

## Port of Cascade Locks

The Port of Cascade Locks Commission Meeting was held November 19th, 2009 at the City Hall Council Chambers, Cascade Locks, Oregon.

- I. **Meeting called to order/Pledge of Allegiance:** Commission President Lee called the meeting to order at 7:04 pm.
- II. **Roll Call:** Commissioner Lee, McLean, and Groves. Commissioner Woosley & Caldwell were excused. Commissioner's Woosley and Caldwell arrived at 8:05 pm.
- III. **Others Present:** GM Chuck Daughtry, Attorney Jerry Jaques, Staff Kristi Bengtson, Pat Albaugh, Dale Davis. Attending from Mal & Seitz Real Estate Solutions - Daniel Mal, Henry Gerhard & Laquawana Hill. Also present was camera operator Betty Rush.
- IV. **Modifications, Additions to Agenda:** Commissioner Lee added an additional item to the Executive Session - ORS 192.660 (2) (f) Exempt Documents.
- V. **Items from the Floor:**
  - a. **Presentation by Mal Seitz Real Estate:** Dan Mal, President/Principal Broker (Mal & Seitz Real Estate Solutions) stated that they wanted to come to the Commission to introduce themselves and talk about what they have to offer in hopes that they can get some of the Port commercial business. Mr. Mal stated that they have a Real Estate office in Cascade Locks. Mr. Mal stated that they have been in business for over 10 years and started out in the commercial area and has since branched out into other various areas of the market, such as land development, leasing, property management and they have about 100 associates that are licensed in both Washington and Oregon.

Commissioner Lee stated that the desire of the Port Commission is to create economic growth. That some of the real estate that the Port owns is some of most prime land in the Gorge for economic development. Commissioner Lee stated that the Commission doesn't deal with speculation, that we need job creation. Commissioner Lee asked if they have any international contacts.

Mr. Mal stated that were talking about opening an office in Dubai, but when the real estate market crashed they put a hold on that project, but do have contacts overseas, stating there are no limits anymore when marketing real estate.

Commissioner Groves stated that one of their main objectives is marketing the Port's land, getting information out to the right people. He asked Mr. Mal what they have to offer in the way of marketing.

Mr. Mal stated that the process is to look at the needs of the Port & community, what are the Port's objectives, what type of development does the Port want to bring into the community. When that is identified then you go out and start talking to people.

Commissioner McLean asked what he thought Cascade Lock's assets were.

Mr. Mal stated that some of the ideas to market with the land are the beautiful setting that Cascade Locks has to offer, the close proximity to Portland, and that there are already developed sub-divisions. Mr. Mal stated that there is a lot to offer in Cascade Locks it's just that people haven't been exposed to it.

Commissioner McLean asked how the best way to do that and what can the Port do.

Mr. Mal stated that if you are thinking of a specific project or type of business then we would go after the type of business. In the big picture it would help if Cascade Locks did more marketing of the town, he suggested sending out emails stating what Cascade Locks has to offer, any kind of advertising would help get the word out about Cascade Locks. He stated that they have the ability to look at all different kinds of companies all over the world and see their projected growth, what they are looking for and then we match it up with the type of property we have available. He stated that he would like to sit down and discuss the goals of the Port and what there is to offer, then decide who to market to.

Commissioner Lee stated that we have a lot of time invested in the resort project but we are looking for something in addition to that.

Commissioner Groves asked if this could be incorporated into our strategy meeting.

GM Daughtry stated yes we can do that, but right now we are introducing different options to the Commission. GM Daughtry stated that he sees a separate meeting with the Commission to give some direction as to what the Commission would like to see, we know our property, we want to create jobs, we are not looking to maximize on price, the number of jobs and economic impact are more important. GM Daughtry stated that we want the development to occur within a reasonable timeframe, we want to know what the development is, and we want to see the business plan and development plan.

Mr. Mal stated that there company would like to represent the Port in their marketing efforts.

**b. General Public:** N/A

**c. Commission:** Commissioner Groves stated that a citizen asked him why the rail spur was taken out at the industrial park.

GM Daughtry stated that the Railroad took it out a couple years ago without consulting with the Port. It created a difficult situation for us when renegotiating with Bear Mountain. GM Daughtry stated that it has now created a bunch of potholes and the road is in bad shape, we have contacted the railroad regarding this but have had no response.

Commissioner Lee stated that next week on Tuesday, November 23<sup>rd</sup>, 7:00 pm there will be a joint meeting with the City involving the IAMP (Interchange Area Management Plan) process. Commissioner Lee stated that the Port and City

wanted to take two options forward but now ODOT has deemed that they will not allow two options, and that the only option going forward, is that ECLI will be closed. Commissioner Lee stated that there is a lot of information that the community needs to know and would encourage anyone interested to attend the meeting. Commissioner Lee stated that some of the information that is not known is the mitigations factors to accommodate the additional traffic and who is going to pay for it. Commissioner Lee stated that if this concerns any community member now is the time to become aware.

**d. Government Officials: N/A**

VI. **Consent Agenda Approval** (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: Regular Meeting November 5, 2009.**
- b. **Approval of Bills dated November 19<sup>th</sup>, 2009 in the amount of \$ 37,471.95.**
- c. **Approval of October 2009 payroll in the amount of \$ 55,126.21.**

**COMMISSIONER GROVES MADE A MOTION TO APPROVE THE CONSENT AGENDA. COMMISSIONER MCLEAN SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, and Groves.**

VII. **Old/New Business**

a. **Staff Reports:**  
**Pat Albaugh: Finance Department:**

**Submitted the following report with October financial statement:**

- October was a positive month with revenues exceeding expenses for the month.
- Operating revenues are currently higher than budgeted. Capital expenditures and contracted services are above budget. Operating expenses are below budget but not enough to offset the overage of capital and contracted services expenses yet.
- Toll revenue has bounced back and is exceeding this same time last year. October revenues are less than September but higher than last October.

**House 3 Remodel:**

The House 3 remodel project has cost \$196,159.70 to date. This amount includes the costs of permits, contractors, labor, and materials since March 2007. The remodeling began with the west wall and window replacement project. A grant in the amount of \$8,200 was used to help with the initial project. Since that time another grant in the amount of \$15,328.50 has been used to rebuild the riverside porch. There has been an additional amount of approximately \$5,000 spent to outfit the building with furniture, equipment, and supplies.

- Discussion on strategic planning session. Staff is planning on January 2010. Discussion on having a facilitator. Will discuss more with full Commission.

- Draft Audit report presented to Commission. Auditor will be at next meeting to review audit.
- Discussion on insurance renewal.

**Dale Davis: Maintenance:**

- Finishing up House 3.
- Getting ready to put up Christmas lights. Commissioner McLean asked about lights in the park. GM Daughtry stated that we currently don't have lights for the park, but we will probably do something on House 3.
- Burn pile is getting taken care of in the Industrial Park.
- Jr. Snyder cleared brush and some trees on Port Wanapa property (Tviedt).

**b. GM Report-Chuck Daughtry:**

**Beach Improvements:**

- On November 10<sup>th</sup>, Dan Boultinghouse (WHPacific), Andrew Jansky (Consultant) and I met with the Corp of Engineers in Portland to discuss the proposed beach improvements. They were very supportive of the project, very receptive to the single groin and felt that it would be good or better habitat for the fish. The meeting was very encouraging and Dan B is planning to submit a permit request in January, 2010 for the Port's preferred option (a single, large groin).

GM Daughtry stated that some representatives from the Columbia River Intertribal Fish Commission (CRIFC) stopped by the office to discuss the water pipe issue. After that discussion we talked about this project, they wanted more information I forwarded our maps to them. We will meet with them again once they have had a chance to review the plans. GM Daughtry stated that he sent an email to Hal Hiemstra about the meeting and suggested we start thinking about funding.

Commissioner Lee stated that the Corp was excited about the groin but not about the extension of the marina jetty. Daughtry stated that we did not have all the information at the time of the meeting. Our thought was that we dredged every ten years, but since the meeting I have learned that we dredge every 5 years and the silting also happens by the Sternwheeler dock.

Commissioner Lee asked why they didn't like the extension of the jetty by the marina. GM Daughtry stated that they didn't like the construction of that jetty with the rip rap, because it does not provide for additional fish habitat like the new jetty construction will.

Ralph Jones & Nathan Dick arrived at 8 pm.

**Marine Park Entrance Project**

- Kristen Stallman and I met with ODOT to discuss the engineering scoping for the new Marine Park entrance. The Port recently

purchased the property owned by the Tviets on Wanapa and has plans to bring the entrance through on that property, over the railroad and by House 3. The problem that has occurred is that the park is on the National Historic Registrar and last year ODOT stated that they felt we would only need to do a Category X Exclusion process, which allows us to do a fairly compact and inexpensive process provided no artifacts are found. This could be accomplished with the remaining money in our grant. GM Daughtry stated that now they have come back and said that they think that the impacts of the new entrance will be adverse to the park and given that there would have to be mitigations. GM Daughtry stated therefore it increases the amount of environmental analysis that needs to be done. With that being the case we do not have the funds to be able to do a full blown EIS. This is a preliminary finding from SHPO based on how they think the Federal Highway will view the project by federal regulation regarding historic designations. GM Daughtry stated that we are looking for alternatives, perhaps at the other end of the park. We are still working with ODOT to see if we can still get the Category X Exclusion.

Commissioner Woosley and Caldwell arrived at 8:05 pm

Commissioner Groves asked if we could go back to the Beach Improvement project so the public that just arrived could comment.

Cascade Locks residents Nathan Dick & Ralph Jones made comments about the proposed jetty. In summary they stated that it would be a conflict with their fishing site on the river, the fish would go around the jetty and not go back to their net site. They stated that it would create more seaweed in that area. They stated that less sport fisherman would fish in the area.

GM Daughtry stated that they approached CRITFC regarding this project and they weren't really interested initially but are now engaging in discussion with them. GM Daughtry stated that we know that this is open waters and the Tribes have rights that have been established under law. There are multiple users of the river and we are targeting one specific use, it is seasonal and there is a little overlapping with the fishing season. GM Daughtry stated that their input is important and in order for the project to proceed we need buy in from the tribes. GM Daughtry stated that he hopes that we can continue to work together, but we are not going to shut the door on the project, we hope to come up with a solution that can accommodate all users.

Commission thanked Ralph & Nathan for coming to the meeting and appreciated their comments.

Commission discussed and stated that Native American fishing is important and that CRITFC would be involved with the process through the Corp of Engineers.

**IX. Recess/Adjournment:** Commission President Lee recessed into Executive Session after a 10 minute break under ORS 192.660 (2) (f) Exempt Documents and ORS 192.660 2 (e) Real Property Negotiations.

Discussion on AWI concession agreement.

Commissioner Lee adjourned the Executive Session at 8:52 pm.

Commissioner Lee adjourned the Regular Meeting at 8:53 pm.

Submitted by Kristi Bengtson