

**Port of Cascade Locks
Commission Meeting
June 16, 2021**

1 of 7

The Port of Cascade Locks Commission Meeting was held June 16, 2021

Pavilion Marine Park, Cascade Locks. OR

1. Commission meeting called to order:

Commissioner Groves called the meeting to order at 6:06 pm.

• **Roll Call:**

Commissioners Groves, Stipan, Caldwell and Bump were all present. Commissioner Lorang was not present.

• **Others Present:**

- General Manager Olga Kaganova
- Accounting Specialist Melissa Warren
- Bridge Supervisor Jeremiah Blue
- Government Relations Director Mark Johnson
- Secretary Sally Moore
- Secretary-In-Training Colette Black
- Citizen Rob Peterson
- Maintenance & Construction Manager Todd Mohr
- Citizen Butch Miller
- Citizen Eric Kaganova

- **Modifications, Additions and Changes to the Agenda:** GM Kaganova removed item 5a and 9d. Commissioner President Groves stated that the ORS regarding legal counsel, ORS 192.660(2)(h), should be added to the Agenda under 10) Executive Session.

- **Declarations of Potential Conflicts of Interest:** None

2. Public Comment (Speakers may be limited to three (3) minutes): None

3. Open Public Hearing for Budget 2021-22 - Commission President Groves

a. No comments from the public were made.

Commission President Groves commented that management, review, and approval of the budget is one of the most important duties of the commission. He also stated that if changes occur, the Port may have to do a supplemental budget.

Commission President Groves also stated that he and GM Kaganova had learned the day before that Representative Anna Williams will not be giving the Port \$200,000 of the relief funds allotted to the state legislators from the federal relief package.

**Port of Cascade Locks
Commission Meeting
June 16, 2021**

GM Kaganova stated that it is probable that the Port will receive the \$2.4 million of lottery funds which had been previously approved in 2020 but were not received due to the effects of Covid. If and when those funds are received by the Port and any restrictions, limits or expectations from the state are known, the Port will need to decide how that money will be spent.

Commission President Groves added that there may be funds received with a "Christmas tree bill" listing the Port of Cascade Locks and the intended earmark for the bill. The Port will have no control over what the state legislature decides to list as the intended use of the money.

Citizen Rob Peterson asked what categories of funds would be affected in the budget if the funds were approved and received. GM Kaganova stated that they would affect the Development Fund.

4. Close Budget Hearing – Commission President Groves

There were no further comments and Commission President closed the hearing for the Budget 2021-2022.

5. Special Presentation and Reports by outside resources, staff and Government Officials

a. Request to the Commission from Heart of the Gorge Sailing - Tabled

b. Discussion and review of 4th of July plan – Todd Mohr

Mr. Mohr provided a copy of the written plan to the commissioners in their packet and went over the individual items many of which would be done prior to the event and others occurring on the day of the event.

Commission President Groves stated that Jeff at the Sternwheeler is worried about parking for their patrons on the 4th. Mr. Mohr stated that with the Port being short staffed, the Sternwheeler will need to use one of their staff to monitor parking for the Sternwheeler guests.

Discussion followed among the group regarding bathroom facilities and fire department volunteers being present at the Park event on the 4th for their own event.

Commissioners Stipan, Groves and Caldwell offered to assist Mr. Mohr if needed on the 4th and the entire commission thanked Mr. Mohr for all his hard work.

6. General Manager Report – GM Kaganova

GM Kaganova reported that the Flex 6 building is essentially complete with the Certificate of Occupancy being issued. Both, the bay doors and the landscaping still

**Port of Cascade Locks
Commission Meeting
June 16, 2021**

3 of 7

need to be installed. The landscaping plan will be presented at an upcoming EDSC meeting and to the Commission as well for approval.

GM Kaganova stated that the Grand Opening celebration for The Renewal Workshop and pFriem is scheduled for Friday the 25th of June at 11am. Some legislators have committed to attend and to speak. Also, both businesses are hoping to conduct tours of their buildings.

GM Kaganova stated that an appraiser had come to Cascade Locks that day and toured all the properties which are to be appraised. Commissioner Bump thanked GM Kaganova for taking care of these duties.

Commissioner Caldwell stated her concern regarding the letter from AquaTechnex for milfoil removal. She asked if the Port was going to pay for the treatment. GM Kaganova stated that this was discussed at an earlier meeting with no work group being established for the issue. Commissioner Groves stated that he met with representative from CGRA at the beach which is in very bad condition from all the vegetation. Commissioner Groves stated that because the Port is owner of the beach, he believes the Port should maintain it. Commissioner Caldwell stated that she did not like how the letter was worded as it seemed the beach was the property of the CGRA. Commissioner Stipan was concerned as the letter providing the estimate for the treatment was not dated.

7. Commissioner and Sub-Committee Reports

Commissioners Caldwell, Bump and Caldwell all had nothing to report.

Commission President Groves stated it can be difficult to be a member of the Commission because sometimes members of the community can be upset with you even as you are trying to do what's best for the Port and the community.

Commission President Groves stated that there are several opportunities being presented to the Port. For instance, there is an opportunity to purchase 47 acres near the substation. Also, a couple of server farm companies have approached the Port for property. Commission President Groves stated that he understood that server farms do not create many jobs but usually the jobs created pay well. Commissioner Caldwell stated that a business like that would take a coordination of effort with the City. Commissioner Stipan asked if the lot discussed would be clear cut and Commission President stated that most of it would. Commission President Groves asked the other commissioners if they would support further discussion with the landowner about this property and Commissioners Bump, Caldwell and Stipan all assented.

8. 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.)

**Port of Cascade Locks
Commission Meeting
June 16, 2021**

4 of 7

- a. Approval of Minutes from June 2nd, 2021 Commission meeting
- b. Approval of bills in the amount of \$772,608.13

COMMISSIONER CALDWELL MADE A MOTION TO APPROVE THE CONSENT AGENDA AS STATED. SECONDED BY COMMISSIONER STIPAN. The motion was unanimous. 4-0

9. Business Action Items

- a. **Action to approve new lease for Flex 2** – GM Kaganova stated that the lease is in its final stages. Commissioner Caldwell asked the name of the lessee. GM Kaganova stated that it is Landmass Wines. Commission President Groves stated that there are some tenant improvements to be done to both Flex 2 and Flex 4 prior to the new tenants taking occupancy.

COMMISSIONER STIPAN MADE A MOTION TO ACCEPT THE LEASE AGREEMENT FOR FLEX 2 AND ALLOW COMMISSION PRESIDENT GROVES SIGN THE AGREEMENT. COMMISSIONER CALDWELL SECONDED THE MOTION. The motion passed unanimously. 4-0

- b. **Action to approve new lease for Flex 4** – GM Kaganova stated that the lease for Flex 4 is also in its final stages. The lessee for Flex 4 is Chateaux Deluxe Wines.

COMMISSIONER CALDWELL MADE A MOTION TO ACCEPT THE LEASE AGREEMENT FOR FLEX 4 AND ALLOW COMMISSION PRESIDENT GROVES SIGN THE AGREEMENT. COMMISSIONER STIPAN SECONDED THE MOTION. The motion passed unanimously. 4-0

- c. **Action to appoint Bridge Engineer of Record** – GM Kaganova made the recommendation to the Commission that they approve David McCurry of STV Inc as the Port's appointed Bridge Engineer of Record. In the contract with STV Inc, the Port will have Mr. McCurry exclusively for the engineering work needed for the Bridge. GM Kaganova requested that the Commission appoint Mr. McCurry and allow GM Kaganova to sign the contract retaining his services.

COMMISSIONER STIPAN MADE A MOTION TO APPOINT DAVID McCURRY OF STV Inc AS THE ENGINEER OF RECORD FOR THE BRIDGE OF THE GODS AND TO ALLOW GM KAGANOVA THE AUTHORITY TO SIGN THE CONTRACT TO RETAIN HIM. COMMISSIONER CALDWELL SECONDED THE MOTION. The motion passed unanimously. 4-0

- d. **Action to approve Marine Park Master Plan.** – Tabled
- e. **Action to adopt Resolution 2021-2 approving year end budget adjustments** – Commission President Groves stated that there are no adjustments or changes to the budget over 10%.

**Port of Cascade Locks
Commission Meeting
June 16, 2021**

Melissa Warren reviewed the changes which have been made since the original budget was created.

COMMISSIONER STIPAN MADE A MOTION TO APPROVE THE ACTION TO ADOPT RESOLUTION 2021-2 APPROVING THE YEAR END BUDGET ADJUSTMENTS. COMMISSIONER CALDWELL SECONDED THE MOTION. The motion passed unanimously. 4-0

- f. **Action to adopt Resolution 2021-3 adopting the 2021-2022 budget** - Commission President Groves stated that the budget had been approved by the Budget Committee in the last Budget Committee meeting on June 9th. He asked if any of the Commissioners had questions or comments regarding the budget. There were none and no further discussion.

COMMISSIONER CALDWELL MADE A MOTION TO ADOPT RESOLUTION 2021-3 ADOPTING THE 2021-2022 BUDGET. COMMISSIONER BUMP SECONDED THE MOTION. The motion was unanimous. 4-0

- g. **Action to adopt Resolution 2021-4 regarding Port Sponsorship of the Enterprise Zone** – GM Kaganova referred to the resolution itself on page 35 of their packet. GM Kaganova stated that in the past the Port of Cascade Locks has been a consenting entity to the Enterprise Zone and is now choosing to be a sponsoring entity. With MCEDD agreeing to be responsible for the administrative and legislative requirements. She pointed out that the Enterprise Zone included all of Cascade Locks.

COMMISSIONER STIPAN MADE A MOTION TO ADOPT RESOLUTION 2021-4 MAKING THE PORT A SPONSORING MEMBER OF THE ENTERPRISE ZONE. COMMISSIONER CALDWELL SECONDED THE MOTION. The motion was unanimous. 4-0

- h. **Action to approve Letter of Support for MCEDD USDA grant application** – GM Kaganova stated that the funding process for this project began in 1983. This is the second part of the funding which has taken shape as a grant rather than legislative appropriations. The grant is now competitive and national. The MCEDD organization has asked the Port for a letter of support to submit with their application. If granted, MCEDD will be splitting the \$2 million proceeds of the grant 50/50 between the Washington and Oregon investment boards.

COMMISSIONER CALDWELL MADE A MOTION TO APPROVE THE LETTER OF SUPPORT FOR THE MCEDD USDA GRANT APPLICATION. COMMISSIONER STIPAN SECONDED THE MOTION. The motion was unanimous. 4-0

Commissioner Caldwell asked if Special Projects Coordinator Brittany Berge was still involved with One Gorge and their relationship with MCEDD. Commission President Groves stated that Ms. Berge was but the Port needs another commissioner to be involved at this point. He mentioned that Commissioner Caldwell had been involved for two of her terms as

**Port of Cascade Locks
Commission Meeting
June 16, 2021**

6 of 7

commissioner. Commissioner Caldwell agreed and reiterated that we need someone to represent the Port.

Commission President Groves stated that the Port has requested \$100,000 from Hood River County out of the \$4.5 million of Covid relief money they will be receiving. He asked Mr. Johnson if he would like to speak regarding other matters.

Mr. Johnson stated that the Oregon legislature is beginning to talk about tolling on a state level. The language of the bill would not prevent Port of Hood River or Port of Cascade Locks from collecting their own tolls. This measure should be voted on tomorrow.

Mr. Johnson also mentioned an airplane fuel tax which is also being considered. Proceeds of that tax could assist airports in the state with infrastructure such as roads and bathrooms which could benefit the Cascade Locks airport.

Mr. Johnson stated that the Title 23 language needed by the Port to move forward with the Bi-Ped addition to the Bridge is part of the House Transportation bill which has passed. The Senate Transportation bill which passed previously did not include any language regarding this nor earmarks. The bill will now go to committee to hammer out a joint bill. The Port needs our regional senators and representatives to retain the language regarding Title 23. This process should be complete by the end of August.

Mr. Johnson stated that the Port should know if they will be receiving the money promised by state senator Merkley in about two weeks. Commission President Groves thanked Mr. Johnson for the information and his work.

- 10. Executive Session under ORS.192.660(2)(e) Real Property Negotiations and ORS.192.660(2)(h) Legal counsel regarding litigation or likely litigation to be filed.**

Out of Regular Session at 7:11pm and into Executive Session.

Out of Executive Session and Into Regular Session at 7:42pm.

- a. Any action as a result of Executive Session – None**

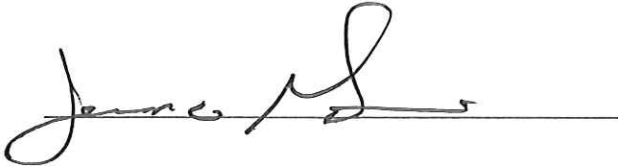
- 11. Adjournment - The meeting adjourned at 7:43pm**

COMMISSIONER CALDWELL MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER STIPAN. The motion was unanimous. 4-0

Port of Cascade Locks
Commission Meeting
June 16, 2021

Port of Cascade Locks:

Attest:



Jess Groves
President Port Commission



Joenne Caldwell
Secretary / Treasurer Port Commission

DATE APPROVED: 7-7-2021

Prepared by Colette Black