



PUBLIC MEETING: Port Commission Meeting

DATE: Tuesday, January 7, 2025, 6:00 PM

LOCATION: Cascade Locks City Hall 140 Wa Na Pa St, Cascade Locks, OR 97014

<https://us02web.zoom.us/j/85806615790>

MINUTES

Video Location:

- 1) Commission meeting called to order at 6:00
 - a. Roll Call
 - i. President Lorang
 - ii. Vice-President Klute
 - iii. Commissioner Nance
 - iv. Commissioner Peterson (excused)
 - v. Commissioner Dodd (via Zoom)
 - vi. Members of the Staff and Other Support – Executive Director Jeremiah Blue; Deputy Executive Director Genevieve Scholl; Administrative Specialist Keriane Stocker; Operations Manager Parker Nelson; Port Attorney Tommy Brooks
 - vii. Members of the Public –
 - b. Modifications, Additions, and Changes to the Agenda
 - i. ED Blue requests to move Item 7b) Consider Trails Funding for Phase 2 to after Item 2) Public Comment
- 2) Public Comment
- 7) Business Action Item
 - b. Consider Trails Funding for Phase 2

MOTION: To approve NWTa funding request for the Phase 2 portion of the CLIMB trail, utilizing a portion of the funds reimbursed from the OPRD RTP grant award.

MOVE: Carrie Klute

SECOND: Ted Dodd

DISCUSSION: DED Scholl reported that the Oregon Parks and Recreation (“ORPD”) grant for the new CLIMB trail finished under budget. Ptarmigan Trails' final cost was lower than initially quoted, meaning the Port Commission's previously allocated cash match funds are no longer needed. Because of volunteer labor from the Northwest Trail Alliance (“NWTa”) and the US Forest Service, the match requirement was fully met. NWTa has requested funding to complete their portion of the trail. The staff recommends using the previously allocated cash match funds to fulfill NWTa's request, as it supports the same overall project and recognizes NWTa's significant volunteer contributions.

VOTE: **Aye:** Brad Lorang, Carrie Klute, Albert Nance, and Ted Dodd
Absent: Rob Peterson

VIDEO TIMESTAMP: **00:28:35**
- 3) Commissioner Comments and Sub-Committee Reports
- 4) Executive Director Report

5) Discussion Items

- a. Port Economic Development Grant Applications Open – Genevieve Scholl
- b. Business Oregon Port Planning & Marketing Fund Application – Genevieve Scholl

6) Executive Session under ORS 192.660 (2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions. Final actions or decisions on these matters will be made during the Regular Session

- a. Recess from Regular Session, into Executive Session at 7:52 PM
- b. Recess out of Executive Session, into Regular Session at 8:07 PM

7) Business Action Items

- a. Consider Items Referred from the Executive Session

Not action was taken as a result of Executive Session

- c. Approval of Tenant Improvements for Flex Five – pFriem Brewing Company

MOTION: To approve the tenant improvements for pFriem Brewing Company, LLC, at Flex Five in an amount not to exceed \$550,000, pending legal review of the Fifth Amendment to Lease, and authorize the Executive Director to finalize, execute, and sign the amendment on behalf of the Port.

MOVE: Carrie Klute

SECOND: Albert Nance

DISCUSSION: ED Blue reported that the Port of Cascade Locks and pFriem Brewing Company LLC have a lease agreement where tenant improvements over \$25,000 require landlord consent. pFriem would like to add cold storage costing up to \$550,000. Under the fifth amendment to the lease, the Port will reimburse pFriem for these improvements, recovering the cost plus 6% interest through increased rent over 15 years. Key terms include: pFriem must use reputable contractors and follow all codes; the landlord will reimburse up to \$550,000 upon proof of completion; a 15-year amortization schedule will determine the increased rent; and the cold storage becomes part of the property and cannot be removed without landlord consent.

VOTE: **Aye:** Brad Lorang, Carrie Klute, Albert Nance, and Ted Dodd

Absent: Rob Peterson

VIDEO TIMESTAMP: **01:50:40**

- d. Adjournment 8:10 PM

Port Commission President
Brad Lorang

Port Commission Secretary
Albert Nance

Date Approved
Prepared by Keriane Stocker