



PUBLIC MEETING: Port Commission Meeting

DATE: Monday **October 21, 2024, 6 PM**

LOCATION: Cascade Locks City Hall 140 Wa Na Pa St, Cascade Locks, OR 97014

<https://us02web.zoom.us/j/85806615790>

AGENDA

- 1) Commission meeting called to order
 - a. Pledge of Allegiance
 - b. Roll Call
 - c. Modifications, Additions and Changes to the Agenda
- 2) Public Comment (Speakers may be limited to three (3) minutes)
- 3) Consent Agenda (May be approved in its entirety in a single motion. Items are considered routine. Any Commissioner may make a motion to remove any items from the Consent Agenda for individual discussion)
 - a. Approval of minutes for Commission Meeting from October 8, 2024 ([Page 2](#))
 - b. Ratification of bills in the amount of \$146,169.83 ([Page 4](#))
 - c. Approval of payroll for 9/20/24 of \$43,506.65 and for 10/4/2024 of \$48,399.86
- 4) Special Presentations
 - a. Workforce Housing – Alysha Sherburne, Big River Community Land Trust ([Page 6](#))
 - b. Events Manager Annual Report – Jeanetta Blue ([Page 14](#))
- 5) Executive Director Report
- 6) Commissioner Comments and Sub-Committee Reports
- 7) Executive Session under ORS 192.660(2)(e), Real Estate Negotiations. Final actions or decisions on these matters will be made during the Regular Session.
- 8) Potential Action
- 9) Adjournment

IMPORTANT DATES

Tuesday, November 5, 2024

Port Commission Meeting

Thursday, November 7, 2024

Bridge of the Gods Centennial Celebration Advisory Committee Meeting

Tuesday, November 19, 2024

Port Commission Meeting

Thursday, November 28, 2024

Office Closed – Thanksgiving Day

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PUBLIC MEETING: Port Commission Meeting

DATE: Tuesday **October 8, 2024, 6 PM**

LOCATION: Cascade Locks City Hall 140 Wa Na Pa St, Cascade Locks, OR 97014

<https://us02web.zoom.us/j/85806615790>

MINUTES

Video Location: <https://youtu.be/EDujnxlMG30>

- 1) Commission meeting called to order 6:01 PM
 - a. Roll Call
 - i. President Lorang
 - ii. Vice-President Klute
 - iii. Commissioner Nance
 - iv. Commissioner Peterson
 - v. Commissioner Dodd
 - vi. Members of the Staff and Other Support – Executive Director Jeremiah Blue; Deputy Executive Director Genevieve Scholl; Administrative Specialist Keriane Stocker
 - vii. Members of the Public – Denise Emmerling-Baker, Chris Matlock, Pam T, iPhone
 - a. Modifications, Additions and Changes to the Agenda
 - i. ED Blue requested to remove Item 2a) Events Update
- 2) Business Action Items
 - a. Approve Update to Port Funded Economic Grant Program FY 24-25

MOTION: **Approve the Port Economic Development Grant Program Grant Application questions as amended per the Commission discussion, subject to legal review and approval of the Executive Director**

MOVE: Carrie Klute

SECOND: Ted Dodd

VOTE: **Aye:** Brad Lorang, Carrie Klute, Albert Nance, Rob Peterson, and Ted Dodd

VIDEO TIMESTAMP: **00:21:17**

MOTION: **Approve the Port Economic Development Grant Program Grant Agreement contract template, subject to legal review and approval of the Executive Director**

MOVE: Carrie Klute

SECOND: Ted Dodd

VOTE: **Aye:** Brad Lorang, Carrie Klute, Albert Nance, Rob Peterson, and Ted Dodd

VIDEO TIMESTAMP: **00:22:15**
 - b. **Approve Bridge of the Gods Centennial Celebration Recommendation to Commission Lanquist for Centennial Artwork**

No formal motion was made; A general consensus was received by Staff.
 - c. **Approve Bridge of the Gods Centennial Celebration Recommendation to Seek Community Input Regarding the Bridge of the Gods Mural**

No formal motion was made; A general consensus was received by Staff.

- 3) Executive Session under ORS 192.660 (2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions, ORS 192.660 (2)(f) To consider information or records that are exempt by law from public inspection and ORS 192.660 (2)(h) Legal counsel regarding litigation or likely litigation to be filed
 - a. Recess from Regular Session, into Executive Session at 6:40 PM
 - b. Recess out of Executive Session, into Regular Session at 7:26 PM
 - c. No action was taken as a result of Executive Session
- 4) Adjournment 8:04 pm

Port of Cascade Locks

Port Commission President
Brad Lorang

Port Commission Secretary
Albert Nance

Date Approved

Prepared by Keriane Stocker

Port of Cascade Locks

From 9/13/2024

To 10/16/2024

A & E Plumbing and Heating	Building Repairs & Supplies	2,170.00
AKS Engineering	BOG Studies Project	2,835.00
Alfonso Barron	Expenses Report	100.00
Amazon Capital Services	Supplies	106.45
AT&T Mobility	Phone Services	44.12
Bio-Med Testing	Services	45.00
Blue Mountain Networks	Phone Services	890.87
C2 Recreation Consulting	RTP Grant monthly consulting	993.43
Carrie Klute	Expense Report	167.00
Century Link	Phone Services	127.43
City - Cascade Locks	Dock Application & Utilities	9,411.34
CM & WO Sheppard	Supplies	64.38
Columbia Ace Hardware	Supplies	1,244.57
Dennis Snyder Jr. Contractors	Mow east of fire hall	850.00
DJC	Bridge RFP Ad	338.18
Elyzabeth Nagode	Camp Host	733.33
FNBO 1	Nextiva, Supplies	598.88
FNBO 2	QB, Travel	959.61
FNBO 3	Adobe, Exacth, Twilio, Life Rings	1,360.16
FNBO 4	QB, Grant Watch, Flybook, Supplies	3,933.39
Gary Schrff	Toll Tickets Refund	31.00
Genevieve Scholl	Expenses Report	179.73
Hood River Garbage Service	Services	6,028.67
Hood River Supply	Supplies	84.75
Jeanetta Blue	Expense Report	100.00
Jeremiah Blue	Expense Report	449.58
Joanne Wallace	Expenses Report	198.85
John Blackwell	Expenses Report	100.00
Jones Boys Electric and Construction	RV Park 30 amp plug	350.00
Kathy Schork	Refund on Toll Tickets	17.25
Keriane Stocker	Expense Report	100.00
KolorKraze	Temporary Sign for BOG	2,139.00
Lauren Baileg	Event Refund	300.00
Levi Delena	Expenses Report	100.00
Mahr Strategies	Lobbing Services	6,000.00
Melissa Warren	Expenses Report	154.54
Merina+Co	Accounting Services	16,340.75
Moda Health	Dental Insurance	1,008.04
NAPA Gorge Auto Parts	Supplies	24.68
ONSITE Supply House	Maint Supplies	90.60
Optimist Printers	Toll Receipts	268.80

Port of Cascade Locks
 From 9/13/2024
 To 10/16/2024

Oregon Department of Revenue	Payroll Taxes	10,077.07
ODOT	Fuel	636.12
Oregon Government Ethics Commission	Annual Dues	945.68
Pacific Northwest Waterway Assoc	PNWA Annual Convention	1,040.00
Parker Nelson	Expenses Report	100.00
PERS	PERS	15,781.79
Print It	Name Plate	16.00
RADCOMP Technologies	IT Services	8,531.64
Ricoh USA	Copier Lease	1,101.61
Sierra Springs	Water & Monthly Rental	65.90
Signaling System Solutions	Alarm Monitoring	5,200.00
Special Dist Ass'n of Oregon	STD-LTD Insurance	302.61
Special Dist Ass'n of Oregon	Medical Insurance	9,266.00
Special Dist Ass'n of Oregon	Consulting Service Review Work Plan	1,888.00
SST/Security Systems Technology	Lock & Keys for Flex 1	470.00
Staples Business Advantage	Office Supplies	264.97
The Port of Hood River	BreezeBy	8,446.68
Todd Mohr	Expenses Report	194.00
United States Treasury	Payroll Taxes	20,802.38
	TOTAL	<u>146,169.83</u>

PORT COMMISSION REPORT

TO: PORT COMMISSION

FROM: GENEVIEVE SCHOLL, DEPUTY EXECUTIVE DIRECTOR

SUBJECT: INFORMATIONAL PRESENTATION BY BIG RIVER COMMUNITY LAND TRUST

DATE: OCTOBER 21, 2024

Introduction:

The Big River Community Land Trust (“BRCLT”) utilizes a unique model to address the issue of housing attainability in the Gorge. Their mission is to “Develop and steward a stable supply of permanently affordable, sustainably built housing which enhances the dynamic character of our central gorge communities. Driven by our passion to help people create stability and wealth through homeownership, our vision is for a diverse, inclusive community where all residents have the opportunity to own a home.”

BRCLT currently has 32 households on their waiting list and they are underway with construction of their first home, on Tucker Road in Hood River on property donated by the City. Port staff has been with BRCLT previously to learn about their model and discussion potential projects in Cascade Locks.

Alysha Sherburn, Executive Director, will attend the meeting to make a presentation to the Commission, answer questions, and discuss possible partnerships with the Port.

RECOMMENDATION: Informational and discussion.

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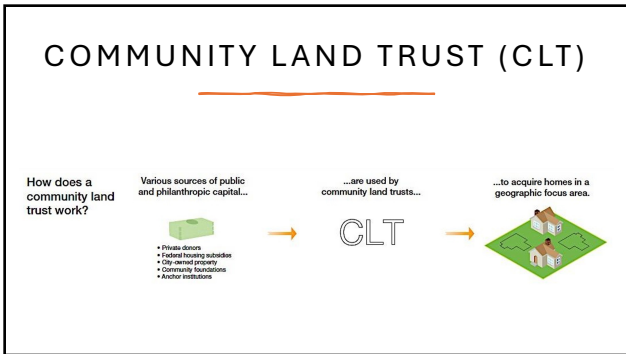
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EXECUTIVE DIRECTOR

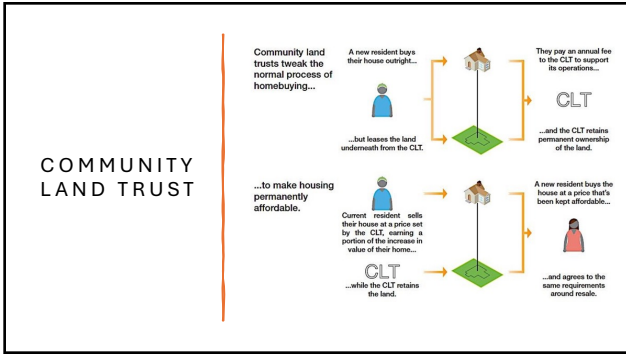
- Started at Big River CLT in October 2023
- Formerly worked at OPAL Community Land Trust on Orcas Island, WA
- Licensed Realtor in WA
- HUD Certified Housing Counselor



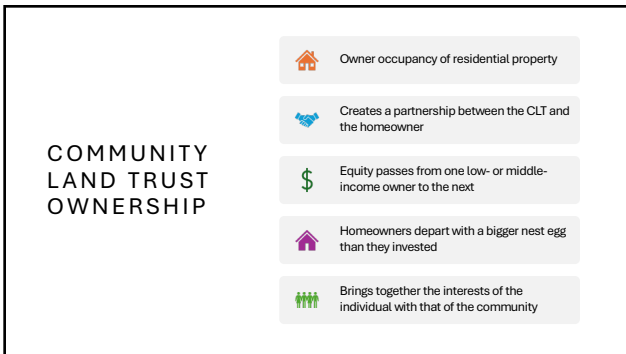
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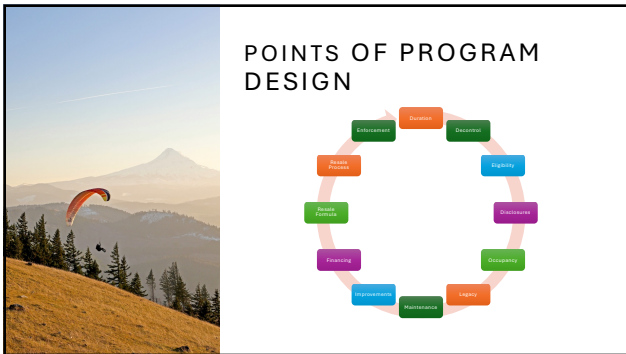
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Affordability

- Homeownership access is expanded for buyers of modest means
- Access to homeownership is preserved for future buyers of modest means
- Supply of resale-restricted homes does not diminish with each sale, but instead expands with every new home produced
- The subsidy is retained in the home making it a more reasonable community investment
- Not a lot of expense in refurbishing homes for sale

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Stability


- Security of tenure is enhanced while the risks of homeownership decreases
- First-time homebuyers are less likely to return to renting
- Increased neighborhood stability as residents must be owner occupied
- If a home comes into default or foreclosure, the CLT generally has the option to buy back the home to keep it in the program



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Wealth

- Personal assets are enlarged for each new homeowner
- 6 out of 10 CLT homeowners go on to purchase a market rate home
- Increases social status and creates wealth to pass down through generations
- 92% of the time a CLT home needs no additional investment upon resale
- Long-term affordability restrictions are better at preserving a municipality's investment in housing than subsidy recapture




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Involvement

- CLT requires one-third of its board members to be homeowners
- Neighborhood developments tend to have HOAs for self-governance
- Roughly half of owners are involved in their CLT in some form or another
- Strong correlation between homeownership and volunteering and activism
- Homeowners participate more in neighborhood activities and have a higher satisfaction level than renters

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Improvement






- National survey of CLT homeowners reported having better health, higher self-esteem and that their children are doing better in school
- Increased personal investment through savings, education and business
- Increase diversity in towns and neighborhoods
- Great model for revitalizing neighborhoods when partnered with other nonprofits, for-profits and governments for comprehensive planning

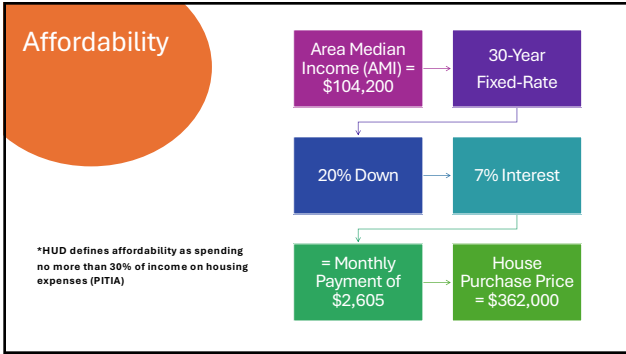
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MIDDLE INCOME OWNERSHIP

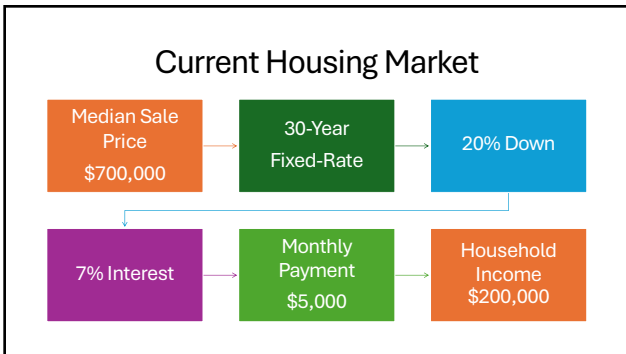
(80 - 120 % AMI)

-  About 20% of the local population falls within this market
-  Burdened by rental prices and housing instability
-  Public funding focuses on low-income and mostly rentals
-  Many are already mortgage eligible
-  Ready to buy but cannot afford the area

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How You Can Help

- Become Members
- Donate
- Land Partner
- Employer Partner
- Impact Investor



PORT COMMISSION REPORT

TO: PORT COMMISSION

FROM: GENEVIEVE SCHOLL, DEPUTY EXECUTIVE DIRECTOR

SUBJECT: EVENTS MANAGER END OF SEASON REPORT

DATE: OCTOBER 21, 2024

Introduction:

The Port Events Manager, Jeannetta Blue, will provide a presentation report on the 2024 summer season, answer Commission questions, and provide her recommendations for capital improvements and repairs to Port facilities used for events along with operational changes and preparations for next year. The Commission will have an opportunity to hear from this year's major events promoters on their specific events at a meeting in November.

RECOMMENDATION: Informational and discussion.