PUBLIC MEETING: Port Commission Meeting

DATE: Tuesday, **November 17, 2026, 6:00 PM**
LOCATION: Cascade Locks City Hall 140 Wa Na Pa St, Cascade Locks, OR 97014
https://us02web.zoom.us/j/85806615790

AGENDA

1) Commission meeting called to order
- **a.** Pledge of Allegiance
- **b.** Roll Call
- **c.** Modifications, Additions, and Changes to the Agenda

2) 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 from the October 20, 2026 Regular Session
- **b.** Ratification of Bills in the amount of $237,908.41 from October 8, 2026 to November 11, 2026
- **c.** Approval of payrolls in the amount of October 19, 2026 $41,634.84, November 4, 2026 $62,045.00
- **d.** Approval of Executive Director Accrued Paid Time Off Payout

3) Public Comment (Speakers may be limited to three (3) minutes)

4) Special Presentations and Reports
- **a.** Government Cove Non-Motorized Boating SWOT Analysis
- **b.** Review of Applications to the Port's Economic Development Grant Program

5) Commissioner Comments and Reports

6) Executive Director Report

7) Business Action Items
- **a.** Approval of Change Request for FY26 Economic Development Grant Recipient, Main Street Cascade Locks
- **b.** Approval of Final Grant Report for Son of Man

8) Adjournment

IMPORTANT DATES

Thursday, November 26, 2026
Office Closed – Thanksgiving Day
Tuesday, December 15, 2026
Port Commission Meeting

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

PUBLIC MEETING: Port Commission Special Meeting

DATE: Tuesday, **October 20, 2026, 6:00 PM**
LOCATION: Cascade Locks City Hall 140 Wa Na Pa St, Cascade Locks, OR 97014
https://us02web.zoom.us/j/85806615790

MINUTES

1) Commission meeting called to order at 6:00 PM
   - **a.** Pledge of Allegiance
   - **b.** Roll Call
     - **i.** President Lorang
     - **ii.** Vice-President Klute
     - **iii.** Commissioner Nance
     - **iv.** Commissioner Gann
     - **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; David McCurry, Sr. Program Director – Parsons Transportation; Dan Mahr, Gov't Affairs Consultant – Mahr Strategies; Darrin Eckman, Professional Engineer – AKS Engineering & Forestry (via Zoom)
     - **vii.** Members of the Public – Larry Landgraver, Washougal; Judie Landgraver, Washougal
   - **c.** Modifications, Additions, and Changes to the Agenda
2) Consent Agenda
   - **a.** Approval of minutes for the September 15, 2026 Regular Session
   - **b.** Ratification of bills from September 10, 2026 to October 7, 2026 in the amount of $606,784.60
   - **c.** Approval of payroll for September 18, 2026 in the amount of $41,964.97 and for October 2, 2026 in the amount of $42,551.98

MOTION:	To approve the consent agenda in its entirety
MOVE:	Carrie Klute
SECOND:	Travis Gann
VOTE:	**Aye:** Brad Lorang, Carrie Klute, Albert Nance, Travis Gann, and Ted Dodd
VIDEO TIMESTAMP:	**00:0**

ED Blue requested an amendment to add a Public Comment period after realizing that it was omitted from the agenda.

3) Public Comment (Speakers may be limited to three (3) minutes)
Larry Landgraver, a resident of Washougal and a tenant of the Cascade Locks Marina, reported dense milfoil growth this past season causing steering hazards, potential risks on the non-operational vessel moored in the marina, and concerns regarding discarded fishing lures damaging sails and posing safety hazards. The Commission discussed possible staff certification for herbicide application and better enforcement against fishing in the marina.

4) Discussions

a. Bridge of the Gods Update – David McCurry, Parsons Transportation

5) Business Action Items

a. Adopt Resolution 2026-5 Authorizing Application for Grant

MOTION:	To adopt Resolution No. 2026-5, authorizing the Port of Cascade Locks to apply for Land and Water Conservation Fund assistance from the Oregon Parks and Recreation Department for the development of the Port of Cascade Locks RV Park and Campground, committing local matching funds, and delegating authority to sign the application.
MOVE:	Carrie Klute
SECOND:	Travis Gann
DISCUSSION:	DED Scholl presented a proposal to apply for a $2,000,000 LWCF grant requiring a 50% match to help fund the $4,200,000 RV park and campground development, with project engineer Eckman providing technical input. Commissioners discussed the grant's funding benefit and recreational purpose, as well as concerns about the perpetual use restriction, the scope of the project boundary, added review costs, and potential schedule delays. C Dodd urged limiting the boundary to the campground and keeping the southern "green" area outside the restricted grant boundary if possible.
VOTE:	**Aye:** Carrie Klute, Travis Gann, and Ted Dodd **Nay:** Brad Lorang and Albert Nance
VIDEO TIMESTAMP:	**00:0**

b. Adopt Resolution 2026-6 Approving Updates to the Port of Cascade Locks Commission Duties & Responsibilities Policy Manual

MOVE:	Carrie Klute
SECOND:	Travis Gann
DISCUSSION:	DED presented updates to Section 3 and Section 4 of the Port Commission Duties & Responsibilities Policy Manual to comply with the Special Districts Association of Oregon's two-year policy refresh requirement for a 2% insurance premium discount. The proposed resolution adopts revisions regarding staff titles, meeting schedules, agenda and minutes formats, and committee authorities to secure the credit.
VOTE:	**Aye:** Brad Lorang, Carrie Klute, Albert Nance, Travis Gann, and Ted Dodd
VIDEO TIMESTAMP:	**00:0**

ED Blue requested additional amendments to the agenda to include missing sections for Commissioner Comments and Sub-Committee Reports, and the Executive Director Report.

5) Executive Director Report
   ED Blue provided an update on the Riverview Drive vegetation concerns raised by residents at the prior meeting. Following consultations with Fire Chief Logan and Fire Marshal Gibson, staff supports the fire officials' recommendation to thin ground brush and space trees 10 feet apart. The Commission agreed with staff's position but clarified that if residents still prefer to lower tree heights, they may do so provided they hire a contractor.
6) Commissioner Comments and Sub-Committee Reports
7) Adjourn 8:17 PM

Port of Cascade Locks

_____ _____

Port Commission President
Brad Lorang

Port Commission Secretary
Albert Nance

_____

Date Approved
Prepared by Keriane Stocker

PORT OF CASCADE LOCKS

Bills and Payments

October 8-November 11, 2026

Date	Transaction type	Memo/Description	Amount
Staples Business Advantage			
10/08/2026	Bill Payment (Check)		-315.34
09/19/2026	Bill	Paper supplies and printer ink	315.34
KOIN			
09/30/2026	Bill	Bridge of the Gods 2026	2,805.00
10/22/2026	Bill Payment (Check)		-5,730.00
09/30/2026	Bill	Bridge of the Gods	2,925.00
RADCOMP Technologies			
10/01/2026	Bill	Replacement HP Laptop Battery - 1045255	80.00
10/09/2026	Bill Payment (Check)		-4,015.48
10/01/2026	Bill	IT and Monitoring Services October 2026	3,935.48
313 Software LLC DBA TruScribe			
09/29/2026	Bill	Production of TruScribe video per Statement of work.	8,250.00
10/09/2026	Bill Payment (Check)		-8,250.00
10/30/2026	Bill Payment (Check)		-500.00
10/29/2026	Bill	Voice actor	500.00
Century Link			
10/09/2026	Bill Payment (Check)		-102.87
09/16/2026	Bill	CenturyLink Service to 541-374-8471	102.87
10/06/2026	Bill	CenturyLink Service to 541-374-8471	34.75
10/20/2026	Bill Payment (Check)		-34.75
10/30/2026	Bill Payment (Check)		-206.10
10/16/2026	Bill	CenturyLink Service to 541-374-8471	206.10
The Port of Hood River			
10/09/2026	Bill Payment (Check)		-8,700.44
09/21/2026	Bill	POHR Breezeby system billing for August 2026	8,700.44
10/30/2026	Bill Payment (Check)		-8,536.97
09/30/2026	Bill	POHR Breezeby system billing for September 2026	8,536.97
Mahr Strategies			
10/09/2026	Bill Payment (Check)		-6,000.00
10/02/2026	Bill	September 2026 Government Affairs	6,000.00
CivicPlus, LLC			
10/01/2026	Bill	Monthly website platform subscription	395.00
10/23/2026	Bill Payment (Check)		-395.00
AKS Engineering & Forestry, LLC			
09/28/2026	Bill	Engineering Services (General)	1,531.25
10/14/2026	Bill Payment (Check)		-1,531.25
Signaling System Solutions			
10/14/2026	Bill Payment (Check)		-4,068.00
10/01/2026	Bill	Annual Monitoring Services: 6 Buildings (10/1/26 - 9/30/27)	4,068.00
Elyzabeth Lauryl Nagode			
10/04/2026	Bill	Campground Mgmt Svcs September 2026	743.11
10/26/2026	Bill Payment (Check)		-743.11

PORT OF CASCADE LOCKS

Bills and Payments

October 8-November 11, 2026

Date	Transaction type	Memo/Description	Amount
Delta Dental of Oregon			
10/07/2026	Bill	Unpaid balance due - error correction	453.28
10/14/2026	Bill Payment (Check)		-453.28
Special Districts Insurance Services			
07/01/2026	Vendor Credit	Overpayment credit	-13,863.20
10/01/2026	Bill	Health Benefits Invoice	16,943.53
10/23/2026	Bill Payment (Check)		-3,080.33
Neal Creek Portable Sanitation			
10/01/2026	Bill	Site: Marine Park Beach, SW Portage Rd Cascade Locks, OR 97014	296.00
10/14/2026	Bill Payment (Check)		-444.00
10/01/2026	Bill	Site: Easy Climb Trail, NE Cramblett Way Cascade Locks, OR 97014	148.00
Onsite Supply House LLC			
10/23/2026	Bill Payment (Check)		-78.68
10/01/2026	Bill	Irrigation system parts	78.68
Print It			
10/14/2026	Bill Payment (Check)		-120.00
09/18/2026	Bill	Easy Climb Panel - 24x48 PVC	120.00
City of Cascade Locks			
09/23/2026	Bill	AKS Engineering/Planning Services: Invoice #11964-01-02, RV Park Text Amendment	1,015.00
10/15/2026	Bill Payment (Check)		-1,015.00
10/08/2026	Bill	AKS Planning Services: RV Park Text Amendment, Invoice #11964-01-03	1,155.00
10/30/2026	Bill Payment (Check)		-1,155.00
Columbia Ace Hardware			
10/14/2026	Bill Payment (Check)		-345.70
09/30/2026	Bill	Supplies and Small Tools - September	345.70
Hood River Garbage Service Inc			
10/13/2026	Bill Payment (Credit Card)		-675.02
10/01/2026	Bill	September 2026 Garbage Service	675.02
The Sherwin-Williams Co.			
10/16/2026	Bill Payment (Check)		-2,196.75
08/31/2026	Bill	Paint	2,196.75
John Blackwell			
10/14/2026	Bill	Cell Phone Reimbursement	100.00
10/16/2026	Bill Payment (Check)		-100.00
10/30/2026	Bill Payment (Check)		-40.00
10/28/2026	Bill	Re-issue of stale dated check #58993	40.00
11/05/2026	Bill Payment (Check)		-100.00
11/04/2026	Bill	Cell Phone Reimbursement - October	100.00
Alfonso Barron			
10/16/2026	Bill Payment (Check)		-100.00

PORT OF CASCADE LOCKS

Bills and Payments

October 8-November 11, 2026

Date	Transaction type	Memo/Description	Amount
10/14/2026	Bill	Cell phone reimbursement	100.00
11/05/2026	Bill Payment (Check)		-100.00
11/04/2026	Bill	Cell Phone Reimbursement - October	100.00
Steven Hammrich			
10/16/2026	Bill Payment (Check)		-100.00
10/14/2026	Bill	Cell phone reimbursement	100.00
11/04/2026	Bill	Cell Phone Reimbursement - October	100.00
11/05/2026	Bill Payment (Check)		-100.00
Parker Nelson			
10/14/2026	Bill	Cell Phone Reimbursement	100.00
10/16/2026	Bill Payment (Check)		-100.00
11/05/2026	Bill Payment (Check)		-100.00
11/04/2026	Bill	Cell Phone Reimbursement - October	100.00
Jeanetta Blue			
10/14/2026	Bill	Cell phone reimbursement	100.00
10/16/2026	Bill Payment (Check)		-100.00
10/15/2026	Bill	Expense report for October 2026 (mileage & travel expenses)	416.00
10/30/2026	Bill Payment (Check)		-416.00
10/30/2026	Bill Payment (Check)		-148.36
10/28/2026	Bill	Re-issue of stale dated check 58992	148.36
11/05/2026	Bill Payment (Check)		-100.00
11/04/2026	Bill	Cell Phone Reimbursement - October	100.00
Genevieve L Scholl			
10/14/2026	Bill	Cell phone reimbursement	100.00
10/16/2026	Bill Payment (Check)		-100.00
10/14/2026	Bill	Expense report for September 2026 (mileage & travel expenses)	214.54
10/16/2026	Bill Payment (Check)		-214.54
10/23/2026	Bill Payment (Check)		-416.00
10/15/2026	Bill	Expense report for October 2026 (mileage & travel expenses)	416.00
10/30/2026	Bill Payment (Check)		-704.64
10/23/2026	Bill	Expense report for October 2026 (mileage & travel expenses)	704.64
11/05/2026	Bill Payment (Check)		-100.00
11/04/2026	Bill	Cell Phone Reimbursement - October	100.00
Keriane Stocker			
10/14/2026	Bill	Cell phone reimbursement	100.00
10/16/2026	Bill Payment (Check)		-100.00
11/05/2026	Bill Payment (Check)		-100.00
11/04/2026	Bill	Cell Phone Reimbursement - October	100.00
Gorge Enterprises llc			
10/16/2026	Bill Payment (Check)		-8,220.00
08/27/2026	Bill	Painting Services Office Second Half	4,110.00
08/26/2026	Bill	Painting Services Shop First Half	4,110.00
10/30/2026	Bill Payment (Check)		-4,235.80

PORT OF CASCADE LOCKS

Bills and Payments

October 8-November 11, 2026

Date	Transaction type	Memo/Description	Amount
10/17/2026	Bill	Paint	125.80
08/27/2026	Bill	Exterior Painting - Shop - Second Half	4,110.00
Jeremiah Blue			
10/16/2026	Bill Payment (Check)		-967.24
10/14/2026	Bill	Expense report for July through September 2026 (travel/meals/mileage)	967.24
10/28/2026	Bill	Re-issue of stale dated check 59294	135.96
10/30/2026	Bill Payment (Check)		-135.96
Merina+Co			
10/29/2026	Bill Payment (Check)		-7,640.00
09/30/2026	Bill	Financial Services for September	7,640.00
Hood River Supply			
10/16/2026	Bill Payment (Check)		-200.16
09/27/2026	Bill	Fuel	200.16
Blue Mountain Networks			
11/01/2026	Bill	Internet Service November 2026	1,241.25
10/15/2026	Bill Payment (Credit Card)		-1,241.25
Amazon Capital Services			
10/01/2026	Bill	Office supplies	656.49
10/23/2026	Bill Payment (Check)		-656.49
Ricoh USA, Inc.			
10/01/2026	Bill	Admin - Copier	299.33
10/20/2026	Bill Payment (Check)		-299.33
Mid-Columbia Economic Development Dist.			
10/05/2026	Bill	FY27 Q2 Proj Mgmt Scvs - HR Econ Dev Working Group	400.00
10/27/2026	Bill Payment (Check)		-400.00
Rotary Club of Hood River			
10/23/2026	Bill Payment (Check)		-345.00
09/30/2026	Bill	Rotary Club of Hood River Quarterly Dues	345.00
Cable Huston LLP			
10/23/2026	Bill Payment (Check)		-2,016.00
10/19/2026	Bill	Legal services	2,016.00
Farr Better Backflow Testing LLC			
06/09/2026	Bill	Backflow testing and repairs	770.00
10/30/2026	Bill Payment (Check)		-770.00
Hood River County			
10/28/2026	Bill	Property Taxes 50 NE Herman Creek Lane - July 1, 2026 to June 30, 2027	10,926.60
11/05/2026	Bill Payment (Check)		-10,926.60
TWGW Inc. NAPA Auto Parts			
10/29/2026	Bill Payment (Credit Card)		-233.96
10/25/2026	Bill	Operations Vehicle Maintenance Supplies	233.96

PORT OF CASCADE LOCKS

Bills and Payments

October 8-November 11, 2026

Date	Transaction type	Memo/Description	Amount
Oregon Department of Transportation			
10/19/2026	Bill	Operations - Maintenance Dept. Fuel	525.95
11/05/2026	Bill Payment (Check)		-525.95
Daniel Sharp			
10/30/2026	Bill Payment (Check)		-21.94
10/28/2026	Bill	Re-issue stale dated check 59566	21.94
PERS			
11/02/2026	Bill Payment (Check)		-18,540.25
10/28/2026	Bill	PERS	18,540.25
Parsons Transportation Group INC.			
07/21/2026	Bill	Bridge Studies Project - Invoice #18	99,331.52
11/05/2026	Bill Payment (Check)		-99,331.52
Pacific Crest Imprint			
10/30/2026	Bill	Advertising - Skamania Lodge Guest Mag BOGCC	1,884.00
11/05/2026	Bill Payment (Check)		-1,884.00
AT&T Mobility			
10/05/2026	Bill	AT&T Cradlepoint	44.73
11/05/2026	Bill Payment (Check)		-44.73
Christopher Soborowicz			
11/04/2026	Bill	Cell Phone Reimbursement - October	100.00
11/05/2026	Bill Payment (Check)		-100.00
Cathy Fallon			
11/05/2026	Bill Payment (Check)		-141.04
10/13/2026	Bill	Re-issue stale dated check 58249	141.04
Oregon State Forester			
11/05/2026	Bill Payment (Check)		-1,220.29
11/01/2026	Bill	Fire Protection Annual Billing	1,220.29
Juana Cortes			
11/02/2026	Bill	October Cleaning Charges	325.00
11/05/2026	Bill Payment (Check)		-325.00
Northwest Graphic Works			
10/28/2026	Bill	Embroidery & Screen Printing	1,566.09
11/05/2026	Bill Payment (Check)		-1,566.09
Bio-Med Testing Service Inc.			
11/03/2026	Bill	Pre-employment Drug Test	24.00
11/04/2026	Bill Payment (Credit Card)		-24.00
		TOTAL	$237,908.41

PORT COMMISSION REPORT

TO: PORT COMMISSION

FROM: MATT APKEN, MERINA+CO

SUBJECT: **EXECUTIVE DIRECTOR PTO PAYOUT**

DATE: NOVEMBER 17, 2026

Introduction:

The Executive Director's employment agreement allows unlimited vacation carryover, with the full balance payable at separation. To reduce this growing liability, and on the recommendation of the Port's CPA (attached), the Executive Director is cashing out a portion of accrued vacation, bringing the balance to 200 hours.

The cost is expected to be absorbed within the adopted personnel budget. If needed, staff will bring forward a resolution of transferring appropriations from the Bridge to Administration before the Administration appropriation is exceeded.

Commissioners,

I wanted to provide some perspective on why allowing a payout of accrued PTO above 200 hours is considered a good management and financial practice.

Unused PTO represents a financial obligation for the organization. When large balances are allowed to accumulate indefinitely, that liability continues to grow and can become more costly in the future. Periodically reducing excessive accruals helps manage that obligation in a predictable and responsible way while improving budget certainty.

This practice also helps maintain a reasonable leave balance. While employees should retain enough PTO to support work-life balance and planned absences, very large accruals can become difficult to manage over time. Establishing a threshold and allowing payouts above that level provides a practical way to keep balances within a reasonable range.

There are operational benefits as well. If excessive balances are left unaddressed, employees may eventually need to take extended periods of leave to reduce their accruals. Managing PTO balances through periodic payouts helps avoid potential disruptions and supports continuity in leadership and organizational operations.

Finally, PTO is earned compensation. Providing a mechanism to address balances that exceed an established limit recognizes that earned benefit while ensuring the organization manages its obligations responsibly and transparently.

For these reasons, allowing the payout of PTO hours in excess of 200 can be viewed as a sound financial and personnel management practice. You might consider adding payout language to the executive director contract.

Happy to discuss further.

Sincerely,

Matt Apken, CPA *(he/him)* | Partner

Holiday Office Closure Notice

Please note that Merina+Co will be closed for Thanksgiving and the day after November 26 and 27. Additionally, we will be closed for the winter holidays from Thursday, December 24 through Sunday, January 3. We will resume regular business hours on Monday, January 4.
Wishing you a joyful holiday season!

Additional Out of Office:
November 11 Veteran's Day holiday
November 15 - 22 at a conference
December 4 - 13 vacation



Focused on Your Wants and Understanding Your Needs

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503.723.0300 | m: 801.602.3677 | mapken@merina.com
www.merina.com

PORT COMMISSION REPORT

TO: PORT COMMISSION

FROM: GENEVIEVE SCHOLL, DEPUTY EXECUTIVE DIRECTOR

SUBJECT: **GOVERNMENT COVE NON-MOTORIZED BOATING SWOT ANALYSIS**

DATE: NOVEMBER 17, 2026

Introduction:

This summer, the Commission approved an exclusive Concession Agreement to Pedal Paddle Hood River (PPHR) for the temporary operation of a kayaking guide and rental service located at the end of Cramblett Way, with Government Cove launching from the shoreline. As part of that Agreement, PPHR's Todd Anderson has performed an analysis of the location's Strengths, Weaknesses, Opportunities, and Threats for non-motorized boating. Todd will be at the meeting to present his findings and recommendations for the Commission and answer any questions.

RECOMMENDATION: Informational.

2026 SEASON REVIEW / NOVEMBER 17, 2026

Government Cove

A successful first season.
Opportunities ahead.

2026 paddlesports assessment & recommendations

Pedal & Paddle Cascade Locks



The paddling experience works

Scenery, wildlife, and protected water are the strongest assets.

- Protected conditions supported guided outings on most operating days.
- Visitors repeatedly highlighted scenery and wildlife.
- Beginner-friendly experiences are possible with appropriate guidance.



VISITOR COMMENT

“It’s like paddling in a wildlife sanctuary.”

OPERATIONAL REALITY

Excellent water. Difficult access.

Before-and-after launch photos will show what modest work can accomplish.





400–450 FT
Approx. equipment carry

20–30 FT
Approx. vertical drop

KEY ISSUE
Identifying and improving launches

OPERATIONAL REALITY

Launch Capacity Limitations

In order to expand capacity the Port must develop launches.

- Current beach launch sites create bottlenecks during peak group arrivals.
- Limited space at access points makes it difficult to stage equipment and move people efficiently.
- Expanding operational volume requires dedicated, improved launch infrastructure.



PRIMARY REQUIREMENT

“Launch development is critical to unlock future growth.”

Milfoil changes the experience after mid-August

The major late-season problem needs a management response.

- Severe growth observed from around August 15 onward.
- Paddling becomes slow and physically difficult.
- Dense vegetation raises potential capsize, entanglement, and rescue concerns.



VISITOR DESCRIPTION

“It feels like paddling on shag carpet.”

Test a targeted milfoil management plan

A limited navigable corridor may be more realistic than treating the entire cove.

PILOT CONCEPT

Explore a ~20-foot-wide paddling corridor.

- Evaluate permitted mechanical cutting / harvesting.
- Assess herbicide options, costs, and ecological effects.
- Coordinate with the Port and relevant agencies before field work.

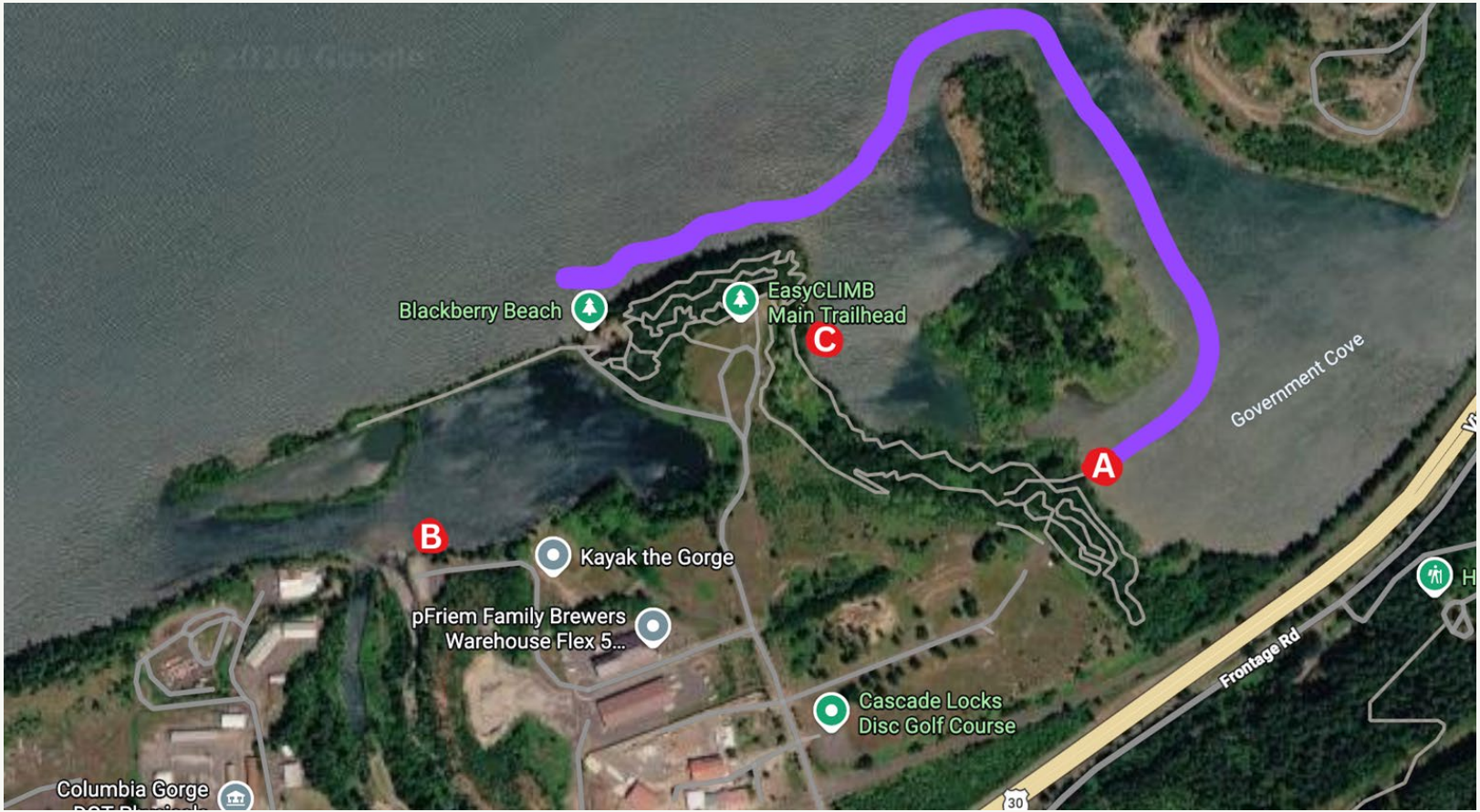


Kayakers, hikers and cyclists can coexist

The main challenge is managing movement at access and staging points.

- Keep trail connections and shoreline routes open to the public.
- Brief groups away from busy paths.
- Create designated areas for boats and equipment.
- Limit the number of commercial outfitters at each launch site to prevent overcrowding, maintain safe access, and preserve a quality experience for all users.




Blackberry Beach
EasyCLIMB
Main Trailhead
C
Government Cove
A
B
Kayak the Gorge
pFriem Family Brewers
Warehouse Flex 5...
Cascade Locks
Disc Golf Course
Frontage Rd
Columbia Gorge
30

Three possible watercraft launches

Each location offers a different balance of scenery, access, and capacity.

GOVERNMENT COVE - (A)

Protected, scenic experience. Long and steep equipment carry.

Great area for our concession with our current kayak storage rack to alleviate distance.

HERMAN CREEK - (B)

Potentially easier launch access. Parking lot established against water edge.

Needs: Graded Trail or investment in ramp, gangway, and floating dock.

MIDDLE COVE - (C)

Good Parking, medium walk, better land to water transition for launching.

Bike skills area has been established, conflict possible.

Recreation attracts and retains visitors.

Guided paddling attracts visitors, supports local businesses, and strengthens Cascade Locks as an outdoor recreation destination.

OUTDOOR ACTIVITIES

Kayaking • hiking • biking • fishing

→

VISITORS

Activities encourage longer visits and repeat trips.

→

LOCAL BUSINESSES

Meals • lodging • retail

2026 CUSTOMER REACH

~530 Guided Kayak Participants



Outdoor recreation brings visitors, supports local businesses, and strengthens the regional economy.

The RV park needs experiences—not only campsites

An integrated outdoor recreation destination can help visitors stay longer.

A place to stay + a reason to visit

KAYAKING

Water access and guided outings

HIKING

Easy connection to existing trails

MOUNTAIN BIKING

Access to the trail network

FISHING

Waterfront recreation options



SWOT: Preserve the strengths. Manage the limits.

A simple summary of what the Port asked us to assess.

STRENGTHS

Protected, scenic paddling
Exceptional wildlife encounters
Beginner-friendly guided recreation

WEAKNESSES

Long equipment carry
Steep launch access
Limited staging

OPPORTUNITIES

Targeted launch improvements
Seasonal vegetation management
RV park and tourism integration

THREATS

Late-season milfoil
Wind and changing conditions
Overcrowding / habitat impact

Four practical priorities for 2027

Start with demonstrated needs and coordinate before expanding.

01 IMPROVE LAUNCH ACCESS

Stabilize the steepest route and clarify staging.

02 MANAGE SEASONAL MILFOIL

Evaluate a permitted, targeted pilot.

03 COORDINATE COMMERCIAL USE

Keep two operators as the near-term baseline; study separate space before adding another.

04 PLAN FOR FUTURE DEMAND

Integrate paddlesports into broader waterfront and RV park planning.

Protect the experience. Improve the access. Grow responsibly.

Thank you Port of Cascade Locks for the opportunity!






WERNER






perception





PORT COMMISSION REPORT

TO: PORT COMMISSION

FROM: GENEVIEVE SCHOLL, DEPUTY EXECUTIVE DIRECTOR

SUBJECT: **ROUND 3 ECONOMIC DEVELOPMENT GRANT PROGRAM UPDATE**

DATE: NOVEMBER 17, 2026

Introduction:

The application deadline for Round 3 of the Port's Economic Development Grant program closed on October 31 and the Port received 12 applications. MCEDD staff has completed their technical review, with 9 applications having various missing attachments. Staff is reaching out to those applicants to get those missing attachments sent on to MCEDD as soon as possible. In the meantime, MCEDD will conduct their scoring of each application based on the scoring criteria and rubric set by the Commission earlier this year. The Commission will receive their summary report in December and will vote on approvals during the regular meeting on December 15. This year's applicants are:

Gorgeous Green LLC, for NUGZ Farm Facility Expansion & Infrastructure Modernization Project (Large Grant)

JettyLight LLC, for Sternwheeler Visitor Ticketing and Onboard Service Modernization (Small Grant)

Green Heart Herbal Company, for Flow Master: Elevating Manufacturing Capacity Through Automation (Small Grant)

Buddy's Barcade LLC, for Buddy's Kitchen Expansion and Marketing (Small Grant)

Native Cider LLC, for Son of Man Hospitality Infrastructure Project (Large Grant)

laxmishambhu llc (dba Columbia Market), for Painting and seating area (Large Grant)

Brigham Fish Products Inc., for Outdoor Dining Enhancement (Large Grant)

Trails Diverged, for Cascade Locks Winter Festival (Small Grant)

Cascade Locks Volunteer Emergency Services Association, for Rescue Equipment (Large Grant)

Snake River Lands LLC (dba Whiskey Flats), for Whiskey Flats Parking Lot and Building Update (Large Grant)

A total of $356,104 is requested of the $150,000 available grant funding. All together, applications have pledged $117,111 in match for a total cost of all the proposed projects of $473,215.

RECOMMENDATION: Informational.

PORT COMMISSION REPORT

TO: PORT COMMISSION

FROM: GENEVIEVE SCHOLL, DEPUTY EXECUTIVE DIRECTOR

SUBJECT: **MAIN STREET CASCADE LOCKS GRANT AGREEMENT CHANGE REQUEST**

DATE: NOVEMBER 17, 2026

Introduction:

During the Round 2 (FY 25-26) of the Port's Economic Development Grant Program, the Port awarded nonprofit Main Street Cascade Locks a grant in the amount of $10,000 (with a 24% match of $3,225) for the October 2026 Bridge of the Gods Downtown Centennial Celebration, to create and promote a month-long series of events and celebratory activities in Cascade Locks centered around the October 2026 centennial anniversary of the Bridge of the Gods. Specifically, this portion of the project supports related marketing and promotional expenses.

The attached letter from Main Street requests an Amendment to their Grant Agreement to allow line item changes to their grant budget. A spreadsheet of their revenue and expenditures to date is also attached.

RECOMMENDATION:

Approve Main Street Cascade Locks' request for an Amendment to their Grant Contract and authorize to allow requested line item changes to the grant budget and authorize Executive Director to sign the Amendment No. 1 to the Agreement.

November 7, 2026

jeremiah Blue, Executive Director
Genevieve Scholl, Deputy Executive Director
Port of Cascade Locks
427 Portage Rd
Cascade Locks, OR 97014

Re: **Request for Approval of Change in Community Fund Grant Project Contract**

Dear Jeremiah and Genevieve,

I'm preparing to submit a request to MCEDD for disbursement of the outstanding $5000 Main Street Cascade Locks (MSCL) was awarded to support the production of our October 2026 Bridge of the Gods Downtown Centennial Celebration.

The project budget underwent a number of changes since this grant was awarded in January. The specific changes effecting the disbursement of our award balance per MCEDD and their causes are outlined below:

Item	Budgeted	Actual	Change
Exhibit Guide	2500.00	395.27	(2104.73)[1]
Celebration Guide	2500.00	2279.00	(221.00)[2]
Posters/Flyers/Rackcards	2225.00	2217.37	(7.63)[3]
Streetlight Banners	3000.00	0.00	(3000.00)[4]
Other Signage	0.00	8014.26	8014.26[4]
Opening Day Media Event	3000	1073.98	(1926.02)[6]
TOTAL	**$13,225.00**	**$13,979.88**	**+754.88**

[1] *Result of design/printing of exhibit postcards rather than brochures*
[2] *Result of minor reduction in the number of celebration guides printed*
[3] *Result of minor reduction in the number of flyers printed*
[4] *Result of City rejection of request to install banner-hanging hardware on streetlight posts*
[5] *Result of replacingstreetlight banners with replica bridge, photo mural and other promotional signage*
[6] *Result of in-kind donation of opening day media event reception space rental, set up, beverage & clean up costs*

MCEDD cannot release the full amount of our Community Fund grant unless the Port first approves changing our contract to reflect the actual rather than originally projected costs of these items.

I am writing now to formally request your consideration of approving this change in our contract. If you have any questions or need additional information of any kind, please let me know.

Sincerely,

Lauryl Nagode, President

MSCL BRIDGE OF THE GODS DOWNTOWN CENTENNIAL CELEBRATION

PROJECT REVENUES & EXPENDITURES AS OF 11/07/26

			DATE	TO/FROM	ITEM	AMOUNT
R	G	EXHIBIT	12/03/25	Roundhouse Foundation	Exhibit	$5,000.00
R	G	GENERAL	10/02/26	Union Pacific	General	$12,500.00
R	G	MKTG	02/26/26	Port of Cascade Locks	Marketing	$500.00
TOTAL REVENUE TO DATE						**$18,000.00**

X	ADMIN	FEES	12/03/25	BOTG100 fund	Project administration	-$500.00
X	ADMIN	FEES	10/02/26	BOTG100 fund	Project administration	-$1,250.00
X	ADMIN	FEES	02/26/26	BOTG100 fund	Project administration	-$500.00
					TOTAL ADMIN	***-$2,250.00***
X	CCVC	SPACE RENTAL	06/18/26	Bike the Gorge	Rent/utilities (6 months)	-$1,500.00
X	CCVC	SUPPLIES	09/26/26	Amazon	Display containers	-$100.85
X	CCVC	CONTRACT SVCS	10/16/26	Rob Peterson	Staffing (10/1-10/16 @ 3 days/wk)	-$1,000.00
X	CCVC	CONTRACT SVCS	10/19/26	Rob Peterson	Staffing (10/16-10/31 @ 3 days/wk)	-$1,000.00
					TOTAL CCVC	***-$1,600.85***
X	EXH	DIVIDERS	09/23/26	Amazon	8P room dividers x5	-$689.94
X	EXH	PANEL	10/07/26	Minuteman	Printing (replacement title panel)	-$143.00
X	EXH	PANELS	09/16/26	Minuteman Press	Printing (deposit)	-$681.50
X	EXH	PANELS	10/04/26	Minuteman Press	Printing	-$989.50
X	EXH	SOUND EQUIP	09/17/26	Amazon	Speakers, MP3 players	-$141.33
X	EXH	CONTRACT SVCS	10/04/26	Jordan Wiener	Panel del/divider assembly/setup	-$800.00
X	EXH	CONTRACT SVCS	10/16/26	Jordan Wiener	Delivery (replacement title panel)	-$175.00
X	EXH	CONTRACT SVCS	11/04/26	Jordan Wiener	Panel/divider relocation	-$238.00
					TOTAL EXH	***-$2,645.27***
X	MKTG	TABLING	09/13/26	Amazon	Pop-up tent	-$188.82
X	MKTG	BROCHURE	10/04/26	Minuteman Press	Printing	-$1,279.00
X	MKTG	POSTCARD	10/05/26	Vistaprint	Exhibit	-$145.27
X	MKTG	RACKCARDS	02/09/26	Pacific Crest Imprint	Rackcard printing	-$441.50
X	MTKG	RACKCARDS	03/16/26	Pacific Crest Imprint	Rackcard printing	-$441.50
X	MTKG	RACKCARDS	08/24/26	Jordan Wiener	Rackcard distribution	-$584.37
X	MTKG	SOCIAL MEDIA	08/28/26	Squarespace	Domain registration (botg100.com)	-$14.00
X	MKTG	SOCIAL MEDIA	09/03/26	Amazon	Promo video props	-$39.99
X	MKTG	SOCIAL MEDIA	09/21/26	ELN	Promo video props	-$159.62
X	MKTG	SUPPLIES	09/14/26	Amazon	Trolls (300ct)	-$89.95
X	MKTG	SUPPLIES	09/30/26	Amazon	Trolls (300ct)	-$89.95
X	MKTG	SUPPLIES	10/19/26	Amazon	Trolls (300ct)	-$89.95
X	MKTG	CONTRACT SVCS	10/04/26	Jordan Wiener	Staffing (booth @ POCL event)	-$170.00
X	MKTG	CONTRACT SVCS	11/01/26	Brushfire Studios	Poster, rackcard, brochure design	-$2,000.00
					TOTAL MKTG	***-$3,733.92***
X	OPENING	CATERING	10/02/26	Bridgeside Restaurant	Cake, champagne, sparkling cider	-$671.00
X	OPENING	DECORATIONS	09/23/26	Amazon	Reception decorations	-$181.94
X	OPENING	DECORATIONS	09/24/26	Amazon	Reception decorations	-$36.83
X	OPENING	DECORATIONS	10/04/26	Bloomsbury	Flower arrangement	-$178.21
X	OPENING	TRAVEL	10/01/26	POCL	Bridge toll	-$3.00
X	OPENING	TRAVEL	10/01/26	POCL	Bridge toll	-$3.00
					TOTAL OPENING	***-$1,073.98***
X	REWARDS	MATERIALS	10/04/26	Janice Crane	Phonebooth installation materials	-$400.00
X	REWARDS	MERCH	09/14/26	Amazon	Wooden tokens	-$135.89
X	REWARDS	MERCH	09/14/26	Amazon	Tee shirts	-$101.02
X	REWARDS	MERCH	09/14/26	Amazon	Beanies	-$95.03
X	REWARDS	MERCH	09/14/26	Amazon	Round stickers	-$467.97
X	REWARDS	MERCH	09/14/26	Amazon	Hoodies	-$467.41
X	REWARDS	MERCH	09/23/26	Amazon	Troll hunter pins	-$174.98
X	REWARDS	MERCH	09/24/26	Vistaprint	Postcards & stickers	-$531.33
X	REWARDS	MERCH	09/24/26	Vistaprint	Stickers	-$63.98
					TOTAL REWARDS PROGRAM	***-$2,437.61***
X	SIGNAGE	BANNERS	09/28/26	Pacific Crest Imprint	CVCC/firestation/exhibit	-$535.00
X	SIGNAGE	EQUIPMENT	10/01/26	Ace Hardware	Banner grommet tools	-$28.71
X	SIGNAGE	PRINTING	09/05/26	Pacific Crest Imprint	Materials (4x8 aluminum sheet)	-$745.00
X	SIGNAGE	PRINTING	09/15/26	Power Graphics	Toll station photo murals (4)	-$963.07
X	SIGNAGE	PRINTING	09/16/26	Amazon	Business window stickers	-$103.96
X	SIGNAGE	PRINTING	09/16/26	Pacific Crest Imprint	Materials (cost increase)	-$210.00
X	SIGNAGE	PRINTING	09/21/26	Power Graphics	Printing toll murals/bridge sign	-$677.52
X	SIGNAGE	PRINTING	10/23/26	City of Cascade Locks	Permit fee (firestation banner)	-$331.00
X	SIGNAGE	FEES	09/03/26	Norm Bourque	Commission on sponsorship sale	-$720.00
X	SIGNAGE	FEES	10/16/26	David Oliver	Consultation	-$100.00
X	SIGNAGE	FEES	10/23/26	Farm Grass Table	Net loss on return of sponsorship fee	-$100.00
X	SIGNAGE	FEES	09/21/26	David Oliver	Consultation	-$500.00
X	SIGNAGE	CONTRACT SVCS	11/05/26	Brushfire Studio	Banner & mural designs (X8)	-$3,000.00
					TOTAL SIGNAGE	***-$8,014.26***
TOTAL EXPENDITURES TO DATE						**-$21,755.89**
CURRENT FUND BALANCE						**-$3,755.89**

HIGHLIGHTED ITEMS ELIGIBLE FOR POCL GRANT FUNDING AS CONTRACTED WITH MCEDD

		EXHIBIT GUIDE	10/05/26	Vistaprint	Exhibit	-$145.27
			11/01/26	Brushfire Studio	Design	-$250.00
					TOTAL EXHIBIT	***-$395.27***
		CELEBRATION GUIDE	10/04/26	Minuteman Press	Printing	-$1,279.00
			11/01/26	Brushfire Studio	Design	-$1,000.00
					TOTAL CELEBRATION GUIDE	***-$2,279.00***
		POSTERS/FLYERS/RCDS	02/09/26	Pacific Crest Imprint	Rackcard printing	-$441.50

			03/16/26	Pacific Crest Imprint	Rackcard printing	-$441.50
			08/24/26	Jordan Wiener	Rackcard distribution	-$584.37
			11/01/26	Brushfire Studio	Design	-$750.00
					TOTAL POSTERS/FLYERS/RACKCARDS	***-$2,217.37***
		BANNERS	09/28/26	Pacific Crest Imprint	CVCC/firestation/exhibit	-$535.00
			10/01/26	Ace Hardware	Banner grommet tools	-$28.71
			09/05/26	Pacific Crest Imprint	Materials (4x8 aluminum sheet)	-$745.00
			09/15/26	Power Graphics	Toll station photo murals (4)	-$963.07
			09/16/26	Amazon	Business window stickers	-$103.96
			09/16/26	Pacific Crest Imprint	Materials (cost increase)	-$210.00
			09/21/26	Power Graphics	Printing toll murals/bridge sign	-$677.52
			10/23/26	City of Cascade Locks	Permit fee (firestation banner)	-$331.00
			09/03/26	Norm Bourque	Commission on sponsorship sale	-$720.00
			10/16/26	David Oliver	Consultation	-$100.00
			10/23/26	Farm Grass Table	Net loss on return of sponsorship fee	-$100.00
			09/21/26	David Oliver	Consultation	-$500.00
			11/05/26	Brushfire Studio	Banner/mural designs (x8)	-$3,000.00
					TOTAL BANNERS	***-$8,014.26***
		OPENING DAY	10/02/26	Bridgeside Restaurant	Cake, champagne, sparkling cider	-$671.00
			09/23/26	Amazon	Reception decorations	-$181.94
			09/24/26	Amazon	Reception decorations	-$36.83
			10/04/26	Bloomsbury	Flower arrangement	-$178.21
			10/01/26	POCL	Bridge toll	-$3.00
			10/01/26	POCL	Bridge toll	-$3.00
					TOTAL OPENING DAY MEDIA EVENT	***-$1,073.98***
TOTAL ELIGIBLE FOR POCL FUNDING						**-$13,979.88**

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PORT OF CASCADE LOCKS
Economic Development Program Grant Agreement
(Small Grants Program)

THIS AGREEMENT ("Agreement") is made and entered into by and between the Port of Cascade Locks, hereinafter referred to as "Port" and the **Main Streete Cascade Locks**, hereinafter referred to as the "Grantee".

Port Grant Number: **2026-5**

Project Title: **OCTOBER 2026 BRIDGE OF THE GODS DOWNTOWN CENTENNIAL CELEBRATION**

Project Description: This project aims to create and promote a month-long series of events and celebratory activities in Cascade Locks centered around the October 2026 centennial anniversary of the Bridge of the Gods. Specifically, this portion of the project supports related marketing and promotional expenses.

Grant Amount:	$10,000.00	(76%)
Grantee Match Participation:	$3,225.00	(24%)
Total Project Cost:	$13,225.00	

1. Use of Grant Funds. All grant funds are awarded by the Port only for the Project described in this Agreement, and the Project Scope and Budget included as Attachment B.

2. Initial Grant. The Port will provide 50% of the Grant Amount to Grantee upon the Port's execution of this Agreement.

3. Reimbursements. The Port will provide the Grant Amount to the Grantee on a reimbursement basis as set forth in this Agreement.
   a. To request reimbursement, Grantee shall email ami@mcedd.org.
   b. The request for reimbursement shall include documentation of all project expenses plus documentation confirming project invoices have been paid.
   c. The request must also include documentation for all match expenses, as eligible under the rules, policies, and guidelines for the Economic Development Grant Program, which may be found here.
   d. Grantee may request reimbursement as often as monthly for approved costs accrued from the date of Agreement signing to the date of the Reimbursement Request. Once the first payment is made, Grantee must request reimbursement at least every three months.

4. Progress Reports**.** Grantee shall report to the Port regarding the status and progress of the project every six months from the date of award until project completion. Progress Reports shall be emailed to allan@mcedd.org.

5. Final Report. Grantee must submit a Final Report, a Final Reimbursement Request and digital pictures of the completed Project to the Port within 30 days of the Project Completion Date, emailed to allan@mcedd.org. The Port may, at its sole discretion, conduct appropriate inspections of the Project within a reasonable time following submission of the Final Report. Grantee shall assist the Port and cooperate fully to the satisfaction of the Port with all inspections.

6. Agreement Period: The effective date of this Agreement is the date on which it is fully executed by both parties. Unless otherwise terminated or extended, Grantee shall complete the Project by **December**

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31, 2026 This Agreement shall expire on the date final reimbursement payment is made by the Port to Grantee. No grant funds shall be available for any expenditures after the Project Completion Date. Grantee may terminate this Agreement at any time by returning to the Port all Grant Funds made to Grantee.

7. Publicity. Grantee shall make every effort to acknowledge and publicize POCL's participation and assistance with the Project. Grantee agrees to place a sign(s) at the Project location acknowledging Port support. Grantee also agrees to maintain the signs throughout the useful life of the Project.

Agreement Documents: Included as part of this Agreement are:
Attachment A: Standard Terms and Conditions
Attachment B: Project Scope and Budget
Attachment C: Insurance Requirements

Contact Information: A change in the contact information for either party is effective upon providing notice to the other party:

THE **PARTIES,** by execution of this Agreement, hereby acknowledge that each Party has read this Agreement, understands it, and agrees to be bound by its terms and conditions.

GRANTEE

Elyzabeth Laurel Nagode, Board President

Signature: Elyzabeth Nagode F9DFA9403761425...

Date: 1/22/2026

Main St Cascade Locks
PO Box 174
Cascade Locks, OR 97014

Email: mainstreetcascadelocks@gmail.com

Phone: (971) 208-5598

PORT OF CASCADE LOCKS

Jeremiah Blue, Executive Director

Signature: Jeremiah Blue BC988CD25C394BF...

Date: 1/22/2026

PO Box 307 / 427 NW Portage Road
Cascade Locks, OR 97014

Email: jblue@portofcascadelocks.gov

Phone: (541) 374-2401

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Attachment A - Standard Terms and Conditions

Compliance with Law: Grantee shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to the Agreement or to implementation of the Project.

Insurance and Workers Compensation Laws: All employers, including Grantee, that employ subject workers who provide services in the State of Oregon shall comply with ORS.656.017 and provide the required Worker's Compensation coverage, unless such employers are exempt under ORS 656.126. Employer's liability insurance with coverage limits of not less than $500,000 must be included. Unless otherwise agreed to by the Port, Grantee shall ensure that it and each of its subgrantee(s), contractor(s), and subcontractor(s) complies with the insurance requirements provided in Attachment C.

Amendments: This Agreement may be amended only by a written amendment to the Agreement, executed by the parties.

Expenditure Records: Grantee shall document, maintain and submit records to the Port for all Project expenses in accordance with generally accepted accounting principles, and in sufficient detail to permit the Port to verify how Grant Funds were expended. These records shall be retained by the Grantee for at least six years after the Agreement terminates. If there are unresolved audit questions at the end of the six-year period, Grantee shall retain the records until the questions are resolved. The Grantee agrees to allow the Port, and any of its duly authorized representatives, access to all records related to this Agreement for audit and inspection and monitoring purposes. Such access will be during normal business hours, or by appointment.

Repayment: In the event that the Grantee spends Grant Funds in any way prohibited by this Agreement or by state or federal law, or for any purpose other than the completion of the Project, the Grantee shall reimburse the Port for all such unlawfully or improperly expended funds. Such payment shall be made within 15 days of demand by the Port.

Governing Law/Venue: The laws of the State of Oregon (without giving effect to its conflicts of law principles) govern all matters arising out of or relating to this Agreement, including, without limitation, its validity, interpretation, construction, performance, and enforcement. Any party bringing a legal action or proceeding against any other party arising out of or relating to this Agreement shall bring the legal action or proceeding in the Circuit Court of the State of Oregon for Hood River County. Each party hereby consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum. In no event shall this section be construed as a waiver by the Port of any form of defense or immunity from any claim.

Entire Agreement: This Agreement constitutes the entire Agreement between the parties. No waiver, consent, modification or change of terms of this Agreement shall bind either party unless in writing and signed by both parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, Agreements, or representations, oral or written, not specified herein regarding this Agreement. The Grantee, by signature of its authorized representative on the Agreement, acknowledges that the Grantee has read this Agreement, understands it, and agrees to be bound by its terms and conditions.

Notices: Except as otherwise expressly provided in this Agreement, any communications between the parties hereto or notices to be given hereunder shall be given in writing by personal delivery, email, or mailing the same, postage prepaid, to Grantee contact or the Port contact at the address or email address set forth in this Agreement. Any communication by email shall be deemed to be given when the Grantee of the email acknowledges receipt of the email. Any communication or notice mailed shall be deemed to be given when received, or five days after mailing.

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Counterparts: This agreement may be executed in two or more counterparts (by email or otherwise), each of which is an original and all of which together are deemed one agreement binding on all parties, notwithstanding that all parties are not signatories to the same counterpart.

Severability: If any term or provision of this agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular term or provision held to be invalid.

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Attachment B: Project Scope and Budget for Main Street Cascade Locks

Project Scope: This project aims to create and promote a month-long series of events and celebratory activities in Cascade Locks centered around the October 2026 centennial anniversary of the Bridge of the Gods. Specifically, this portion of the project supports related marketing and promotional expenses.

Budget Summary:

Grant Funds/Maximum Reimbursement	$10,000.00 (76%)
Grantee Match Participation	$ 3,225.00 (24%)
Total Project Cost	**$13,225.00**

Project Budget:

Expense Item	Cost or Valuation
Marketing/ Promotion	
Exhibit guide	$2,500.00
Celebration guide	$2,500.00
Posters/flyers/rack cards	$2,225.00
Streetlight banners	$3,000.00
Opening day media event	$3,000.00
Total Project Cost	**$13,225.00**

Source of Match:

Source	Amount
Other Grants	$3,225.00
Total Match	**$3,225.00**

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Attachment C: Insurance Requirements

TYPES AND AMOUNTS.

i. **WORKERS COMPENSATION.** Insurance in compliance with ORS 656.017, which requires all employers that employ subject workers, as defined in ORS 656.027, to provide workers' compensation coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2). Employers liability insurance with coverage limits of not less than $500,000 must be included.

ii. **COMMERCIAL GENERAL LIABILITY.**
Commercial General Liability Insurance covering bodily injury, death, and property damage in a form and with coverages that are satisfactory to the Port. This insurance shall include personal injury liability, products and completed operations. Coverage shall be written on an occurrence form basis, with not less than the following coverage amounts:
Bodily Injury, Death and Property Damage:
$1,000,000 per occurrence (for all claimants for claims arising out of a single accident or occurrence).

ADDITIONAL INSURED. The Commercial General Liability Insurance must include the Port, its officers, employees and agents as Additional Insureds but only with respect to the activities to be performed under the Agreement. Coverage must be primary and non- contributory with any other insurance and self-insurance.

NOTICE OF CANCELLATION OR CHANGE. The Grantee or its insurer must provide 30 days' written notice to the Port before cancellation of, material change to, potential exhaustion of aggregate limits of, or non-renewal of the required insurance coverage(s).

CERTIFICATE(S) OF INSURANCE. Grantee shall obtain from the contractor a certificate(s) of insurance for all required insurance before the Grantee performs under the Agreement. The certificate(s) or an attached endorsement must specify all entities and individuals who are endorsed on the policy as Additional Insured.

PORT COMMISSION REPORT

TO: PORT COMMISSION

FROM: GENEVIEVE SCHOLL, DEPUTY EXECUTIVE DIRECTOR

SUBJECT: **SON OF MAN FINAL GRANT REPORT (ROUND 2 GRANT)**

DATE: NOVEMBER 17, 2026

Introduction:

In Round 2 of the Port's Economic Development Grant Program, the Port awarded Native Cider, dba Son of Man, a grant in the amount of $43,433.29 (with a 20% match of $10,858.70) for their Son of Man Growth and Infrastructure Investment project. The project aimed to *"Expand cider production capacity by purchasing and installing additional fermentation tanks. Supporting costs include mechanical contracting, fruit to conduct the initial production activities necessary to test, calibrate, and validate the expanded fermentation capacity of the newly installed tanks, ensuring that the equipment operates properly, achieves the intended production volumes, and produces product that meets quality and safety standards, and marketing efforts to ensure the increased supply reaches customers."*

The project is complete, and MCEDD received their final grant report on October 29 and has approved it for completeness and compliance with the Grant Agreement.

Jasper and Ella will attend the meeting to present their final report, share photos and answer questions from the Commission.

RECOMMENDATION:

Approve Native Cider LLC, dba Son of Man's final grant report for their FY2025-26 Grant Agreement.

Port of Cascade Locks Economic Development Grant Program

Final Grant Report

Name of Grantee: Son of Man Cider

Name of Project: Son of Man Growth and Infrastructure Investment

Grant Amount Awarded: $43,433.29

1. Was your project completed successfully? If no, what are the barriers to completion?

   The project was completed on time with no significant barriers or delays to successful completion.

2. Did you experience any unforeseen challenges or delays? If yes, please describe.

   We did not experience any unforeseen challenges or delays.

3. How has the project helped your business/ organization?

   The grant funding was successful deployed to help grow our production capacity. The costs of growth is significant, so leveraging the grant funding to reduce that burden was extremely impactful. We have been able to hire a full time sales person and ran an extremely successful sponsorship of the Portland Pickles, increasing our businesses visibility and sales.

4. How has the project helped the community of Cascade Locks?

   The grant funding helped a local business grow and increased our market exposure. We have sold out multiple 100+ person events since our Pickles' sponsorship - those events lead people to visit Cascade Locks, recreate, stay overnight and spend money in town.

5. How has your project helped the Port in its work to achieve the goals and objectives of its 2024-29 Strategic Business Plan?

   The grant funding has helped solidify Cascade Locks as a haven for craft beverage production in the Gorge. Continued growth of the sector is vital in increasing the public awareness of the city as a place to visit, spend money and enjoy the product made in town.

6. Has your project created any new jobs? If so, how many?

   As a result of the grant funding we were able to create a full time sales role. The high cost of growth had historically meant we could either reinvest in scaling our production, or invest in human capital, but not both simultaneously. The grant funding alleviated that burden, allowing us to growth our business and hire a full time sales person to continue to grow our sales.

7. How have you publicly acknowledged the funding support from the Port?

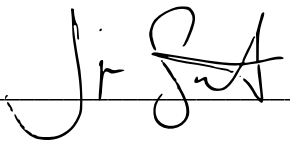
Yes, we have been champions of the Port's mission and support publicly. We have highlighted the work of the Port to the media, the general public and other businesses, encouraging them to consider Cascade Locks as a place to establish their operations.

8. What's next? Tell us about your future plans and how this project will help you get there.

With the full time sales person now in the market 5 days a week, we are working to continue to scale our production. This year, because of the grant funding, we are finally producing enough to purchase printed cans which will improve our margin during a volatile time of inflation.

The grant funding also allowed us to sponsor the Portland Pickles in 2026 and test the efficacy of spending marketing dollars that way. The partnership was a huge success and we are planning to renew our sponsorship for another season in 2027.

Submitted By: Jasper Smith Co-Founder
Name, Title

Signature:  Date: 10/29/26

Please submit photos of the project along with this report for use in sharing with the Port of Cascade Locks Commission.

SON OF MAN

PORT OF CASCADE LOCKS ECONOMIC DEVELOPMENT GRANT PROGRAM

FINAL GRANT REPORT PHOTOS

NEW TANKS TO EXPAND PRODUCTION AT RIGHT

TABLE SETTING FOR MEDIA LUNCH ORGANIZED BY EARLY BIRD COMMUNICATIONS BELOW





OREGON GROWN CIDER APPLES TO FILL THE TANKS WITH JUICE, GROWING OUR PRODUCTION BY 27% IN A SINGLE YEAR





SON OF MAN FOUNDERS JASPER SMITH AND ELLA MCCALLION PRESSING APPLES AT RIGHT. NEW HIRE CLAIRE VANDER HEIDE PICTURED HELPING WITH HARVEST BELOW.



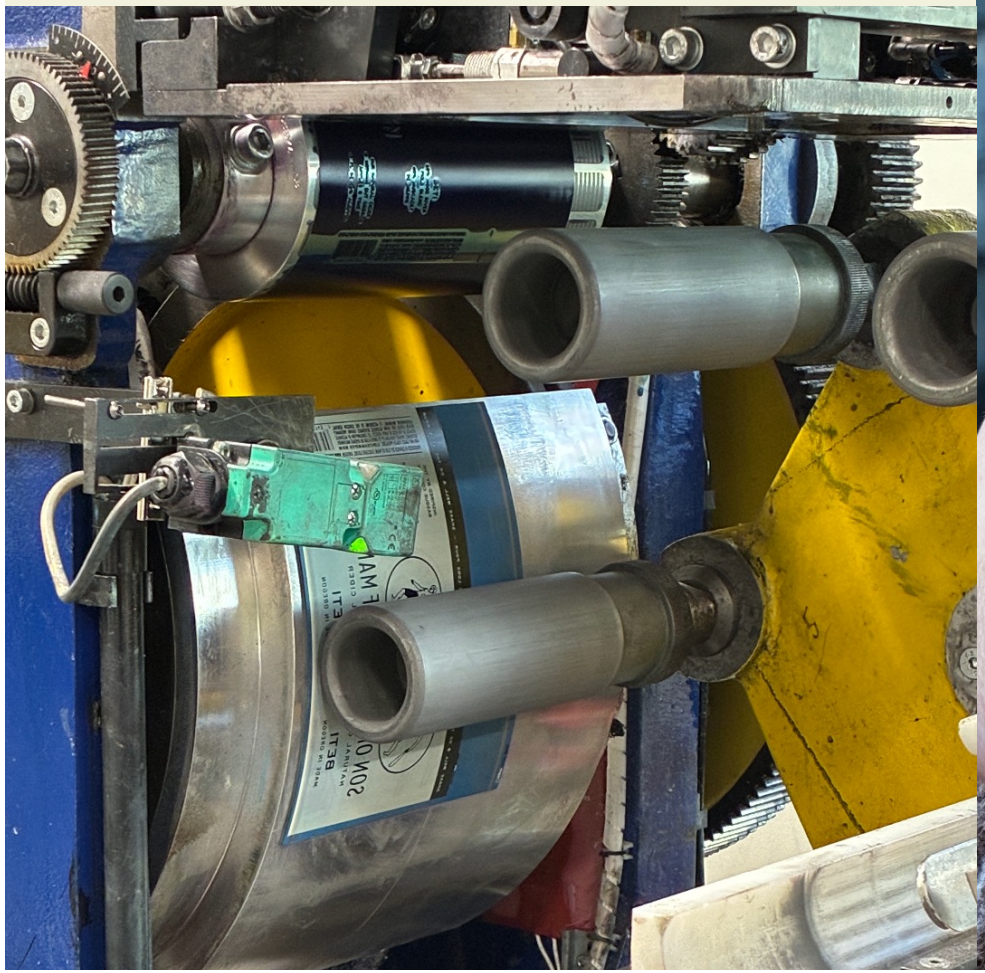








PRODUCTION GROWTH HAS ALLOWED US TO PURCHASE MORE AFFORDABLE OFFSET PRINTED CANS WHICH HAVE PREVIOUSLY BEEN OUT OF REACH DUE TO HIGH MINIMUMS. OUR PILOT CAN RUN IS PICTURED HERE.





PORTLAND PICKLES SPONSORSHIP WIDENED OUR AUDIENCE TO NEW CUSTOMERS. WE WERE THE EXCLUSIVE CIDER IN THE BALL PARK, THREW OUT THE FIRST PITCH, AND SOLD A WHOPPING 4,328 LITERS OF CIDER TO FANS





MORE PICKLES PHOTOS!









