

PUBLIC MEETING: Port Commission Meeting

DATE: Thursday May 5th , 2022 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
 - Roll Call
 - President Groves
 - Vice President Lorang (excused)
 - Commissioner Caldwell
 - Commissioner Stipan (excused)
 - Commissioner Bump
 - Modifications, Additions and changes to the Agenda
 - Declarations of Potential Conflicts of Interest

- 2) Public Comment (Speakers may be limited to three (3) minutes)
 - a. Gary Munkoff is here presenting the 3rd issue of a magazine from his company, Bridge of the Gods magazine. They are strictly online and would still like to have the Port be a sponsor for \$800 a year instead of \$2400. They are planning to print 5,000 copies of the magazine to distribute throughout the summer: kiosk at Multnomah Falls, coffee shops, anywhere companies will accept. October, plans are to help benefit the advertisers and the community for distributing through the summer. C Caldwell mentions it is great to have a continuation of the magazine. Munkoff says it's tough to advertise printing. They stopped a magazine publication during COVID for Green Living. Advertisers were excited about have ads but are again hesitant. Will stay online and have 5,000 out. P Groves asks for what Munkoff will be asking for from the Port aside from the \$800. Munkoff replies that the Port has a full-page advertisement, and, on every page, there is the Port logo online. GM says that the magazine has helped write the articles and thanks them for that. P Groves asks if the \$800 will pay for the 5,000 copies, Munkoff replies that it will help but not cover completely. P Groves ask staff for if this will fit into this year's budget, GM says she will investigate it for next meeting.

- 3) Special Presentation and Reports by outside resources, staff, and Government Officials
 - a) Mark Johnson – Legislative Ask
 - a. Johnson starts with the Legislation that Blumenauer has been involved with, Johnson has been given a draft for a bill that addresses needs we have in the scenic area such as transportation and recreation. It touches on topics of wildfire management in the area, enhancing recreation management in the recreation area, the PCT trail, and CRG access. Johnson says that this is the first time that he can remember in a long time that the bill has included these issues. It puts in place a process to help as well as funding. It doesn't talk about Gorge bridges or Title 23 waiver language. Johnson says that if we were open

to giving a letter of support, they would be happy. The closer we stay with the Blumenauer office, the better. Johnson continues to read off a draft of the letter of support he wrote up discussing the draft bill and its involvement with the Gorge, BOTG, and other recreational opportunities. Johnson reached out to OneGorge and are planning on having a meeting as well about the letter and bill. C Caldwell wonders that if CL would be an important area as far as public safety to have others signed in agreement. Johnson says yes, there are quite a few stakeholders around the area that would agree. ODOT has been asked by the Port for funding to help with the seismic strengthening but has since reeled back from \$20 million. Both Blumenauer, Sen Bentz, Rep Williams, and others have all signed off on a letter of support to help receive the funding as well. Herman Creek grant is wrapped up with parking lot, roads have been rocked, and picnic tables are out. Harvey Road is on hold with the City and permitting and will have to figure out a way to invest as much of the grant before May 30. C Caldwell asks how much was invested, Johnson replies not much officially. ARPA has \$1.3 million in grant money left but Johnson wants to have Commission in agreement of Moody Road project. P Groves relays that the Port has asked for \$750,000 for overlay from the families and got back from the owners that they don't know what they want to do with the property. They are working on having some projects for the Senator to sign off on. \$350,000 was to go to the parking lot, \$250,000 for electrical in the business park. They have since received \$2.4 million and plan to use for Sternwheeler. He adds it would be nice to spend money where we can eventually make it back. Johnson relays that Sen. Thomsen's term ends at the end of December, so Port and Commission needs to finalize plans and "keep the ball rolling"

4) Discussion Items

a. Business Park Sign

- i. GM starts by saying that the Business Park sign has been torn and withered. EDSC has been looking at options to update the sign and decide what to do as far as advertising for people to see from 84, such as recreation and land for lease. Issue with updating sign is that it needs a boom lift to work on. C Caldwell mentions that maybe it would be a good idea to have Gary Munkoff included in this project for ideas. P Groves asks if we are going to have a sign up regardless of what it says, OM Blue says no. GM adds in that it costs several hundred dollars for sign material and to be able to place it. P Groves agrees that something needs to be done with it and make it nice regardless of what it says. C Caldwell asks for if the width of the sign would be enough for people driving to be able to see. OM mentions we can advertise the land we have for sale. GM asks if we want it to ultimately say "Port of Cascade Locks". She would advocate for a more permanent sign. C Caldwell asks if we can be able to fold up and reuse the sign if we advertise the Flex 6 building for lease. GM says it would be hard with the price of needing the boom lift alone. P Groves asks if we have asked the city about using their lift would be a viable option, OM says we haven't asked. GM will investigate budget for the sign.

She also offers we can keep the sign very generic advertising the space that is available.

5) General Manager Report

- a. Revenue on BOTG is lower than anticipated but predict it is due to weather and gas prices. Welding has found small and less breaks. Flex 5 expansion is targeted finish by December 2022, pre-construction meeting was held this week. The campground has exceeded revenue for this year, \$60,000 for last year and \$66,000 through April, believed to be due to the system of online reservations. Trees have been found to have been cut down, Sheriff's office is investigating and will be working more with HRSW and an arborist to determine damage. GM asks Commission for their opinions on which buildings should be evaluated from the Energy Council. P Groves asks if we put heat pump, if it would go along with historic preservation. P Groves wants to contact SHIPO about it as well. Commission would like to ask Energy Council for price ranges and investigate it more. Tenant in incubator space would like to have portable AC instead of paying more for the units in there already. GM adds that tenant is ready to go ahead on permits for the incubator space winery. C Caldwell is hesitant with this due to TIB having drainage and sewer issues and that since this new winery is of the same business, she is worried about the pipes. GM says that the city can regulate the BOD and will investigate for if the operation will be able to manage with the system we have. P Groves mentions that with TIB, it got out of hand and isn't sure how many members from the Planning Committee remember what happened and would like to have some consultations with the members before having to go through the whole process. P Groves warns that there might be some residue from this issue from events that happened with TIB and wants to make sure that there won't be a chance of the new tenant staying longer than 3 years. EDA was at the Port and was presented with projects on Port property as well as potential projects to include Moody Road and Business Park. EDA grant cycles are such that there may not be a good opportunity for the Port to apply in the next couple years. C Caldwell asked if next time, if any elected officials will be able to tour as well. Son of Man continuing to explore property development, Business Oregon has grants for the property but only partially. CGRA and GCC has had both their opening events, planning 4th of July now, and movies in the park to be advertised soon. Skamania Chamber Social Hour at Flex 6 for an opportunity to bring in businesses and be able to showcase properties. P Groves adds that the mayor brought up the idea to invite the Troutdale Chamber, C Caldwell and GM agree. GM offers the idea of having the Commission becoming part of the chamber again as well. GM will investigate cost of this and see how it can fit into the budget. Budget Committee Meeting will take place Wednesday the 11th, at 6 pm. Next Commission meeting on 19th, May 17th EDSC, May 18th Skamania Social Hour, and May 26th Budget Committee. GM also adds that there have been some groups asking for sponsorship for Tayler Hennig and a fundraiser event for the BOTG baseball team. C Caldwell would like to be able to support Tayler Hennig sponsorship and see what we can be able to do. Accounting Specialist adds in that we would need to check with legal about how to be able to sponsor. P Groves recalls that there was a time where they were able to have someone that was of age, come work for the Port and earn

money for whatever they were asking sponsorship for. GM says if we had an internship program, it would have to be competitive and advertise to many applicants. She adds if there was a scholarship fund that was able to have contributions and have it tie into Economic Development in some way, it would set up. P Groves wants to find out if we have a grant program and what we can be able to do with it. GM says that if it's an open application, people can apply and would have to be nonprofit and how our support of them can help us reach our economic purpose. GM will ask to other Ports and see what programs they have.

6) Commissioner and Sub-committee Reports

- a. C Bump: Nothing to add
- b. C Caldwell: Nothing to add
- c. P Groves: At EDSC, kicked around conversation about the tenants that are interested in Flex 6 and believes we are lucky with all the interest in the building. Still waiting on a couple potential tenants for more information. GM adds that Insitu put their project on hold, Full Sail is waiting on an external contract, and only one that isn't solid is Roundhouse. P Groves adds that there was another potential client, Mr. Ryan. Johnson adds that there was a contract that was maybe brought up last week and that he hasn't heard back. P Groves asks about the potential buyer, GM replies she will offer whatever the Commission decides, P Groves says \$20 million but will continue to kick it around.

7) Consent Agenda (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 April 21, 2022
- b. Approval of bills in the amount of \$193,049.39
- c. Approval of payroll for \$35,527.57

C CALDWELL MOTIONS TO APPROVE CONSENT AGENDA AS STATED

C BUMP SECONDS

Unanimous 3-0

8) Business Action Items

- a. List WaNaPa Property for Sale
 - i. Property was recently appraised at \$1.2 million. Was encumbered along with Flex 6. Was bought for \$70,000. Commission agrees to have sign put back up for sale.
- b. Gorge Canoe Club Events
 - i. Continuing to work on permitting for events and fee waivers but will bring it back to Commission. Also discussed storage of the outrigger with both CGRA and GCC. Will bring it back to next Commission meeting. P Groves adds that with a picture that was sent, the entry of the fenced area would be difficult.
- c. Approve Special Commission Meeting with City Council

- i. P Groves got a phone call from the city to have a joint meeting to discuss security and that they may want to be involved with it as well. He has since met with the mayor and some other council members. P Groves says that the Port is unhappy that we have still not made progress on the permits but feels that both entities should work together. He says that we could've gone into a meeting with the Planning Committee from the get-go, but option wasn't available. Believes that Port asks haven't made it to the Planning Commission. P Groves adds that Port gave City water tank property and dug a ditch with the waterline and hasn't fixed it, but now Port must. He adds that Port used to have meeting regularly with City official and mayor about issues but may want to continue to do those. GM offers to reach out to Gordon Zimmerman about having meetings like that again. Commissioners agree. C Caldwell brings up having Mark Johnson for his knowledge of grant requirements and deadlines. C Caldwell brings up that there were strings attached to "favors" done between City and Port. She thinks we need to have a cost for services and givens too because of what it costs us. City has proposed meeting dates of June 6th and later. C Caldwell wants to be able to have a meeting ASAP before the grant deadline. GM will propose having the Joint Meeting take place on May 19th.

9) Executive Session under ORS.192.660(2)(e) Real Property Negotiations and ORS 192.660 (2)(h) Litigation or Likely Litigation to be Filed

a. Any action as a result of Executive Session

- i. Recessed out of Regular Session and Into Executive Session at 7:36 pm
- ii. Out of Executive Session and back Into Regular Session at 8:37 pm
 - 1. Discussed buying engines and generators for the Sternwheeler and the parts and pieces for all the engines and such. \$250,000. It was past said that VP Lorang, in another meeting, that he would like to be able to have a revenue come back from this. P Groves asks if we are going to "hang around" for AWI and being able to land. GM says we may need to have some discussions with them. P Groves says he doesn't believe there is an issue with the Sternwheeler docking but with bow thrusters, would help deter some rocking from wind. C Caldwell asks if there's a way to have captains from other ships meet to see what can be done. GM says testing was supposed to happen, but they couldn't, and hopefully will next week. C Caldwell brings up that Captain Cramblett would know best for how the boat reacts to different winds and he would be best bet to see how other captains can handle. P Groves wants AWI to know we need to know about the boat, buses, and natives, to have their feedback. C Caldwell thinks we need to bring tribes to the Sternwheeler and help them to understand. P Groves says he doesn't see an issue with the docking issue but sees something arising when there is discussion about the nav lock. P Groves mentioned to ACL to get a count of fish coming through during the ships being on the water and see the numbers. GM asks

Commissioner's for what they want her to say to ACL about the tests and the concept of the docking.

iii. Into Executive Session at 8:57 pm

iv. Out of Executive Session at 9:11 pm

C CALDWELL MOTION TO BUY THE ENGINES AND GENERATORS FOR THE STERNWHEELER NOT TO EXCEED \$250,000

C BUMP SECONDS

Unanimous 3-0

10) Adjournment at 9:11 pm

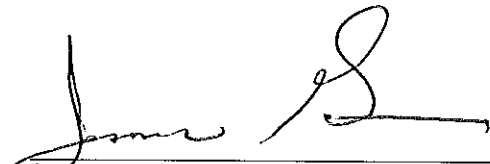
C BUMP MOTIONS TO ADJOURN

C CALDWELL SECONDS


Unanimous 3-0

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting by contacting the Port of Cascade Locks office at 541-374-8619.

Port of Cascade Locks



Port Commission President
Jess Groves



Port Commission Secretary/Treasurer
Joanne Caldwell