

PUBLIC MEETING: Port Commission Meeting

DATE: Thursday **January 13th, 2022 6PM**

LOCATION: Zoom <https://us02web.zoom.us/j/86416266176>

Minutes

- 1) Commission meeting called to order at 6:01 pm
 - Roll Call
 - President Groves
 - Vice-President Lorang
 - Commissioner Caldwell
 - Commissioner Stipan
 - Commissioner Bump (joined at 6:20 pm)
 - Modifications, Additions and changes to the Agenda
 - GM Kaganova wants to move Executive Session to item 7 and movie Action Items to item 8. GM would also like to add a second Executive Session
 - Declarations of Potential Conflicts of Interest
- 2) Public Comment (Speakers may be limited to three (3) minutes)
 - a. P Groves goes on to say that he has decided to have our meeting on Zoom tonight due to the rise in COVID cases
- 3) Special Presentation and Reports by outside resources, staff, and Government Officials
 - a) Legislative Ask – Mark Johnson
 - a. Johnson starts by saying he has 3 items to speak about. He starts by saying he had a meeting with the owners of the property. They would prefer to maintain ownership currently. He met with them and as well as a man within the timber company and clearing business. Because the price of logs is at a historic high, this would be a great time to have the property be cleared and generate the revenue from that property. It's about 40 acres, not all of it is developable. As soon as the owners can get their timber expert together and a cutting plan, they are ready to go. This could start this spring which is good news and once the land is clear, we can have a better idea of what it could become. Johnson is also talking to ODOT and the city about extending a sewer line up there. He has also mentioned that ODOT is going to start on the project of raising the overpass on Forest Lane come this February. His next item is he wants to point out that the legislature is going into session in February, and we turned in a request for capital construction funding. Working with GM and P Groves, submitted a \$500,000 grant for the historic Sternwheeler. It isn't about the engines but more about the interior. We will hear back from this in the first couple weeks of March. Lastly, the bridge committee is working closely working with McCurry who has put a \$40 million request for seismic

retrofitting on the BOTG. They presented to Sen. King, and he was super excited about it. More recently, they presented it to Gov Kate Brown and asked some great questions and she is supportive in this. Since then, he has heard from Cabinet folks, and other senators in WA. He believes that the timing for this ask is right now and he believes we have the best value in the Gorge and have shovel ready plans and ensure that the bridge can be here for the long haul. Following next week, they will be presenting to the HR County Commission and to the Skamania County Commission. Another item he wants to flag is the question of if the Port is going to try to stop using tolls. He says that some point in time, Commission willing, to see if the Commission will use the tolls for anything other than maintenance for the bridge. He said it doesn't need to be anything official. GM says we have a request for a picture of the map be shared of the property that Johnson was looking for.

4) General Manager Report

- a. Blue starts by saying the bridge crossing numbers for this month are at 21,000; 75,000 projected for the end of the month, which is quite low. He goes on by saying that the maintenance has been working great with the amounts of snow on all the Port properties and maintaining them. Hopefully going to be getting a new plow for this next winter season, arriving in July. The new tenant, Mine. Farm. Buy is moving into the Flex 1 building. P Groves mentions that one of the industrial buildings in the old stud mill area, one of the buildings was destroyed due to the snow. C Caldwell thanks Blue for his detailed report and asks for the name of the new tenant. GM goes on to say that we are working on the Sternwheeler and ACL agreements, will have an update in Executive Session. In Flex 6, there will be an electric vehicle charger. Have had roughly \$90,000 booked for events this year, 2022. Our regular festivals are coming back, and CGRA is having their Arrow World International Competition in 2023. The campground is already sold out, and the hotels will also continue to be bought out as well. GM goes on to say that we are testing out an electronic lock on doors. May be a solution for boat launch restroom as well. Action Team will be having another meeting this coming Thursday, 20th. It is a chance for business owners to get together. In security, Keagan Meyers was successful in stopping some potential thefts of Christmas lights. GM asks Johnson to elaborate on Gorgeous Nights. Johnson starts by saying it will be online, not able to go to Salem anymore. Brittany Berge has been working incredibly hard on "swag bags" with pamphlets, various little items like half priced tastings, bus pass. We are also trying to update the video from last year and shorten it a little as well. He says we are doing this to make good relationships with legislatures and many more. He adds that there will be a "Thank you" page with a picture of the new pFriem building on it. GM says we have a vacancy for a maintenance worker, and we have a new accountant in the Port, Brenda Munoz. In calendar items, office closed on Jan 7th, Action Team 20th, February 1st EDSC meeting, Feb. 3rd Commission meeting. March 1st is currently being proposed by the POHR because they are engaged in a real estate deal that will have all their attention until March. On a list of topics to cover in

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the meeting, Breezeby check in, ED Activities, potential collab and other Port business or issues. C Stipan asks why MPSC isn't going to be on Zoom with everything going on and Blue says he would be okay with that. Blue says he will work on switching it to Zoom. C Caldwell asks GM what we made in events for 2021, GM replies she will have it ready for next time. P Groves agrees with the COVID worries, and believes we need to be careful with having meetings and everything. C Stipan pipes in saying that he thinks it's awesome that CGRA is going to be having an event here.

C CALDWELL MOTIONS TO INCLUDE CAPTAIN CRAMBLETT TO HAVE HIM JOIN THE STERNWHEELER SUB-COMMITTEE AND JOIN THE AWI NEGOTIATIONS

C STIPAN SECONDS

Unanimous 5-0

5) Commissioner and Sub-committee reports

C Bump: Nothing to present

C Stipan: On Monday, as the secretary of the Museum Board, he got to attend a meeting that was interesting for the museum. One of the items they said for financing, they have about \$100K in the bank. They also got about \$8,400 from the Magical Museum Tour. Their total income amount is about \$4,000 and some change. In the past, their income was only about \$850. He is excited for MPSC and is glad it will be on Zoom

C Caldwell: She is so grateful for talented staff with all the snow during the bad weather and really made the roads able for people to go in and out on. C Caldwell asks C Stipan for total grants that have come to the museum, he replies \$81,300. She also asks for the amount from ACL and he says that they start giving about \$1,000 a month. He says the most they spend money on is employees

VP Lorang: Nothing new

P Groves: Had EDSC meeting and GM went over a lot of things. He says that typically the Port is working on a lot of stuff all the time. He wants to thank GM, Johnson, and McCurry for the meeting with Gov Brown. He said he asked for that meeting with the idea to ask for \$20 million from her. He says it was a positive meeting and that what it sounds like, she has the money in her budget for this year but also challenged the Port for what the WA Gov is going to be asked for; Port asked for the same amount. He says that where we are in the subduction zone, we are in a safer area. He is so happy and proud that the Gov thinks of us favorably. He mentions a woman from PNWA who has helped the Port and other tremendously, and that she is stepping down and will be going to work for ACL. He also says that he sent an email out from PNWA that they won't be doing a live program in DC this year and he appreciates the analogy behind it, "they won't do it unless they can make it good." He says they will be talking about doing virtual for this year and setting it up soon. It doesn't cost much to do virtual and is easier to involve more staff. He says we have some more tough announcements to be made

and isn't sure when GM wants to have them be announced. He says he has sad news and that with a struggling business here, he and GM want to do absolutely everything for that business. GM adds that Scott Clemons will also be leaving PNWA as well.

- 6) 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).
 - a. Approval of minutes for Commission meeting December 16th, 2021 and December 30th, 2021
 - b. Approval of bills in the amount of \$120,407.43
 - c. Approval of payroll for \$38,398.05

C CALDWELL MOTIONS TO ACCPET CONSENT AGENDA AS STATED

C BUMP SECONDS

Unanimous 5-0

- 7) 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
 - a. Any action as a result of Executive Session
 - i. Recess out of Regular Session and into Executive Session at 7:01 pm
 - ii. Recess out of Executive Session and into Regular Session at 8:50 pm
- 8) Business Action Items
 - a. Approve Plan for \$2.4 million
 - i. GM Kaganova starts by saying her and P Groves and Johnson met up to plan for how to spend \$2.4 million. This funding is for business infrastructure and two buildings. GM presents that they planned on spending it; \$500,000 on potential pFriem expansion, which is currently funded at \$1 million. \$250,000 on business park electrical system upgrades and offered to the city to help with this. These are in the scope development of the grant. \$60,000 for the Industrial Way sidewalk. \$90,000 for streetlights on Industrial Way. An extension of Cramblett Way, approx. 250 ft to the "point" towards the river for \$1.5 million. Given items that have been heard today, GM asks if anyone thinks if any of those plans need to be changed. VP Lorang mentions that he believes that we should leave some of the money in a reserve regarding the current situation that they received news on. GM Kaganova says we can use it to pay it on a loan with a low interest. C Stipan says he appreciates the plans to upgrade everything that GM had listed. Until we hear back from larger tenants for the Flex buildings, GM doesn't want to split up the room without hearing back. GM also says we can change the dollar amounts with the agency rather than changing the whole project titles. VP Lorang says he likes the idea of extending the road to the point and asks if SDS still own that property, and GM says yes, they still do. GM says if we list all the projects that

we could use the funding for, we will need more flexibility with DAS. GM wants to add Flex 6 as one of the projects that they will be submitting. Potentially move \$500,000 funds over to Flex 6 projects and reduce the Cramblett Way project to \$1 million instead of \$1.5 million. GM proposes that it states that for Flex 6, we use the amount for principal pay down.

VP LORANG MOTIONS TO APPROVE \$2.4 MILLION SPENDING PLAN AS STATED WITH THE RECENT MODIFICATIONS

C CALDWELL

Unanimous 5-0

b. Approve New Date for POHR: March 1st

i. GM states that this is also the same day as an EDSC meeting and will have to adjust the meeting when it comes

VP LORANG MOTIONS TO MOVE DATE FOR JOINT MEETING WITH POHR TO MARCH 1 AT 6 PM

P GROVES SECONDS

Unanimous 5-0

9) Adjournment 9:10 pm

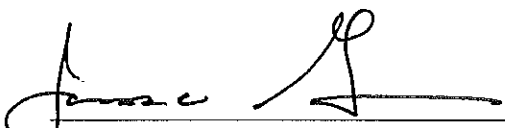
C CALDWELL MOTIONS TO ADJOURN MEETING

VP LORANG SECONDS

Unanimous 5-0

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting by contacting the Port of Cascade Locks office at 541-374-8619.

Port of Cascade Locks



Port Commission President
Jess Groves



Port Commission Secretary/Treasurer
Joieinne Caldwell