

Port of Cascade Locks

The Port of Cascade Locks Commission Meeting was held Thursday, March 31, 2014, at the City of Cascade Locks Council Chambers, Cascade Locks, OR 97014.

1. **Meeting called to order/ Pledge of Allegiance:** Commission President Groves called the meeting to order at 5:18 pm.
2. **Roll Call:** Commissioners Groves, Caldwell, Cramblett, & Mohr. Commissioner Sullenger was absent.
 - **Others Present:** IGM Paul Koch, Port Attorney Tommy Brooks, Kristi Bengtson, Holly Howell, Todd Mohr & Gary Rains.
3. **Declaration of Potential Conflicts of Interest:** None
4. **Modifications, Additions to Agenda:** IGM Koch commented that Item # 8 did not need to be discussed.
5. **Recess into Executive Session under ORS 192.660 (2) e Real Property Negotiations.**
 - a. Bear Mountain proposal (Smoky Bear)

Commissioner Groves recessed into Executive Session under ORS 192.660 2 (e) Real Property Negotiations at 5:18 pm.

Commissioner Groves recessed the Executive Session at 6:32 pm for a break.

Commissioner Groves called the Executive Session back to order at 6:39 pm.

Commissioner Groves recessed the Executive Session and returned to the Regular meeting at 6:56 pm.

Others joining the meeting: Bob Sourek, Will Carey, Angie Player, Jennifer Moore, Tanya Muilenburg, Molly Martinez, Brenda Bruso & Matt Whitney.

Bob Sourek of Bear Mountain commented that some of his employees would like to speak about their jobs and the future of Bear Mountain. Jennifer Moore, Angie Player, Tanya Muilenburg, Molly Martinez, Brenda Bruso & Matt Whitney all spoke about their jobs with Bear Mountain and that they hope the Port will go forward with the request for expansion.

Port Commission thanked the employees for coming to the meeting. Commissioner Mohr commented that the Port Commission fully supports the project, commenting that the Commission is just working out the details.

Commissioner Groves recessed the regular meeting at 7:21 pm and called the Executive Session back to order at 7:24 pm.

6. **Commissioner Groves adjourned the executive session at 8:53 pm and returned to the regular meeting.**

7. Any actions as a result of the Executive Session:

COMMISSIONER CALDWELL MADE A MOTION TO ENTER INTO AN AGREEMENT WITH SMOKEY BEAR HOLDINGS LLC FOR A MULTI-FACETED REAL ESTATE TRANSACTION TO INCLUDE THE FOLLOWING:

- SALE OF THE PORTION OF THE PROPERTY THAT BEAR MOUNTAIN IS CURRENTLY LEASING FOR \$ 900,000, AND TO APPLY TO THAT A \$50,000 JOB CREDIT THAT REQUIRES THE CREATION OF 10 JOBS ON THAT PARCEL OVER THE NEXT TWO YEARS.
- A 4 YEAR OPTION TO PURCHASE THE 4 ACRES NORTH OF THERE PROPERTY, AND THE CONSIDERATION FOR THE OPTION WOULD BE THE SALE PRICE FOR THE SOUTH PROPERTY, COST OF THE 4 ACRES WILL \$600,000, WHICH WOULD ALSO INCLUDE A \$50,000 JOB CREDIT FOR THE CREATION OF AN ADDITIONAL 10 JOBS.
- THE PORT WILL GRANT AN EASEMENT FOR THE "GREEN SPACE" TO ALLOW SMOKEY BEAR HOLDINGS LLC USE OF THE PROPERTY CURRENTLY USED FOR STORMWATER.
- PORT WILL RESERVE THE RIGHT TO WORK WITH SMOKEY BEAR HOLDINGS LLC TO DEVELOP THE RAIL SPUR.
- PARITIES WILL AGREE TO LANDSCAPING OR OTHER USE OF THE GREEN SPACE AREA.
- SMOKEY BEAR WILL PROVIDE TO THE PORT \$30,000 IN EARNEST MONEY, CONDITIONAL THAT IF SMOKEY BEAR LLC CANNOT OBTAIN THERE DEQ AIR QUALITY PERMIT IT WILL BE REFUNDED MINUS ANY WORK THE PORT HAS PERFORMED ON THE PROPERTY. (I.E. PHASE ONE).
- PORT AND SMOKEY BEAR LLC. WILL ENTER INTO A BINDING AGREEMENT REGARDING THE OPERATIONAL ASPECTS (I.E. DUST, NOISE ETC.) AND WORK TOGETHER TO IDENTIFY AREAS OF CLEAN UP THAT ARE RELATED TO BEAR MOUNTAINS OPERATION AND AGREE ON RESPONSIBILITY OF CLEANUP.

COMMISSIONER CRAMBLETT SECONDED THE MOTION. Motion passed unanimously by Commissioners Groves, Mohr, Caldwell & Cramblett.

8. Discussion on proposal from Gary Rains: Deferred.

9. Adjournment:

COMMISSIONER MOHR MADE A MOTION TO ADJOURN THE MEETING. COMMISSIONER CALDWELL SECONDED THE MOTION. Motion passed unanimously by Commissioners Groves, Mohr, Caldwell & Cramblett.

Meeting adjourned 9.05 pm.

Port of Cascade Locks:

Attest:



Jess Groves, President
Port Commission



Joeline Caldwell, Secretary
Port Commission

DATE APPROVED: 5.1.2014

Prepared by: Kristi Bengtson