

Port of Cascade Locks

The Port of Cascade Locks Business Meeting was held Wednesday, September 28, at the City of Cascade Locks Council Chambers, Cascade Locks, OR 97014.

Commission meeting called to order: CP Groves called the meeting to order at 5:10pm.

- Pledge of Allegiance
- Roll Call: Commissioners Groves, Lorang, Stipan, Dean and Caldwell were present. Others Present: GM Paul Koch, Secretary Sally Moore, Accounting Specialist Melissa Warren, Economic Development Manager Don Mann (via phone), Port Attorney Tommy Brooks, Patrick Mulvilhill and camera operator Betty Rush.
- Declaration of Potential Conflicts of Interest: None
- Modification, Additions & changes to the agenda: None

1) Commission Business Action Items

- a. Action to approve request from Jackson Vanderpool dba Jumpin' Jax Java Coffee Shop to prepare a land sale contract for purchase of the real property he now leases – Economic Development Manager Don Mann reported that Jackson Vanderpool stated he would like to purchase real property he now leases. He would like the credit he has already in improvements to go towards the purchase. His lease expires on September 30, 2016. Don recommended extending his lease on a month to month basis so the Purchase and Sale documents can be prepared by staff and Port Attorney. In the present lease, part of the payment is going toward the purchase of the property. Jackson Vanderpool is not in arrears and is paid through September. The Commissioners discussed this, and agreed to prepare a month to month lease with none of the future payment going to the purchase price.

COMMISSIONER LORANG MADE A MOTION TO EXTEND THE CURRENT LEASE ON A MONTH TO MONTH BASIS FOR UP TO TWO MONTHS AND TO INCLUDE THAT ANY PAYMENT WOULD NO LONGER GO TOWARD A CREDIT FOR THE PURCHASE PRICE AND TO DIRECT STAFF AND THE ATTORNEY TO PREPARE LEASE AND PURCHASE AND SALE AGREEMENT DOCUMENTS AND HAVE THE PORT PRESIDENT SIGN THEM. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.

- b. Action to waive development plan requirement and highway access requirement, extension of lease, and extending the closing date for Thunder Island Brewing (TIB) – Port Attorney Tommy Brooks recapped the timeline and history of the steps taken with TIB. He stated at the beginning there was a letter of Intent that started the ball rolling. TIB was then allowed to start an incubator business as a brewery with a tasting in the incubator space in Marine Park with a Conditional Use Permit. The Memorandum of Understanding (MOU) defined the credits they received for improvements. The Purchase and Sale Agreement was then signed. Brooks stated

they are very close to keeping their timeline. He stated the request to waive the development plan and highway access does not impact the closing date; as it will be required later in the building process. Brooks stated since the Port is supporting TIB at the Planning Commission meeting, November 10, it may be in the best legal interest of the Port to extend their lease now. CP Groves disagreed and felt that the Port Commission should only extend the lease, once their Conditional Use Permit is renewed. Commissioner Caldwell also agreed. Commissioner Lorang stated that having everything in place may help TIB obtain the Conditional Use Permit.

COMMISSIONER LORANG MADE A MOTION TO WAIVE THE DEVELOPMENT PLAN REQUIREMENTS AND HIGHWAY ACCESS REQUIREMENT AND EXTEND THE CLOSING DATE TO NO LATER THAN FIVE BUSINESS DAYS AFTER THE CITY PLANNING COMMISSION DECISION ON THE CONDITIONAL USE PERMIT. SECONDED BY COMMISSIONER STIPAN. COMMISSIONERS GROVES, DEAN, LORANG AND STIPAN VOTED YEA. COMMISSIONER CALDWELL VOTED NAY. 4-1.

COMMISSIONER CALDWELL AMENDED THE MOTION BY ADDING AND DIRECT STAFF AND ATTORNEY TO DRAFT THE NECESSARY DOCUMENT AND ALLOW THE PRESIDENT TO SIGN IT. SECONDED BY COMMISSIONER STIPAN. COMMISSIONERS GROVES, DEAN, LORANG AND STIPAN VOTED YEA. COMMISSIONER CALDWELL VOTED NAY. 4-1.

COMMISSIONER STIPAN MADE A MOTION TO DIRECT STAFF AND ATTORNEY TO DRAFT A LEASE FOR TIB FOR 2017 CONTINGENT ON THE CITY PLANNING COMMISSIONS APPROVAL FOR THE CONTINUATION OF A CONDITIONAL USE PERMIT AND TIED TO THE CLOSING OF THE PROPERTY FOR THUNDER ISLAND BREWING. SECONDED BY COMMISSIONER LORANG. COMMISSIONERS GROVES, DEAN, LORANG AND STIPAN VOTED YEA. COMMISSIONER CALDWELL VOTED NAY. 4-1.


c. Action to approve Memorandum of Understanding (MOU), Option Agreement and Purchase and Sale Agreement with Ravenwood Group Inc.

Commissioner Caldwell stated even though the Economic Development subcommittee has met owner Willis Boyer, she believes the entire Port Commission needs to meet members of the company. They should come to a Port Commission meeting and present their plans, bringing with them their architect and engineer. President Groves agreed and stated they have a great plan and want to build apartments, condos and retail on the Parkview property. Don Mann stated that he will invite them to the next Port Commission meeting so the Commission can review their plans.

COMMISSIONER STIPAN MADE A MOTION TO HAVE THE PRESIDENT SIGN THE MEMORANDUM OF UNDERSTANDING WITH RAVENWOOD AND SEND IT IN AN EMAIL TO PORT ATTORNEY TOMMY BROOKS. SECONDED BY COMMISSIONER LORANG. COMMISSIONERS GROVES, CALDWELL, LORANG, DEAN VOTED YEA. COMMISSIONER CALDWELL VOTED NAY. 4-1.

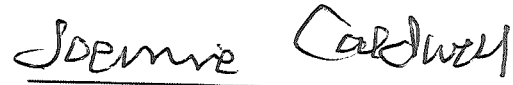
2) Adjournment: The meeting adjourned at 6:25 PM.

Port of Cascade Locks:



Jess Groves, President
Port Commission

Attest:



Joeinne Caldwell, Secretary
Port Commission

DATE APPROVED: 10/20/16
Prepared by: Sally Moore