



PUBLIC MEETING: Port Commission Meeting

DATE: Tuesday **October 17, 2023, 6 PM**

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

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

## MINUTES

- 1) Commission meeting called to order 6:00 PM
  - a. Pledge of Allegiance
  - b. Roll Call
    - i. President Lorang
    - ii. Vice-President Klute
    - iii. Commissioner Nance
    - iv. Commissioner Peterson (remote on Zoom)
    - v. Commissioner Thweatt
    - vi. Members of the Staff and Other Support – GM Jeremiah Blue, Secretary Keriane Stocker, Accountant Chuck Mosher, Gov’t Relations Consultant Mark Johnson
    - vii. Members of the Public – Diane Amoth, Chris Matlock, Lindsay McClure Hood River Energy Council, Anne Medenbach Copper West Real Estate, Butch Miller, Ginger Shepherd, Barry Smith, Eric Strid Hood River Energy Council
  - c. Modifications, Additions and Changes to the Agenda
    - i. GM Blue requested to remove the Executive Session.
- 2) Public Comment (Speakers may be limited to three (3) minutes)
- 3) Special Presentation and Reports by outside resources, staff, and Government Officials
  - a. Anne Medenbach, Commercial Broker – Copper West Real Estate
    - i. Medenbach reported that the Flex 6 building has now been on the market for twenty-one (21) days. It has been advertised on commercial sites as well as the regional MLS, social media sites, and the Copper West website. It was also directly sent to about 100 commercial real estate brokers in the region. She reported that she received phone inquiries from two (2) businesses and hopes to hear back from them next week. If she does not hear back from them, she will certainly follow up with them.
  - b. Barry Smith, BRSA U-Line Development
    - i. Johnson first introduced Smith, stating that he has extensive experience in the Portland Metro area regarding housing development. Johnson noted that developers may be looking for greener pastures to develop or easier pathways to navigate. He stated that, from a bureaucracy and development standpoint, the Portland Metro area has become difficult to navigate and is costly and time consuming. Johnson added that there is an interest to provide services outside of the Portland Metro area. Smith met Mark (Johnson) in Salem. Smith explained that he is an architect that does a lot of smaller-scale housing. He started a practice in 1993 and realized there was no one working with the homebuilding community. He commented that in Portland, it is really tough. There are so many constraints on building size in relationship with neighborhoods made it very, very difficult for the homebuilding industry to operate. Smith explained that the need for housing has been getting greater and greater. He is building the most efficient units he can. He stated that there is no wasted space, there is no hallways or anything else like that. And the bathrooms, bedrooms and living rooms are the same

But the buildings he designs are very compact. Smith explained that he is presenting to push everyone's comfort levels by doing the drawings first. It gives the Commission something to look at but ultimately they are lines on the paper and are flexible and can open up discussions about how to protect the Port's community and venture interests. Johnson added that no one has really figured out affordable workforce housing. Affordable housing is a different animal all by. He informed the Commission that he wrote a letter this week to Senator Bonham, requesting that the legislative counsel who provides legal advice for the legislature, give the Port an opinion on ORS 777 as it relates to the Port's ability to develop housing on Port-owned properties. A clarification will help to eliminate some of that grey area that exists right now as there has never been a substantive legal opinion on that yet.

c. Legislative Update – Mark Johnson

- i. Johnson gave an update on the Bridge of the Gods Trailhead Restroom Ask. He informed that the Bridge of the Gods parking lot development anticipated the placement of precast restroom unit that will include two bathrooms and each of those will have a shower. He informed that the restrooms will be sustainable, low maintenance, and stand the test of time. He further explained that it is the Port's decision to choose how to finish the interior and has provided a little punch list so they can see the list of things that we've done. VP Klute asked if changing tables were required by law. Johnson answered that he was not sure and would look into it. Starting with the base unit, and then with the addition of the add-ons and installation, the grand total is about \$162,000. He reported that this is the figure they used when applying for the Oregon Parks and Recreation grant. The Port also added in site costs and anticipated having to do concrete work. The original request for the grant was \$197,000. The amount that the Port was awarded was \$158,000 and required a 20% match, which will come out of the ARPA funds.

7) Consider Hood River Energy Council Budget Request – Lindsay McClure and Eric Strid

- a. McClure gave an overview of the Hood River County Energy Plan and the Hood River County Energy Council. She, along with Eric Strid (Co-Chair, Hood River County Energy Council), presented the Energy Council's 2022–2025 Work Plan, including its completed projects as well as highlighted some in-process work.

**C THWEATT MADE A MOTION TO APPROVE THE \$5,000 REQUEST FROM THE HOOD RIVER ENERGY COUNCIL; C NANCE SECONDED; Passed Unanimously**

4) General Manager Report

- 5) GM Blue reported that a date has not been set for the meeting with CTUIR. He commented that Conference season has finished and thanks the Commissioners for taking the time to attend them. GM Blue gave a special mention to the talks from Jon Sloan, Senior Manager of Maritime Environment & Sustainability at the Port of Seattle's, Michael Shannon, HNTB Bridge Replacement Project Director at Port of Hood River, and Paula Miranda, Executive Director of Port of Newport, during the PNWA Annual Convention. GM Blue mentioned that the new PNWA Executive Director, Neil Maunu proposed changes to how the association is structured and that membership dues may possibly increase. GM Blue gave an update on Ixtapa. He informed that the City Planner requested changes in traffic counts as a result of the restaurant and it was deemed that a new conditional use permit was not necessary. He also reported that the Columbia Gorge Interpretive Center is now the Columbia Gorge Museum, and they reached out to him regarding replacing the signage on the bridge. GM Blue briefed the Commission on the status of the Ordinance amendment and received a consensus that the Commission was in agreement with the verbiage he earlier proposed. He will now move forward with the process to adopt it. He informed the

Commissioner that Casey Carter, the Seasonal Campground Host, is finishing up her stay. He has hired two (2) new Toll Takers, Sara Patrick and Brianne Mills-Dudley. GM Blue also gave an update on the Verizon Cell Tower and suggested that it can be placed on the access road behind Flex 6. GM Blue gave a quick recognition to the Museum's masquerade. And lastly, GM Blue informed that he will be posting for an Operations Manager. He has budgeted for the position and was hoping to wait for the SBP but has decided that he cannot wait until then.

**6) Commissioner Comments**

- a.** C Thweatt thanked the guest speakers from tonight's meeting as well as from the previous meeting. She also thanked the Port staff for all their work.
- b.** C Peterson commented that while attending the PNWA convention, he saw that Port of Vancouver has modernized their waterfront. He also extended his thanks to the Port staff.
- c.** C Nance thanked the presenters, as well. He also gave a shoutout to the Museum's masquerade. In regards to the Bridge of the Gods Parking Lot, he asked if there were any security measures planned. GM Blue replied that there is not. C Nance mentioned speaking to a tourist whose vehicle was broken into. GM Blue informed that the entire process of installing security cameras can cost around \$5,000-\$6,000. C Nance commented that, in one of his first meetings he mentioned wanting the Port to move to more digital formats. He would like to see some progress on that. He mentioned that a citizen suggested for the Port to potentially paint a mural under the train trestle. He also commented that the PTO is still accepting money donations until October 31<sup>st</sup> for the Jog-a-Thon.
- d.** VP Klute commented that she also attended the PNWA convention and enjoyed the networking opportunities. She asked GM Blue if the Verizon tower would provide more internet options for the town. GM Blue said he was unsure and would inquire. She also thanked everyone for their help.
- e.** P Lorang thanked the new Commissioners for being diligent about the trainings and conferences. He mentioned that he also attended the Museum's masquerade and enjoyed the food.
- f.** GM Blue gave a quick reminder about next week's special meeting on Tuesday, October 24<sup>th</sup>.

**7) Executive Session under ORS.192.660(2)(h) Legal counsel regarding litigation or litigation likely to be filed**

**8) Adjournment 7:43 pm**

**VP KLUTE MADE A MOTION TO ADJOURN; C NANCE SECONDED; Passed Unanimously**

Port of Cascade Locks

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Port Commission President  
Brad Lorang

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Port Commission Secretary  
Albert Nance

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Date Signed

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Date Signed