



PUBLIC MEETING: Port Commission Meeting

DATE: Tuesday **August 1, 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
 - v. Commissioner Thweatt
 - vi. Members of the Staff and Other Support – GM Jeremiah Blue, Secretary Keriane Stocker, Accountant Chuck Mosher, Attorney Casey Nokes, Gov't Relations Consultant Mark Johnson; On Zoom – Darrin Eckman Tenneson Engineering, Annie Rose Favreau Senior Manager Moss Adams, Jessie Lenhardt Manager Moss Adams
 - c. Members of the Public – Anne Medenbach; Zoom Attendees – Diane Amoth, Hallie Ballou, Janice Crane, Chris Matlock, Butch Miller Councilor Cascade Locks
 - d. Modifications, Additions and Changes to the Agenda
 - i. GM Blue requested to move Item Number 7 Executive Session to after Item Number 2 Public Comment. He thought that Attorney Casey Nokes would be joining over Zoom and would now like to move that to the top so that Nokes can leave sooner.
 - e. Declarations of Potential Conflicts of Interest
- 2) Public Comment (Speakers may be limited to three (3) minutes)
- 7) Executive Session under ORS.192.660(2)(h) Legal counsel regarding litigation or litigation likely to be filed
 - a. Recess from Regular Session, into Executive Session at 6:05 pm
 - b. Recess out of Executive Session, into Regular Session at 7:11 pm
- 3) Presentations
 - a. Flex 6 – Commercial Broker Anne Medenbach, Copper West Real Estate
 - i. Medenbach introduced herself to the Commission. She mentioned that she had earlier approached the previous Commission with a client, DECAVO. Medenbach laid out the challenges that Flex 6 faces as well as the advantages. She informed that she has access to different local, regional, and national marketing platforms. C Nance asked her opinion on specific industries that seem more viable as a single tenant. Medenbach replied that the aerospace industry is a potential, along with biotech, and food and beverage manufacturers. The Commission expressed a general consensus that they would be interested in the idea of working with a broker.
 - b. Strategic Business Plan – Annie Rose Favreau, Moss Adams
 - i. Favreau gave an update on the current status of the Strategic Business Plan, as well as the options the current Commission has: 1) Continue moving forward with the current strategic plan draft or 2) Restart the strategic planning process with the choice of A) restarting now or B) Restart in 4-6 months to enable full onboarding of new

commissioners. She stated that the first option does not give the current Commission an opportunity to weigh in and help shape the plan. She reminds the Commission that this is a plan that will be with them for at least the next five years. Favreau feels that that would be challenging to go with option one. With second option, they would hold another work session with the Commission and revisit the Port's mission and vision values with them. They would also interview of the Commissioners to understand what their priorities are. The Commission would then have two more options. One option would be to start that work immediately. Favreau stated that the benefit of that would obviously be that the Commission would have a strategic plan sooner rather than later which may be beneficial because it would help guide that work. The drawback of is that, for those just coming on to the Commission, there is already a lot of information to take in and digest as part of it and it can be challenging. The second option would be it to restart the process in four to six months. Favreau explained that the idea would be to give the Commission some time to fully onboard and get their hands wrapped around the Port's operations and some of the priorities before engaging in some planning work. She stated that the Port is in Year 8 out of Year 10 and needs to have a new strategic plan in place by the end of Year 10 in order to be in compliance. Favreau informed that it typically takes six months from start to finish to complete. so even if the Port decides to restart the process in four to six months, the Port does have some time. C Nance asked if there is a current strategic plan that they can review. Favreau answered that there is a draft version that she can share with the Commission. C Peterson inquired if there will be additional costs if they decide to restart the process. GM Blue replied that there will be additional costs to it, however he did assume that the plan may be reworked so additional costs has been budgeted for. C Peterson also asked if Moss Adams also worked with the City of Cascade Locks. Favreau answered that they do not but she is in contact with Jordon Bennett so that the Port and City can align some of their goals. C Thweatt asked if there are any risks if they decide to pause for a couple of months. Favreau responded that she feels that there are no major risks. Restarting right now would just be to make sure that everyone has a solid foundation with Port operations so that they can make decisions and have a really good understanding of what those implications are.

c. Legislative Update – Mark Johnson

- i. Johnson gave the Commission a review on the Bridge of the Gods at the legislature level. He had a conversation with Senator Curtis King about how the Port can position themselves for success as they go through the following months leading up to early 2024. He brought up the possibility to install EV chargers at the Harvey Road Parking Lot. Johnson also mentioned that CGRA reached out to him regarding options for another docking location so they can hold races that involve larger sailboats.

4) Discussions

a. Election of Port Commission Secretary and/or Treasurer

- i. C Nance expressed his willingness to stay as Secretary, if either C Peterson or C Thweatt would like to take the role Treasurer. C Peterson stated that he has experience as Treasurer for a nonprofit organization so would like to lend his expertise in that role.

C NANCE MAKES A MOTION TO MAKE ROB PETERSON AS TREASURER; VP KLUTE SECONDS; Passed Unanimously

b. Appointment of Commissioners to Sub-Committees

- i. Cascade Locks Historical Museum Board
 - × VP Klute showed interest in being on the Museum Board

- ii. Energy Council Representative
 - × C Thweatt showed interest in being on the Energy Council but would like more time to review the expectations.
 - iii. The Commission deliberated the benefits and disadvantages of having sub-committees, with an overall opinion that the Bridge Sub-Committee may be the only necessary sub-committee that the Port should keep.
- 5) General Manager Report
- a. GM Blue stated that the procedures for the meeting has changed. The first Commission Meeting of the month will now be use to deliberate and discuss issues. And the second Commission Meeting of the month will be used to take action and vote on Business items. He reported that the Bridge was extremely busy in July and possibly hit an all-time high. The renovations on the Sternwheeler have been completed and JettyLight has slated August 18th for the grand opening. C Nance asked about the ticketing system that will be used. GM Blue replied that he does not have any information on it and will inquire about it. GM Blue informed that the Bridge of the Gods Run is taking place on Sunday, August 6th. He notes the following events taking place in Marine Park: PCT Days is happening during the third week of August; the Community Picnic is being held on August 25th and would love for the Commission to volunteer if they have the time; the last Movies in the Park is on the same night; and Yoga + Beer at Thunder Island on August 26th. Lastly, GM Blue informed the Commission that Brittany Berge is working on a Cybersecurity grant through SDAO.
- 6) Commissioner and Sub-Committee Reports
- i. VP Klute mentioned that she and C Nance have signed up for SDAO training in Salem on August 23rd if any of the other Commissioners were interested. There are trainings available on other dates, as well. She also mentioned that she received an email from a tenant and just wanted to state that she received it. GM Blue stated that he was not included as a recipient in the email, and informed that it is best practice for the tenants reach out to him rather than directly to the Commission.
 - ii. C Peterson felt that Johnson's suggestion of EV chargers at the Harvey Road Parking Lot is a great idea.
 - iii. C Nance stated that he agreed with C Peterson's view on the EV chargers. He also inquired whether the Port has considered digitizing / modernizing their operations as well as the bridge's. Conversation began on the bridge's issue with backups. GM Blue offered to submit a report on bridge data during backups.
 - iv. C Thweatt asked whether GM Blue's previous position, the Operations Manager, has been filled yet. GM Blue replied that it has not, he will need to update the job description before he posts it.
 - v. P Lorang stated that he has nothing to report.

COMMISSIONER NANCE MAKES A MOTION TO ADJOURN; VICE-PRESIDENT KLUTE SECONDS; Passed Unanimously

7) Adjournment 8:42 pm

Port Commission President
Brad Lorang

Port Commission Secretary/Treasurer
Albert Nance

Date Signed

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