together to share current challenges, discuss common infrastructure and funding needs, exchange ideas and best practices, and build stronger peer connections across jurisdictions.
- **June EDC Meeting:** Staff supported the June Wasco County Economic Development Commission (EDC) meeting, including updates on Rowena recovery, broadband/BAT coordination, infrastructure projects, entrepreneurship and Innovation Hub activities, and ongoing community capacity work. The meeting provided an opportunity to review current project status, discuss

emerging local needs, and continue coordination around Wasco County's economic development priorities.

- **Ongoing Coordination:** Staff continue regular coordination with Wasco County, the City of The Dalles, Business Oregon, local special districts, and regional partners to identify project needs, clarify funding pathways, and move priority projects forward. Recent coordination has included current regional project status reviews with Business Oregon, discussions with local governments on infrastructure and community enhancement priorities, and ongoing work to connect local partners with state and federal resources.

Additional Items

- **Strategic Plan:** As part of the implementation of our Strategic Plan, staff completed the initial round of MCEDD's internal capacity survey and is now working with leadership to expand the effort across the full organization. The survey identifies workload pressures, alignment opportunities, and ways to ensure efficient use of staff resources while maximizing value for both employees and external partners.
- **Staff Transition / Hiring:** Michelle Colby has transitioned out of her role with MCEDD where she led our support for Sherman County and grant admin support for Cascade Locks' electrical substation project. Staff are working to manage the handoff of her active projects and grant administration responsibilities. MCEDD has begun the process of hiring a new Grants and Projects Manager to support this portfolio moving forward.
- **Regards to Rural Conference:** Staff attended RDI's 2026 Regards to Rural conference in Bend, which brought together rural community leaders, partners, funders, and practitioners from across the Pacific Northwest for sessions focused on rural priorities, community leadership, economic vitality, resource access, and practical tools for strengthening rural communities. Staff used the conference as an opportunity to build connections, gather ideas, and bring back approaches relevant to MCEDD's rural capacity-building and project development work.



To: MCEDD Board of Directors

From: Kathy Fitzpatrick, Senior Project/Regional Mobility Manager

Date: June 7, 2026

Re: Mobility Management Report

Top Highlights from this Quarter

- Public Transit Outreach
- Get There Commute Challenge
- MCEDD Receives NADO Award
- Travel Trainers Support Transit Access for Youth and Older Adults

Gorge Translink Alliance

MCEDD's Mobility Manager Kathy Fitzpatrick coordinates the Alliance which seeks to enhance regional connectivity and develop a seamless network of transportation services in the five-county region. These providers include Mt Adams Transportation Service (Klickitat County), Skamania County Transit, Columbia Area Transit (CAT), The Link (Wasco County), and Sherman County Community Transit – and starting to pull in Gilliam County!

Public Transit Marketing and Community Outreach

- Social media outreach reaches more than 11,000 accounts
- Nearly 35,000 content views generated
- Promotion of new and expanded transit services:
 - Lyle Route
 - Gorge to Mountain Express (final spring runs)
 - Dog Mountain Shuttle
 - Columbia Gorge Express summer expansion

Get There Commute Challenge

- Coordination of local participation in Oregon's first-ever Get There Commute Challenge
- Nine Gorge businesses and organizations participating
- Promotion of walking, biking, transit, carpooling, vanpooling, and remote work
- Increased awareness of transportation costs and commute alternatives
- 401 car-free commute trips logged
- 10,230 commute miles logged
- More than 4 tons of CO₂ emissions reduced
- More than \$7,700 in participant savings

MCEDD Receives National Transportation Award

- Recipient of NADO's 2026 Excellence in Regional Transportation Award
- National recognition for the Gorge Regional Transit Summit:
 - 165 participants from across Oregon and Washington

- Innovative public engagement and regional collaboration
- Strong partnerships and replicable model for public transportation outreach

MCEDD Travel Training Program

MCEDD Travel Trainer Sara Crook manages the Gorge Transit Connect program, the Go Vets Columbia Gorge program, and is available to assist individuals with their travel training needs in Wasco and Hood River counties. MCEDD also manages the Klickitat and Skamania County travel training program which includes a contracted travel trainer, Eve Elderwell. Eve supports MCEDD's Inclusive Outreach and Education public transportation project in Klickitat and Skamania counties and provides travel training support to Mt Adams Transportation Services and Skamania County Transit.

Summer of Freedom 2026

- Second year of Gorge Transit's Summer of Freedom program
- Ride & Rewards initiative for youth ages 17 and under
- Incentives to ride transit and explore local communities
- Partnerships with local businesses and destinations
- Increased youth transit ridership
- Greater confidence using public transportation
- Development of independent travel skills

Field Trips for Older Adults

- Transit field trips to Hood River and The Dalles
- Partnership with Mt. Adams Transportation Service and Skamania County Transit
- Group travel experiences for older adults
- Increased confidence using public transportation
- Annual transit pass provided to participants
- Encouragement of independent travel and community access



Mid-Columbia Economic Development District

To: MCEDD Board of Directors
From: Lindsay McClure, Energy and Project Manager
Date: June 11, 2026
Re: Project Management Report

Top Highlights from this Quarter

- **Regional Energy Resilience Plan:** In 2023, the Oregon Legislature passed [HB 3630](#), which directed the Oregon Department of Energy (ODOE) to create a grant program to support Oregon counties with energy resilience planning. MCEDD is leading a cohort planning effort that includes the following counties: Hood River, Gilliam, Sherman, and Wasco. The plan will be presented to cohort County Courts / Board of Commissioners in June and July.
- **National Lab of the Rockies–Supported Technical Assistance:** The Hood River County Energy Council was accepted into National Lab of the Rockies’ (NLR) Energy Technology Innovation Partnership Project (ETIPP), which provides financial and technical assistance to support rural and coastal communities. The project scope of work includes development of a methodology for calculating the value of energy resilience, revolving loan fund design, and energy resilience project feasibility studies. This program provides \$50,000 and 12-24 months of technical assistance.
- **Project AURORA:** The Hood River County Energy Council is partnering with Electrify Oregon and Seeds for the Sol on a project that aims to bring home energy assessments and related home energy retrofit project resources to Hood River County homes. The project is funded by Energy Trust of Oregon, Pacific Power, and other sources. A community open house is planned for Saturday, July 25 from 11 a.m. to 2 p.m. at May Street Elementary.

Hood River County Energy Council Coordination

- **Energy Resilience Project Updates:** The Energy Council is supporting a number of energy resilience projects in Hood River County. An overview of each project can be found below.
 - **Wy’east Middle School:** New Buildings Institute’s Microgrid Opportunities: Vehicles Enhancing Resiliency (MOVER) project looks to implement a nationally replicable pilot project that uses electric school buses and light duty fleet vehicles as storage for a PV microgrid at Wy’east Middle School that will provide backup power for portions of the school during grid outages. The Energy Council’s primary role has been in support of fundraising and community engagement. Microgrid design is being finalized, a fourth electric vehicle was delivered in February, and 104 kW of solar were installed this winter.
 - **Mt. Hood Town Hall:** Hood River County was awarded \$972,933 through Oregon Department of Energy (ODOE)’s Community Renewable Energy Grant Program (C-REP) for construction of a solar and battery storage microgrid at Mt. Hood Town Hall. The project will install approximately 55 kW of PV and 307.2 kWh of battery storage. The solar panels will be integrated into a solar canopy, which will provide co-benefits including shade from the sun and shelter on rainy days. Hood River County owns the property, Mt. Hood Town Hall operates the property under a long-term lease, and the Energy Council is providing project management and technical assistance. A&R has been selected as the design/build installation contractor.

- *Cascade Locks Fire Station:* This project will install a solar + battery storage system to support Cascade Locks Fire Station operations during grid outages. Energy Council staff supported a successful C-REP application for construction of a solar+storage microgrid with 64 kW of solar and 125 kW / 110 kWh of battery storage to support Fire Station operations during grid outages. This construction application is based on a feasibility report developed by Advanced Energy Systems as part of a C-REP-funded planning grant that was awarded to the City of Cascade Locks in 2024.
- *Cascade Locks Elementary School:* Energy Council and MOVER Project staff supported the Hood River County School District with a successful planning application to ODOE's C-REP program in 2025. This planning project will develop a feasibility study for a solar+storage microgrid at Cascade Locks Elementary School to prepare the school district to apply for implementation funding later this year. Hood River County School District is managing this planning project.
- Oregon Department of Transportation Carbon Reduction Program: The Energy Council's Transportation and Land Use subcommittee supported two successful applications to ODOT's Carbon Reduction Program small urban and rural call for proposals.
 - *Hood River County:* Hood River County's project includes funding for two electric fleet vehicles and Level 2 chargers for the vehicles in the Health Department and County Admin parking lots. Staff also supported Hood River County with submitting a successful application to Pacific Power's grant matching support program to cover the County's 10.27% required match.
 - *City of Hood River:* The City of Hood River's project includes funding for four electric fleet vehicles. Chargers for these vehicles were installed by the City outside of this program. Three Tesla vehicles have been delivered, and the fourth vehicle, a Chevy Silverado, has a 22-week lead time.
- Craft3 Finance Pathways Project: Craft3, the Hood River County Energy Council, and other partners are in the midst of a project-level financial modeling and due diligence exercise, including a review of project sponsor credit worthiness, review of current project proformas and assessment of optimal capitalization with a range of debt terms for sample projects. This project may also support development of project screening tools and finance pathways development, which will be supported by Sustainable Northwest. The goal of this project is to inform development of projects and products to finance energy resilience projects locally.
- Community Energy Resilience Knowledge Transfer Activities: Energy Council staff was invited to share details about Hood River County's energy resilience journey with audiences around the state. Energy Council staff presented at the 2026 Energy Resilience Planning for Local Governments and Tribes workshop (presented by Sustainable Northwest and Energy Trust of Oregon) in January and on a microgrids panel at the Pacific Northwest Solar + Storage Conference on April 30 in Vancouver, WA.

MCEDD Brownfield Assessment Coalition Coordination

MCEDD formed a coalition that received a \$1 million brownfield assessment coalition grant from the Environmental Protection Agency. The coalition includes Columbia Cascade Housing Corporation, Wasco County, Sherman County, and Klickitat County. The grant funds environmental assessments and planning activities throughout the MCEDD five-county region. Work is being performed by consultant Stantec. We continue to accept property nomination forms, which are available on MCEDD's brownfields webpage. Thus far, 21 properties have been approved.

To: MCEDD Board of Directors
From: Jason Hartmann, Project Manager, Industry Engagement
Date: June 11th, 2026
Re: Project Manager Report

Top Highlights from this Quarter

- Planned and hosted the 4th annual Gorge PitchFest. Gave \$15,000 to 5 finalists and had a memorable evening, including a power outage, at the Granada Theatre in The Dalles. This year's winner was Vibe Consignment of The Dalles (see Jakob's report for more details.)
- Planned and hosted a Gorge-themed party at the annual AUVSI Xponential (Unmanned Aerial Systems, UAS trade show) in Detroit, Michigan. Fundraised \$18k for the event, which was attended by over 150 industry professionals from around the world.
- Staff and the GTA Board continued working with The History Museum of Hood River County on an exhibit chronicling the development of the UAS industry in the Gorge. The exhibit will include hardware, posters, and a "family tree" of businesses in the industry and go on display in October with an opening reception.
- Kicked off our event series for Sherman, Gilliam, Wasco, and Hood River counties through our USDA Rural Business Development Grant. Partnerships for this work include the Oregon Frontier Chamber of Commerce, Maupin Works, and Industrial Street Studios.

Gorge Tech Alliance

The GTA is a nonprofit industry association for the Gorge's tech businesses and contracts with MCEDD for project management.

- The GTA continues its membership/sponsorship drive, welcoming new and renewing members and sponsors in support of its mission to "support, connect and develop the technology community of the Columbia River Gorge."
- Staff organized the board into three committees, representing Business, Community, and STEM Education, three pillars identified in the GTA's strategic plan, to take on event planning and community support.
- Staff participated in the Columbia Gorge STEM Hub's semi-annual career technical education regional meeting at CGCC. Staff participated in a similar event to support dual-credit classes for SW Washington at WSU Vancouver.

Rural Opportunities Initiative

- Through this Business Oregon-funded grant, staff continues to deepen relationships with Pacific Northwest support organizations, working to find new opportunities for its rural startups and small businesses.
- Staff kicked off its effort to develop a sustainability plan for its startup ecosystem and support founders if/when Business Oregon discontinues its financial support for its navigation and networking efforts and events.

To: MCEDD Board of Directors
From: Jakob Lillvik, Venture Catalyst Project Manager
Date: June 11th, 2026
Re: Project Manager Report

Top Highlights from this Quarter

- April and May HubTalks plus April WA HubTalk
 - Closeout of Antelope Business Catalyst Grant
 - Rural Innovators Workshop
 - 4th Annual Gorge PitchFest Wrap Up
-

HubTalk Series

- The April 9th HubTalk “Investing in The Gorge” was a revisited topic integral to the mission of the Hub. The event had an attendance of 21, with a conversation on what it means to invest time and capital into Gorge small businesses and startups. Notably, Nate DeVol was featured on the panel, representing Mount Hood Economic Alliance, alongside Overwatch CEO Greg Davis and Oregon UAS Accelerator’s director Joseph Wyno.
- The May 14th HubTalk “Craft to Commerce” had 28 attendees – partnering with Industrial Street Studios (ISS) in Hood River, the panel was centered on creative endeavors for artists and trades, connecting the business side for maker-founders. This HubTalk was a lead-up to an upcoming series of workshops hosted at ISS.
- The HubTalk series expanded into Washington through Washington State Microenterprise Association (WSMA) funds; 8 attendees arrived at the Garage in Bingen for a HubTalk centered on Access to Capital. This event partnered with the Washington SBDC to encourage greater collaboration with our Washington support organizations.

Antelope Business Catalyst

This work was funded by an Oregon Community Foundation grant received by the City of Antelope and administered by MCEDD.

- With staff support, broadband wireless is now available at the Antelope Community Center, upgrading service from 3Mbps to 100Mbps. Funding for the City included a tech library, allowing potential entrepreneurs, community members, and passersby to access a laptop, tablet, printers, and projection in rural Oregon.
- This same grant offered direct entrepreneurial support through a competitive process, awarding infrastructure support for kitchen equipment to Antelope Basecamp. This will allow for refrigeration and dough mixing equipment for the upcoming café/restaurant.
- Final grant report has been submitted and accepted to Oregon Community Foundation on behalf of the City of Antelope.

Rural Innovators Workshop

- Staff hosted a pilot program alongside Oregon Entrepreneurs Network to assist entrepreneurs and founders develop the technology readiness level (TRL) of their products.

- This event was an exercise to discover the needs of Gorge creators. While the attendance was small, it was highly effective, further connecting two Gorge founders to the next step in their product, delivering IP and legal support recommendations for future growth.

Gorge PitchFest 2026

- During the reporting period, staff announced and selected 5 finalists from a group of 28 applications. Among the applications, there was a geographical diversity featuring businesses from Hood River, The Dalles, White Salmon, Goldendale, and even three applications from outside of the Gorge area.
- The finalists selected were Shawn Hill with Hilltop AdOS, Russ Tennison with Tenn Tools, Iliana Maura with Iliana Maura Vegan Butter, Leslie Wilson with Brick City & Games, and Kaahreena Ochoa with Vibe Consignment.
- The actual event was hosted on May 28th, 2026 at The Granada Theatre in The Dalles. Despite the severe thunderstorm, 130 attendees arrived to watch the presentations. Power went out during the event after all finalists pitched. Vibe Consignment was chosen by the judges for the \$10,000 prize, with 2nd place and \$2000 awarded to Iliana Maura. All three runners-up received \$1000 for being a finalist.
- Vibe will use the money to create two part-time jobs, increase marketing, and increase online visibility for greater state and nationwide access.