



PUBLIC MEETING: Port Commission Meeting

DATE: Tuesday, **May 19, 2026, 6:00 PM**

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

Link to join the meeting virtually: <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*
 - a. Approval of minutes for the March 17 Regular Session, April 14 Special Session, April 14 Budget Committee meeting, and April 21, 2026 Regular Session
 - b. Ratification of bills from April 15 – May 11, 2026 in the amount of \$218,532.65
 - c. Approval of payroll for April 8 through May 6, 2026 in the amount of \$82,235.01
- 3) Open Public Hearing on Approved FY 2026-27 Budget
- 4) Public Comment (Speakers may be limited to three (3) minutes)
- 5) Special Presentations and Reports from Outside Resources, Staff, and Government Officials
 - a. Proposed RV Park Open House Public Input Report – Jeremiah Blue
- 6) Commissioner Comments and Sub-Committee Reports
- 7) Executive Director Report
- 8) Business Action Items
 - a. Close Public Hearing on Approved FY 2026-27 Budget
 - b. Approve Resolution 2026-4 Adopting the FY 2026-27 Budget, Making Appropriations, Imposing Property Taxes for the Year 2026-2027 and Adopting Certain Policies
- 9) Adjourn

IMPORTANT DATES

June 8, 6PM – BOG Centennial Committee Meeting

June 16, 6PM – Port Commission Meeting

** 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.*

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PUBLIC MEETING: Port Commission Meeting

DATE: Tuesday, **March 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 at 6:03 PM
 - a. Pledge of Allegiance
 - b. Roll Call
 - i. President Brad Lorang
 - ii. Vice-President Carrie Klute (via Zoom)
 - iii. Commissioner Nance
 - iv. Commissioner Gann
 - v. Commissioner Dodd
 - 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; Matt Apken, Financial Advisor – Merina+Co
 - vii. Members of the Public – Todd Anderson, Gorge Paddling Center dba Pedal & Paddle Hood River; Chris Matlock, Chad Sperry, Breakaway Promotions (Bridge of the Gods Run); Jason Waicunas, PCTDAYS; iPhone
 - c. Modifications, Additions, and Changes to the Agenda
ED Blue requests that Discussion Items 5a and 5b switch order, so that the Government Cove Kayak Rental Concession Proposal is presented first.
- 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)
MOTION: To approve the Consent Agenda in its entirety as stated.
MOVE: Carrie Klute
SECOND: Albert Nance
VOTE: **Aye:** Brad Lorang, Carrie Klute, Albert Nance, Travis Gann, and Ted Dodd
VIDEO TIMESTAMP: 00:01:05
 - a. Approval of minutes for the February 17, 2026 Commission Meeting
 - b. Ratification of bills in the amount of \$936,920.19
 - c. Approval of payroll for February 19 in the amount of \$35,533.66 and for March 4 in the amount of \$37,567.97
- 3) Public Comment (Speakers may be limited to three (3) minutes)
- 4) Special Presentations and Reports from Outside Resources, Staff, and Government Officials
 - a. Annual Events Update – Jeanetta Blue
 - i. Waicunas presented a wrap-up on PCTDAYS event, highlighting the success and challenges of the 2025 event.
 - ii. Sperry provides an overview of the 2025 Bridge of the Gods Marathon event, highlighting the success of the event, including the sell-out of registration and the positive impact on the community.

5) Discussions

b. Government Cove Kayak Rental Concession Proposal – Todd Anderson

MOTION: To approve this kayak concession for 2026, giving ED Blue the latitude to make the final decisions as to the agreement discussions

MOVE: Ted Dodd

SECOND: Travis Gann

DISCUSSION: Anderson introduced himself to the Commission and requested an approval for a kayak concession adjacent to EasyCLIMB. Commissioners expressed concern regarding Condition C, specifically highlighting that the proposed exclusivity. The Commission called for more stringent requirements for waste management and the placement and maintenance of port-a-potties to ensure the area remains sanitary and well-regulated.

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

VIDEO TIMESTAMP: **01:49:00**

a. Executive Director Review Orientation – Mark Knudson, SDAO

MOTION: To approve SDAO’s proposal for completing the Port Executive Director’s performance evaluation for 2024-25 including adoption of the proposed:

- Evaluation Process & Schedule,
- Evaluation Period of June 1, 2024 through February 28, 2026,
- Evaluation Criteria & Goals,
- Rating Scale, and
- Performance Evaluation Form.

MOVE: Travis Gann

SECOND: Albert Nance

DISCUSSION: Knudson re-introduced himself to the Commission. Knudson reviewed the process for the Executive Director’s performance evaluation and proposed that the evaluation period be from June 1, 2024 to February 28, 2026, noting that going forward, evaluation would start in February and the review would take place in March. The evaluation criteria would include effectiveness of administration, relationship with the Commission, leadership, fiscal management, and customer service.

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

VIDEO TIMESTAMP: **02:27:12**

6) Commissioner Comments and Sub-Committee Reports

Vice-President Klute (remotely) exited the meeting at 9:01 PM

7) Executive Director Report

The Commission discussed potential dates for an open house for the proposed campground and RV park. Tuesday, April 7 was agreed upon.

8) Business Action Items

a. Resolution 2026-2: Oregon Business Development Loan

MOTION: To approve Resolution 2026-2 authorizing a loan from the Special Public Works Fund by entering into a financing contract with the Oregon Infrastructure Finance Authority

MOVE: Ted Dodd

SECOND: Albert Nance

DISCUSSION: ED Blue informed that the Port seeking approval to transition an expiring \$1,888,000 interim loan from 2017 into a long-term direct loan with the Oregon Business Development Department. Resolution 2026-2 authorizes this new financing agreement at a 4.1% annual interest rate to cover the construction costs of the Flex 2 and Flex 4 buildings.

VOTE: **Aye:** Brad Lorang, Albert Nance, Travis Gann, and Ted Dodd

Absent: Carrie Klute

VIDEO TIMESTAMP: **03:03:10**

b. Resolution 2026-3: Grand Ronde Tribe Toll Waiver

MOTION: To approve Resolution 2026-3, authorizing non-revenue bridge passage for the Confederated Tribes of the Grand Ronde Community of Oregon

MOVE: Albert Nance

SECOND: Travis Gann

DISCUSSION: ED Blue stated that the Port is considering expanding its bridge toll exemption policy for the Bridge of the Gods to include the Grand Ronde Tribe. Following a formal request, staff drafted a resolution to grant the same non-revenue crossing privileges to Grand Ronde members and employees currently enjoyed by five other regional tribes.

VOTE: **Aye:** Brad Lorang, Albert Nance, Travis Gann, and Ted Dodd

Absent: Carrie Klute

VIDEO TIMESTAMP: **03:05:10**

9) Adjournment at 9:09 PM

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PUBLIC MEETING: Port Commission Special Meeting

DATE: Tuesday, **April 14, 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) Budget Committee meeting called to order at 6:02 PM
 - a. Pledge of Allegiance
 - i. Roll Call
 - ii. President Lorang
 - iii. Vice-President Klute
 - iv. Commissioner Nance
 - v. Commissioner Gann
 - vi. Commissioner Dodd (via Zoom)
 - b. Members of the Staff and Other Support – Executive Director Jeremiah Blue; Deputy Executive Director Genevieve Scholl; Administrative Specialist Keriane Stocker; Operations Manager Parker Nelson; Matt Apken, Financial Advisor – Merina+Co
 - c. Members of the Public – (via Zoom) iPhone
 - d. Modifications, Additions and Changes to the Agenda
- 2) Business Action Items
 - a. Appoint Budget Committee Members for FY 2026/28 Budget Term

MOTION: Re-appoint George Torres, Shelley Olvera, and Brian Keilty to the budget committee for the term ending December 2028, and to appoint Chris Soborowicz to the budget committee for the term ending December 2028.

MOVE: Travis Gann

SECOND: Carrie Klute

VOTE: **Aye:** Brad Lorang, Carrie Klute, Travis Gann, Ted Dodd, Donna Mohr, George Torres, Shelley Olvera, Brian Keilty, Chris Soborowicz

Absent: George Torres, Shelley Olvera
- 3) Adjourned at 6:05 PM

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PUBLIC MEETING: Port Budget Committee Meeting

DATE: Tuesday, **April 14, 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) Budget Committee meeting called to order at 6:05 PM

a. Pledge of Allegiance

b. Roll Call

The Budget meeting commenced immediately following the adjournment of the Special Meeting. Attendance of Commissioners remained the same.

i. Committee Chair Mohr

ii. Committee Vice-Chair Torres (excused)

iii. Committee Member Olvera (excused)

iv. Committee Member Keilty

v. Committee Member Soborowicz

c. Modifications, Additions and Changes to the Agenda

d. Declarations of Potential Conflicts of Interest

2) Election of Budget Committee Officers

a. Chairperson

MOTION: To approve the raise for those toll collectors whose 3.5% raise would come in under \$1.00, to be an even \$1.00 increase.

MOVE: Carrie Klute

SECOND: George Torres

VOTE: **Aye:** Brad Lorang, Carrie Klute, Travis Gann, Ted Dodd, Donna Mohr, George Torres, Shelley Olvera, Brian Keilty, Chris Soborowicz

3) Absent: Albert Nance

a. Vice-Chairperson

MOTION: To approve the raise for those toll collectors whose 3.5% raise would come in under \$1.00, to be an even \$1.00 increase.

MOVE: Carrie Klute

SECOND: George Torres

VOTE: **Aye:** Brad Lorang, Carrie Klute, Travis Gann, Ted Dodd, Donna Mohr, George Torres, Shelley Olvera, Brian Keilty, Chris Soborowicz

Absent: Albert Nance

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

5) Business Action Items

a. Consider Proposed 26-27 Budget or Set Another Meeting

MOTION: To approve the Port of Cascade Locks Fiscal Year 2026-2027 Budget as included in the packet and increasing bridge wages by \$5,074 and benefits by \$1,593 with the offset going to Unappropriated and Ending Fund Balance.

MOVE: Carrie Klute

SECOND: George Torres

VOTE: **Aye:** Brad Lorang, Carrie Klute, Travis Gann, Ted Dodd, Donna Mohr, George Torres, Shelley Olvera, Brian Keilty, Chris Soborowicz

THESE MINUTES ARE NOT OFFICIAL until approved by the Port Commission.

The approved and signed copy can be requested at the Port Office

6) Adjourned at 6:12 PM



PUBLIC MEETING: Port Budget Committee Meeting

DATE: Tuesday, **April 28, 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) Budget Committee meeting called to order at 6:01 PM
 - a. Pledge of Allegiance
 - b. Roll Call
 - i. President Lorang
 - ii. Vice-President Klute
 - iii. Commissioner Nance (excused)
 - iv. Commissioner Gann
 - v. Commissioner Dodd
 - vi. Committee Chair Mohr
 - vii. Committee Vice-Chair Torres
 - viii. Committee Member Olvera (via Zoom)
 - ix. Committee Member Keilty
 - x. Committee Member Soborowicz
 - xi. Members of the Staff and Other Support – Executive Director Jeremiah Blue; Deputy Executive Director Genevieve Scholl; Administrative Specialist Keriane Stocker; Operations Manager Parker Nelson; Matt Apken, Financial Advisor – Merina+Co
 - xii. Members of the Public – (via Zoom) iPhone
 - c. Modifications, Additions and Changes to the Agenda
 - d. Declarations of Potential Conflicts of Interest
 - i. Vice-Chair Torres declared that he had a potential conflict of interest, as an employee of JettyLight which operates the Sternwheeler.
- 2) Budget Committee Recommended Revisions
 - a. Development Fund Increase \$25,000 to \$50,000 (Experience the Gorge Grant)
 - b. Updates to Debt Services (Flex 5 and 6)
 - c. Revision to Salary Schedule (Maintenance Seasonal Hours from 1500 to 750 hours)

MOTION: To approve the raise for those toll collectors whose 3.5% raise would come in under \$1.00, to be an even \$1.00 increase.

MOVE: Carrie Klute

SECOND: George Torres

DISCUSSION: Apken reviewed the changes that were made to the proposed budget. The Experience Mount Hood Gorge Grant was increased to \$25,000 due to DED Scholl's updated application; the LGGP Grant Expense was increased to \$50,000.

CC Mohr sought clarification on the updated payment structure for Flex 2 and Flex 4. Apken explained that while payments were historically made quarterly, the

finalized agreement with Business Oregon changed the payment structure from quarterly to annual payments.

Apken noted a final correction to the Seasonal Maintenance Worker hours, adjusting the figure from 1,500 to 750. He clarified that the 1,500 hours had been entered in error and the update now accurately reflects the proposed budget.

VOTE:

Aye: Brad Lorang, Carrie Klute, Travis Gann, Ted Dodd, Donna Mohr, George Torres, Shelley Olvera, Brian Keilty, Chris Soborowicz

Absent: Albert Nance

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

4) Business Action Items

a. Consider Proposed 26-27 Budget or Set Another Meeting

MOTION:

To approve the Port of Cascade Locks Fiscal Year 2026-2027 Budget as included in the packet and increasing bridge wages by \$5,074 and benefits by \$1,593 with the offset going to Unappropriated and Ending Fund Balance.

MOVE:

Carrie Klute

SECOND:

George Torres

DISCUSSION:

CM Keilty expressed concern noting that a 3.5% wage increase would amount to less than \$1.00 per hour for certain staff members. The committee subsequently deliberated on this point to evaluate the fairness and effectiveness of the percentage-based adjustment.

VOTE:

Aye: Brad Lorang, Carrie Klute, Travis Gann, Ted Dodd, Donna Mohr, George Torres, Shelley Olvera, Brian Keilty, Chris Soborowicz

Absent: Albert Nance

5) Adjourned at 6:12 PM

PORT OF CASCADE LOCKS

Bills and Payments
April 15-May 11, 2026

Date	Transaction type	Memo/Description	Amount
Staples Business Advantage			
03/28/2026	Bill	Office supplies	109.40
04/17/2026	Bill Payment (Check)		-109.40
05/01/2026	Bill Payment (Check)		-550.54
04/11/2026	Bill	Office supplies	550.54
Onsite Supply House LLC			
04/23/2026	Bill Payment (Check)		-1,206.82
04/01/2026	Bill	Irrigation System Parts	1,206.82
Delta Dental of Oregon			
04/07/2026	Bill	Dental Insurance Premium for May 2026	519.54
04/23/2026	Bill Payment (Check)		-519.54
Mahr Strategies			
08/26/2025	Bill	Lobbyist Services August 2025 missed payment	6,000.00
04/04/2026	Bill	Lobbyist Services March 2026	6,000.00
04/16/2026	Bill Payment (Check)		-12,000.00
04/22/2026	Bill	Reimbursement for dinner expenses, PNWA	162.55
05/06/2026	Bill Payment (Check)		-162.55
Mid-Columbia Economic Development Dist.			
04/23/2026	Bill Payment (Check)		-400.00
04/01/2026	Bill	HRC Econ Group Mgmt Svcs	400.00
Union Pacific Railroad Co			
04/16/2026	Bill Payment (Check)		-14,281.89
04/01/2026	Bill	Lease: Public/Private Parking SW Portage Road	14,281.89
Neal Creek Portable Sanitation			
04/01/2026	Bill	Portable Toilets Marine Park Beach, SW Portage Rd.	188.60
04/17/2026	Bill Payment (Check)		-308.20
04/01/2026	Bill	Portable Toilets Easy CLIMB, Cramblett Way	119.60
05/08/2026	Bill Payment (Check)		-119.60
05/01/2026	Bill	Site: Easy Climb Trail, NE Cramblett Way	119.60
05/01/2026	Bill	Site: Marine Park Beach, SW Portage Rd	188.60

PORT OF CASCADE LOCKS

Bills and Payments
April 15-May 11, 2026

Date	Transaction type	Memo/Description	Amount
05/08/2026	Bill Payment (Check)		-188.60
04/01/2026	Bill	Site: Easy Climb Trail, NE Cramblett Way Cascade Locks, OR 97014	188.60
05/06/2026	Bill Payment (Check)		-188.60
Century Link			
04/06/2026	Bill	CenturyLink Service to 541-374- 8471	33.99
04/17/2026	Bill Payment (Check)		-33.99
04/16/2026	Bill	CenturyLink Service to 541-374- 8471	102.68
05/05/2026	Bill Payment (Check)		-102.68
Dennis V Snyder Jr			
04/17/2026	Bill Payment (Check)		-135.00
03/17/2026	Bill	3 cy of 3/4" rock	135.00
04/15/2026	Bill	Lowboy under bridge to test height for Marine Park East restroom project	400.00
05/07/2026	Bill Payment (Check)		-400.00
Merina+Co			
03/31/2026	Bill	Financial Services March	14,873.75
04/30/2026	Bill Payment (Check)		-14,873.75
Blue Mountain Networks			
04/16/2026	Bill Payment (Credit Card)		-1,187.78
05/01/2026	Bill	Internet Service May 2026	1,187.78
Print It			
04/06/2026	Bill	RV Park Open House Display Boards	840.00
05/04/2026	Bill Payment (Check)		-840.00
Cable Huston LLP			
05/05/2026	Bill Payment (Check)		-1,774.00
04/17/2026	Bill	Legal services	1,692.00
04/17/2026	Bill	Legal services	82.00
City of Cascade Locks			
04/30/2026	Bill	Bridge of the Gods	963.00
05/05/2026	Bill Payment (Check)		-2,357.20
05/01/2026	Bill	160 NE Herman Creek Ln (House Panel)	120.35
05/18/2026	Bill	Boat ramp restrooms	731.45

PORT OF CASCADE LOCKS

Bills and Payments
April 15-May 11, 2026

Date	Transaction type	Memo/Description	Amount
05/18/2026	Bill	395 NW Portage Rd (Pavillion)	542.40
05/08/2026	Bill Payment (Check)		-5,456.53
04/01/2026	Bill	Columbia Gorge Way Lot #2 Irrigation	217.95
04/30/2026	Bill	Maintenance Warehouse	983.41
04/30/2026	Bill	Marina	520.35
05/01/2026	Bill	180 NE Herman Creek Ln (Water)	163.42
05/01/2026	Bill	299 NW Portage Rd - Office	315.31
05/01/2026	Bill	180 NE Herman Creek Ln Ste 101	44.70
05/01/2026	Bill	421 NW Portage Rd	207.75
05/01/2026	Bill	Admin offices House 2	2,048.18
05/01/2026	Bill	Irrigation Pump	44.70
05/18/2026	Bill	50 NE Herman Creek Lane	49.34
05/18/2026	Bill	Next to RV Park Ramp Rtm	543.13
05/18/2026	Bill	VC Parking Lot Control	121.52
05/18/2026	Bill	Port Park Electric	58.85
05/18/2026	Bill	180 NE Herman Creek Lane (House Pump)	61.20
05/18/2026	Bill	160 NE Herman Creek Ln (House Panel)	76.72
AT&T Mobility			
05/05/2026	Bill Payment (Check)		-43.73
04/05/2026	Bill	AT&T Cradlepoint	43.73
KolorKraze			
05/05/2026	Bill Payment (Check)		-207.25
04/19/2026	Bill		207.25
Parsons Transportation Group INC.			
05/05/2026	Bill Payment (Check)		-123,072.37
04/15/2026	Bill	Bridge Studies Project - Invoice #14	123,072.37
Pauly Rogers and Co PC			
05/05/2026	Bill Payment (Check)		-22,100.00
04/20/2026	Bill	Audit June 30, 2023	22,100.00
Gusto			
05/04/2026	Bill Payment (Check)		-480.00
05/04/2026	Bill	Monthly Payroll Service	480.00

PORT OF CASCADE LOCKS

Bills and Payments
April 15-May 11, 2026

Date	Transaction type	Memo/Description	Amount
Elyzabeth Lauryl Nagode			
05/05/2026	Bill Payment (Check)		-743.11
05/01/2026	Bill	Campground Mgmt Svcs April 2026	743.11
Albert Nance			
04/22/2026	Bill	PNWA Mission to DC	574.04
05/05/2026	Bill Payment (Check)		-574.04
03/10/2026	Bill	Oregon Governor's conference on tourism	136.04
05/06/2026	Bill Payment (Check)		-136.04
Genevieve L Scholl			
04/30/2026	Bill	Cell phone reimbursement and PNWA Mission travel expenses	301.99
05/06/2026	Bill Payment (Check)		-301.99
Alfonso Barron			
05/04/2026	Bill	Cell phone reimbursement	100.00
05/06/2026	Bill Payment (Check)		-100.00
Jeanetta Blue			
05/06/2026	Bill Payment (Check)		-100.00
05/04/2026	Bill	Cell phone reimbursement	100.00
Jeremiah Blue			
05/06/2026	Bill Payment (Check)		-462.00
02/12/2026	Bill	Expense Report Feb 12 - April 30, 2026	462.00
John Blackwell			
05/06/2026	Bill Payment (Check)		-100.00
05/04/2026	Bill	Cell Phone Reimbursement	100.00
Keriane Stocker			
05/06/2026	Bill Payment (Check)		-100.00
05/04/2026	Bill	Cell phone reimbursement	100.00
Parker Nelson			
05/06/2026	Bill Payment (Check)		-100.00
05/04/2026	Bill	Cell Phone Reimbursement	100.00
SHE FIRE			
03/11/2026	Bill	Annual Inspection and Certification 6 year Maintenance-5lbs, replacement 5lbs	710.00
05/06/2026	Bill Payment (Check)		-710.00

PORT OF CASCADE LOCKS

Bills and Payments
April 15-May 11, 2026

Date	Transaction type	Memo/Description	Amount
Signaling System Solutions			
05/06/2026	Bill Payment (Check)		-700.00
05/01/2026	Bill	Annual monitoring service	700.00
Special Districts Insurance Services			
05/06/2026	Bill Payment (Check)		-10,167.12
04/01/2026	Bill	April 2026 Health Insurance Premium	10,167.12
Steven Hammrich			
05/06/2026	Bill Payment (Check)		-100.00
05/04/2026	Bill	Cell phone reimbursement	100.00
Streamline Software, Inc			
05/01/2026	Bill	Website - Streamline Flex May 2026	395.00
05/05/2026	Bill Payment (Credit Card)		-395.00
TWGW Inc. NAPA Auto Parts			
04/25/2026	Bill	Operations Vehicle Maintenance Supplies	60.24
05/05/2026	Bill Payment (Credit Card)		-60.24
Hood River Garbage Service Inc			
05/11/2026	Bill Payment (Credit Card)		-583.09
05/01/2026	Bill	April 2026 Garbage Service	583.09
TOTAL:			\$218,532.65

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PORT COMMISSION REPORT

TO: PORT COMMISSION

FROM: JEREMIAH BLUE, EXECUTIVE DIRECTOR

SUBJECT: PROPOSED CAMPGROUND & RV PARK – PUBLIC OUTREACH SUMMARY

DATE: MAY 19, 2026

Introduction:

On April 7, 2026, the Port hosted a public open house at the Marine Park Pavilion regarding the proposed Campground & RV Park project. Community members were invited to review the proposal and provide feedback through comment sheets and email submissions.

A total of thirty-two (32) responses were received. Public feedback and outreach results are summarized in the attached presentation.

Recent media coverage by Columbia Gorge News also highlighted the Port's request for public comment and ongoing community engagement regarding the proposal.

Overall feedback was generally favorable, with approximately 75% of respondents indicating support or strong support for the project. Commonly identified benefits included tourism growth, economic development, and increased recreational opportunities.

The most frequently identified concerns included traffic impacts, infrastructure capacity, and environmental considerations. Respondents also emphasized the importance of preserving the natural character of the area and ensuring thoughtful site design.

Staff will continue evaluating public input as the project moves through the planning and feasibility process.

Recommendation:

Discussion.

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Proposed Campground & RV Park

Public Feedback Report

Marine Park Pavilion, Cascade Locks, OR
Summary of 32 public responses from the Port of Cascade Locks outreach campaign

32

Total Responses

4.0

Average Rating

75%

Support or Strongly Support

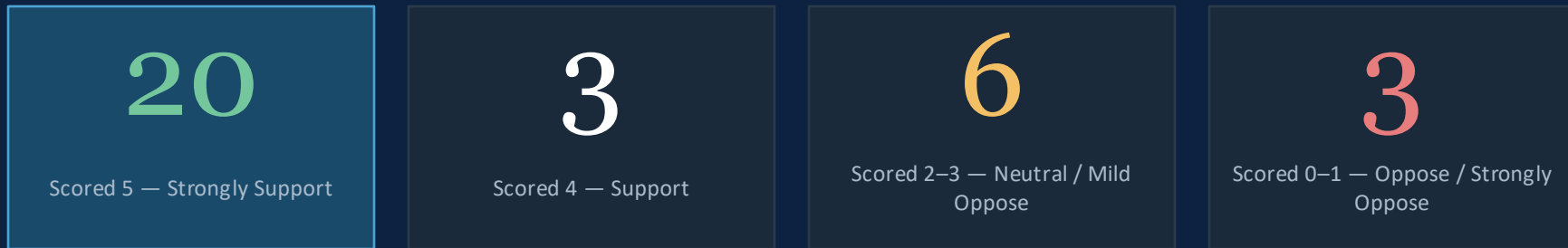
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Concern: Traffic & Access

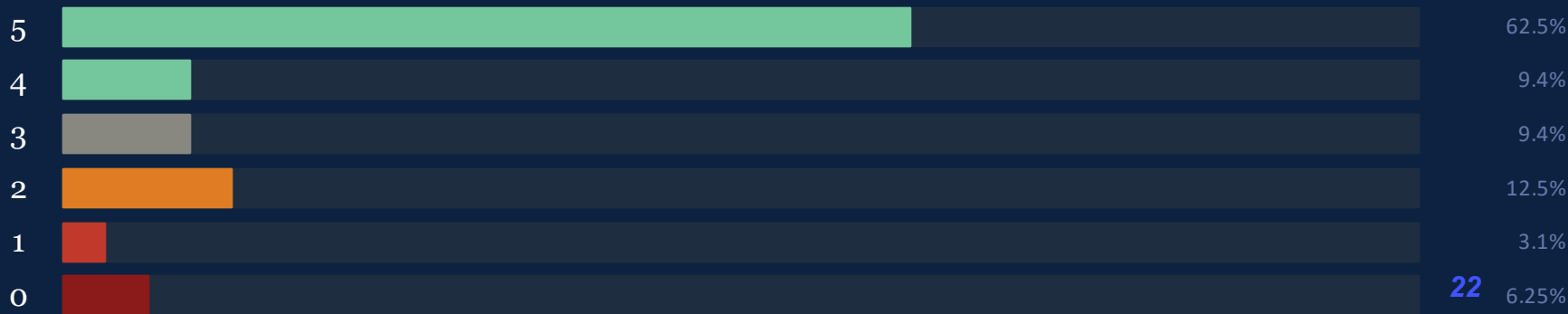
OVERALL SENTIMENT

Community reaction is strongly favorable

28 in-person comment sheets plus 4 email responses collected. Scores skew heavily positive, though a vocal minority raises concerns about traffic, environment, and community priorities.

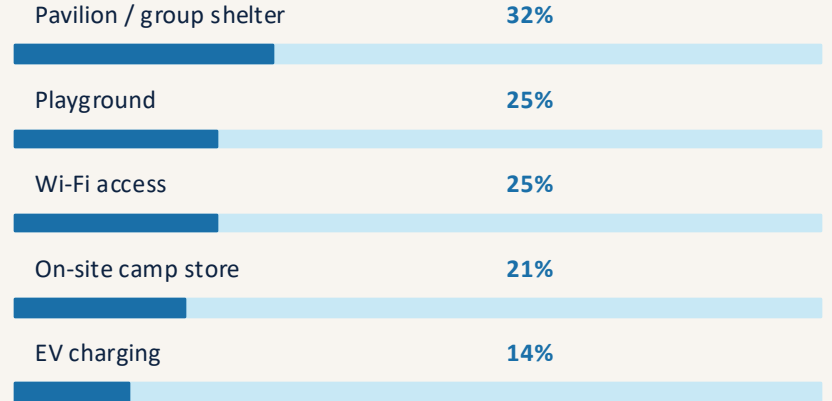
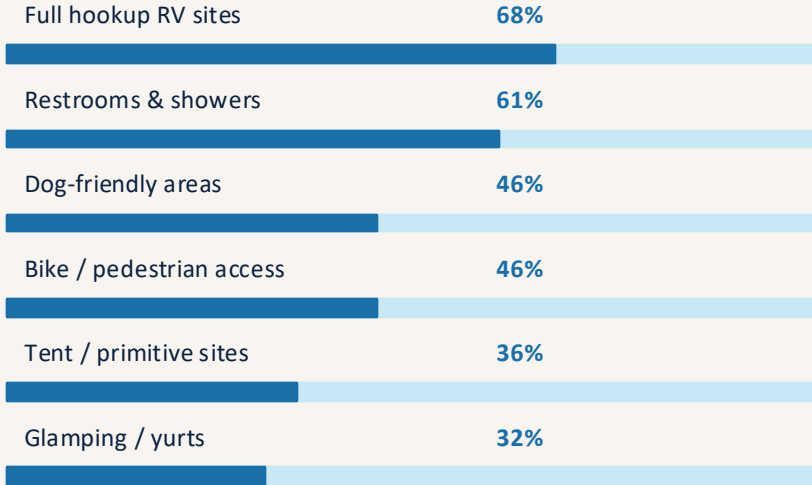
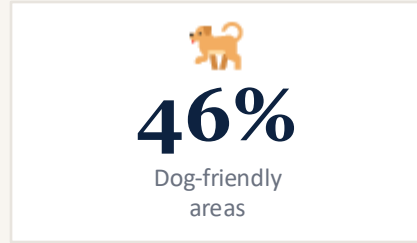
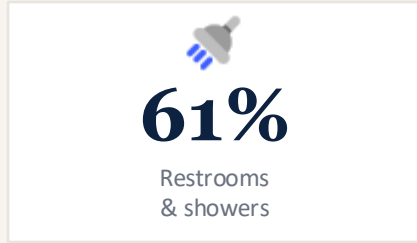
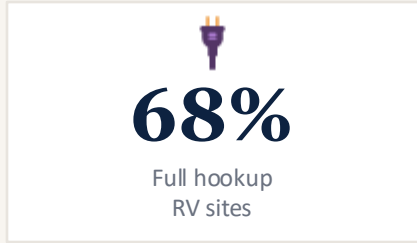


SCORE DISTRIBUTION — 32 RESPONSES



What the community wants to see

Respondents selected all amenities that mattered to them. Full hookup RV sites and restroom facilities topped the list by a significant margin.



Traffic is the dominant worry

Over half of respondents flagged traffic and access — by far the highest-rated issue. Five respondents reported no concerns at all.

57%

Traffic & access

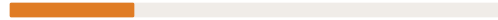
16 of 32 respondents. Forest Lane and bridge capacity for large RVs repeatedly mentioned.



25%

Environmental impacts

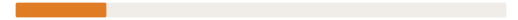
7 respondents. Riparian habitat, wetlands, native plants, and existing litter along the proposed site.



18%

Infrastructure capacity

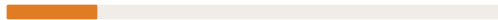
5 respondents. Water, sewer, and utilities may not support 100 RV units.



18%

Visual / aesthetic impacts

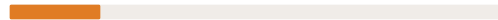
5 respondents. Desire to preserve natural character; avoid industrial-looking development.



18%

Compatibility with existing uses

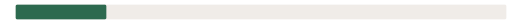
5 respondents. How the park interacts with Marine Park, trails, and the boat launch.



18%

No concerns

5 respondents selected 'None' — indicating unconditional support for the project.



What the community is really saying

Beyond the checkboxes, open-ended responses revealed three consistent themes running through the feedback.

Majority view



Economic engine for the whole community

Revenue for the Port, jobs, tourism growth, and off-season income were cited again and again. Many see the campground as a smart use of underutilized waterfront land that benefits the city broadly.

Strong consensus



Design must respect the natural setting

Even enthusiastic supporters want the park to blend in — native landscaping, protection of riparian areas, and thoughtful site design. "Keeping it fitting with natural surroundings" was the most common design priority.

Critical minority



Locals-first skepticism

A vocal group feels Cascade Locks needs housing, infrastructure, and business revitalization more than another campground. They worry the project prioritizes tourist revenue over year-round resident quality of life.

Selected quotes from respondents

These responses represent the range of perspectives shared across all 32 submissions.

↑ SUPPORT

"Too many to list. Economic benefit, tourism increase, job creation."

— Open house respondent

↑ SUPPORT

"Revenue! Growth! Infrastructure for additional 'Gorge Friendly' businesses and enhancing natural aesthetics as much as possible."

— Open house respondent

↑ SUPPORT

"Attract more visitors throughout the year. Utilize an amazing natural asset. They should retain the profits — not contract to a multi-national developer."

— Email respondent

↓ OPPOSE

"Environmental concerns: traffic. Summer is already uncomfortably crowded — an additional stressor on Wanapa."

— Open house respondent

↓ OPPOSE

"Cascade Locks traffic is already unbearable in the summer. We do not have the space or infrastructure for 100+ spots. We need more housing."

— Email respondent, community member

💡 OPPORTUNITY

"A floating sauna on the Columbia River would be a flagship amenity genuinely unique in the Pacific Northwest — highly marketable."

— Email respondent, local tourism operator

Notable written submissions

Four additional responses arrived via email following the open house.

Local tourism operator

Gorge-based kayak, e-bike & shuttle services

Business opportunity

Enthusiastic supporter proposing a formal concessionaire partnership. Offers to designate the RV Park as official base for Multnomah Falls visitors.

- Kayak & paddleboard rentals — 30+ kayak fleet
- E-bike rentals — 60+ bikes, 28 mi Historic Highway trail
- Waterfall Shuttle from campground to Multnomah Falls

Community member

Detailed resident letter — strong opposition

Strong opposition

Argues the Port is prioritizing tourist revenue over residents. Raises infrastructure, housing, and quality-of-life issues. Wants investment in existing assets first.

- Gas prices \$.40–\$.50 higher than Hood River & Troutdale
- No infrastructure to support 100+ camping units
- Community needs housing, not more tourism capacity

Community member

Alternative land-use proposal

Alternative vision

Proposes a regenerative native flora farm as an alternative — Indian Plum, Camas Root, Elderberries — modeled on Wapato Island Farm on Sauvie Island.

- Questions RV demand: 'Have you seen them outside summer? Empty!'
- Traffic on Forest Lane already a serious concern
- Native farm: year-round ops, tribal partnerships, grants

Anonymous

Email form submission

Support

Brief but clear support. Selected restrooms & showers and bike/pedestrian access as top amenities. Flagged traffic and environmental impacts as concerns.

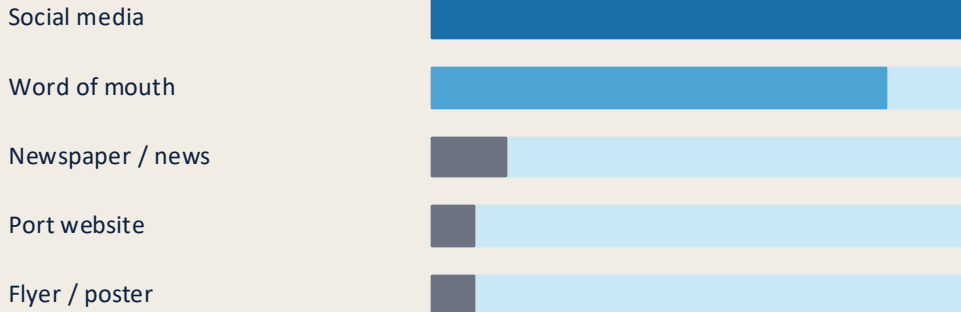
- Key ask: Port should retain profits, not contract to multi-national
- Found out about the project via the Port website

Outreach channel performance

Social media and word of mouth drove the vast majority of open house attendance. Traditional channels had minimal reach.



Channel comparison



Key takeaway

57% via social media — the Port's most effective channel. Future outreach should invest in targeted digital campaigns to maximize reach.

What the feedback suggests

Based on the full body of public input, the following design and communication priorities emerged clearly from the data.

01

Develop a traffic mitigation plan — and share it publicly

Traffic was flagged by 57% of respondents. Commission or share a traffic impact study, address Forest Lane specifically, and communicate how access will be managed before the next public engagement round.

02

Prioritize natural aesthetics in site design

Even strong supporters want the park to feel like part of the Gorge. Native landscaping, protection of riparian areas, and low-profile structures will address the most common design concern.

03

Establish a no-long-term-stay policy and enforce it

Multiple respondents explicitly called for restrictions on year-round RV residency and strong on-site management. Clear, publicized rules will address these concerns before they become ongoing community grievances.

04

Explore the concessionaire partnership model

An email respondent proposed a concessionaire arrangement covering kayak/paddleboard rentals, e-bike rentals, a dedicated waterfall shuttle, and a floating sauna — addressing ancillary revenue from Day 1.

05

Communicate how the project benefits year-round residents

Future public communications should clearly articulate how campground revenue will be reinvested in local infrastructure, housing, and community services.

06

Lean into social media for future outreach

57% of respondents found out via social media. Future rounds should invest in targeted digital outreach. The Port website and newspaper channels are underperforming. **29**

Port of Cascade Locks

Proposed Campground & RV Park · Public Feedback Report · April 2026

32

Responses

75%

Support

4.0

Avg Rating

6

Recommendations

Questions? Contact:

Jeremiah Blue, Executive Director · jblue@portofcascadelocks.gov · 541-436-2539

**PORT OF CASCADE LOCKS
CASCADE LOCKS, OREGON**

RESOLUTION 2026-4

**A RESOLUTION BY THE PORT OF CASCADE LOCKS PORT COMMISSION
ADOPTING THE 2026-2027 BUDGET, MAKING APPROPRIATIONS, IMPOSING
PROPERTY TAXES FOR THE YEAR 2026-2027 AND ADOPTING CERTAIN
POLICIES**

BE IT RESOLVED that the Port Commission of the Port of Cascade Locks hereby adopts the budget for fiscal year 2026-2027 in the total of \$19,155,023 now on file at the Port of Cascade Locks in Cascade Locks, Oregon.

MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts for the fiscal year beginning July 1, 2026, and for the purposes shown below are hereby appropriated.

Administration	\$ 1,577,919
General Operations	\$ 851,310
Toll Bridge	\$ 1,662,194
Commercial Properties	\$ 175,950
Campground	\$ 171,315
Marina	\$ 55,880
Sternwheeler	\$ 20,000
Events	\$ 238,633
Port Sponsored Events	\$ 63,000
Development	\$ 6,615,000
Debt Service	\$ 1,008,517
Contingency	<u>\$ 900,000</u>
Total Appropriations	<u>\$13,339,718</u>
Reserve for Future Expenditure	\$1,407,622
Unappropriated Ending Fund Balance	<u>\$4,407,683</u>
Total Unappropriated	<u>\$5,815,305</u>
Total Adopted Budget	<u>\$19,155,023</u>

IMPOSING THE TAX

BE IT RESOLVED that the following ad valorem property taxes are hereby imposed upon the assessed value of all property within the district for the tax year 2026-2027.

0.0256 per \$1,000 of assessed value for permanent tax rate.

CATEGORIZING THE TAX

BE IT RESOLVED that the following ad valorem property taxes are hereby imposed upon the assessed value of all property within the district for tax year 2026-2027.

Subject to the General Government Limitation \$.0256/\$1,000.

BE IT RESOLVED that the modified Salary Range and Position Grouping policy be formally incorporated with the adoption of the 2026-2027 Budget and implemented.

BE IT RESOLVED that the Port staff is directed to apply and utilize as many grants and grant sources as possible to carry forward the Strategic Business Plan of the Port.

The above Resolution statements were approved and declared adopted on this 19th day of May 2026.

BY: _____
Brad Lorang, President

BY: _____
Albert Nance, Secretary

Port of Cascade Locks Budget for Fiscal Year 2026-27



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Budget Committee Members

Citizen Member – Donna Mohr

Citizen Member – Chris Soborowicz

Citizen Member – George Torres

Citizen Member – Shelley Olvera

Citizen Member – Brian Keilty

Board President – Brad Lorang

Vice President – Carrie Klute

Secretary – Albert Nance

Treasurer – Travis Gann

Board Member – Ted Dodd

Staff

Executive Director – Jeremiah Blue

Deputy Executive Director – Genevieve Scholl

Budget Officer – Matt Apken

Budget Message

We are pleased to present the FY 2027 Proposed Budget. The budget is the organization's primary policy tool, reflecting programs and services to be offered to the community for the coming fiscal year, aligned with the estimated resources and costs to complete the work. The Port's PERS rates is consistent with last year but is aware of an anticipated increase again next year.

The budget, as it is proposed, assumes that most existing services will continue at current levels. Important information in service level line items for FY 2027 include the following:

Admin

- Decrease in wages due to not rehiring position and finding a contractor to do that work.
- Advertising funds include normal expenses and rebranding with new logo and ad campaign.
- Contracted services increase includes AP/AR/Payroll, photography and graphic design, local community events.
- Anticipated increase in legal fees for future projects.

Operations

- Lease and rents decreased since we did not move maintenance warehouse.
- Contracted services cover portable sanitation, engineering, electrical, HVAC and Plumbing. This also includes an overlay and painting houses.

Bridge

- New Toll Booth supervisor position.
- Insurance expenses has decreased due to a decrease in coverage.
- Licenses & fees includes the software required for the tolling system.
- There is \$700,000 in capital outlay for tolling and POS software update.

Commercial Properties

- Fees decreased as did taxes as these are amount collected and then paid as taxes. Some tenants are directly paying taxes with the county.

Campground

- Repairs and maintenance include upgrading fixtures in the restrooms.
- Capital outlay is for a yurt and cabin at the current campground.

Marina

- Merchant fees are included when customers pay with credit card.
- Repairs and maintenance include repairs for the finger dock.
- Contracted services include dredging and milfoil mitigation.

Sternwheeler

- The Sternwheeler has \$10,000 set aside for repairs and maintenance and \$10,000 for contract services if we need an expert opinion.

Events

- Repair and maintenance decreased from last year and includes tint glass on the pavilion.
- Capital outlay is for a path to the wedding site and fence for house 3.

Port Sponsored Events

- Includes \$15,000 for fireworks and \$40,000 for centennial celebration planning.

Development

- Grants include \$3.9 million for the bridge maintenance and preservation grant, \$50,000 for a Port planning and marketing grant, \$25,000 for an Experience Mt. Hood Gorge grant.
- The bridge maintenance and preservation grant, Port planning & marketing and campground planning are all included in contracted services.
- Capital outlay include the Marine Park restroom, Herman Creek Parking Lot overlay and commission directed spending of \$2.4 million.

Non-Allocated

- Debt service payments will be \$1,008,517 as follows:
 - Herman Creek Flex 1 \$56,230
 - Herman Creek Flex 2 & 4 \$121,109
 - Business Park Flex 5 \$395,747
 - Business Park Flex 6 \$435,432
- Contingency is set at \$900,000 for unforeseen expenses requiring approval of the commission.
- Reserves for future expenditures are \$1,407,622.
 - Bridge Reserve \$644,122
 - Debt Reserve \$408,500
 - Line of Credit CD \$ 297,500
 - Sternwheeler \$37,500
 - Vehicle Reserve \$20,000
- Unappropriated ending fund balance of \$4,414,350.

An important aspect of municipal operations is comparing your resources without the beginning balance (operating resources) to your operating requirements. This would include personnel, materials, and services, and required debt service. For the proposed budget, operating resources exceed operating requirements by \$400,151. This amount assumes removing \$4,165,000 in grant related expense from materials and services. This includes \$401,255 in interest income. If there is a decrease in the unappropriated ending fund balance, the amount of interest earned could decrease.

The Port operates on a balanced budget where resources including revenues and beginning balance are equal to or are more than total requirements. In the budget presented resources exceed requirements by \$4,414,350. This is a projected increase from last year. The Port has been making concerted efforts to reduce costs while increasing efficiencies.

In closing, the proposed budget has been a team effort, involving participation from all departments in its development. The over-riding approach has been to prioritize long-term financial stability along with near-term efforts to increase operational efficiencies, optimize revenues, and ensure commensurate public benefit in all Port endeavors.

Sincerely,

Jeremiah Blue
Executive Director

General Fund Summary

General Fund Summary	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Beginning Balance	5,944,735	9,219,707	9,254,060	8,640,102	9,804,521	9,804,521
Property Taxes	5,512	5,766	5,500	5,566	5,966	5,966
Bridge Tolls	3,308,982	3,312,395	3,200,000	3,200,000	3,200,000	3,200,000
Leases	944,775	1,047,761	1,178,928	1,262,467	1,255,994	1,255,994
Rents	184,179	204,038	226,115	247,899	261,115	261,115
Fees	140,511	151,058	398,997	192,063	232,372	232,372
Miscellaneous Revenue	360,245	35,556	1,000	2,519	1,000	1,000
Donations	-	7,615	13,500	14,500	13,500	13,500
Grants & Restricted	3,866,605	254,433	4,154,300	3,804,662	3,979,300	3,979,300
Interest Income	320,409	636,593	376,580	555,580	401,255	401,255
Gain (Loss) on Sale of Assets	-	77,164	-	-	-	-
Total Resources	15,075,953	14,952,086	18,808,980	17,925,358	19,155,023	19,155,023
Requirements						
Salaries and Wages	923,931	1,037,989	996,820	992,985	1,018,469	1,023,543
Payroll Taxes & EE Benefits	395,560	410,280	531,910	349,107	519,052	520,645
Personnel Services	1,319,491	1,448,269	1,528,730	1,342,092	1,537,521	1,544,188
Full Time Equivalent (FTE)	20	19	18	-	18	18

General Fund Summary

	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Advertising	3,110	14,302	80,500	21,202	68,800	68,800
Community Services	45,717	-	-	-	-	-
Contracted Services	910,798	1,746,883	5,148,500	4,437,058	5,186,400	5,186,400
Dues & Subscriptions	15,956	29,321	35,903	47,862	37,835	37,835
Education	16,741	3,310	13,850	3,833	12,350	12,350
Insurance	323,026	324,653	389,000	378,052	382,705	382,705
IT & Monitoring	70,693	62,597	20,000	21,407	20,000	20,000
Leases & Rents	17,642	14,391	50,000	15,000	15,000	15,000
Legal Fees	215,829	82,457	85,000	48,680	110,000	110,000
Licenses & Fees	59,695	19,713	53,400	46,149	46,400	46,400
Merchant Fees	65,621	82,751	76,470	88,409	89,484	89,484
Miscellaneous	9,363	1,383	2,000	-	2,000	2,000
Office Expenses	15,864	10,460	18,700	17,077	15,950	15,950
Repairs & Maintenance	124,181	53,634	161,000	93,640	113,500	113,500
Supplies & Small Tools	51,378	44,692	36,800	32,820	50,800	50,800
Taxes	4,947	132,389	256,997	44,057	79,372	79,372
Travel & Meetings	30,953	27,412	48,700	30,420	48,700	48,700
Utilities & Communication	157,507	155,175	157,120	133,875	157,217	157,217
Port Funded Grant	-	260,000	150,000	150,000	150,000	150,000
Materials & Services	2,139,021	3,065,523	6,783,940	5,609,541	6,586,513	6,586,513
Capital Outlay	1,276,725	745,090	2,685,000	130,000	3,300,500	3,300,500
	1,276,725	745,090	2,685,000	130,000	3,300,500	3,300,500
Debt Service	1,121,009	1,053,102	1,042,610	1,039,204	1,008,517	1,008,517
	1,121,009	1,053,102	1,042,610	1,039,204	1,008,517	1,008,517
Contingency	-	-	853,000	-	900,000	900,000
	-	-	853,000	-	900,000	900,000
Reserve for Future Expenditure	-	-	2,065,122	-	1,407,622	1,407,622
	-	-	2,065,122	-	1,407,622	1,407,622
Unappropriated Ending Fund Balance	-	-	3,850,578	-	4,414,350	4,407,683
	-	-	3,850,578	-	4,414,350	4,407,683
Total Requirements	5,856,246	6,311,984	18,808,980	8,120,837	19,155,023	19,155,023
Resources less Requirements	9,219,707	8,640,102	-	9,804,521	-	-

Total Appropriations by Department	Approved 2026-27
Administration	\$ 1,577,919
General Operations	\$ 851,310
Toll Bridge	\$ 1,662,194
Commercial Properties	\$ 175,950
Campground	\$ 171,315
Marina	\$ 55,880
Sternwheeler	\$ 20,000
Events	\$ 238,633
Port Sponsors Events	\$ 63,000
Development	\$ 6,615,000
Non-Allocated	\$ 7,723,822
Total	<u><u>\$ 19,155,023</u></u>

Administration

General Fund: Administration	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Property Taxes	5,512	5,766	5,500	5,566	5,966	5,966
Leases	4,256	11,449	-	-	-	-
Fees	-	-	-	250	-	-
Miscellaneous Revenue	198,242	34,353	-	2,200	-	-
Grants & Restricted	23,536	-	-	-	-	-
Interest Income	320,409	366,889	200,000	360,000	352,761	352,761
Total Resources	551,955	418,457	205,500	368,016	358,727	358,727
Requirements						
Salaries and Wages	393,256	435,312	436,919	440,835	394,192	394,192
Payroll Taxes & EE Benefits	203,974	181,091	215,593	182,279	178,202	178,202
Personnel Services	597,230	616,403	652,512	623,114	572,394	572,394
Full Time Equivalent (FTE)	7	6	5		4	4
Advertising	-	9,932	75,000	15,605	53,000	53,000
Contracted Services	214,282	387,938	500,000	416,822	540,360	540,360
Dues & Subscriptions	2,452	28,871	35,903	45,569	36,355	36,355
Education	16,741	3,310	11,500	3,000	11,500	11,500
IT & Monitoring	59,736	54,660	20,000	21,407	20,000	20,000
Legal Fees	215,829	82,457	75,000	48,230	100,000	100,000
Licenses & Fees	12,080	12,936	-	-	-	-
Merchant Fees	-	9,129	7,800	6,578	7,800	7,800
Miscellaneous	1,325	100	-	-	-	-
Office Expenses	13,898	9,598	11,500	11,937	11,750	11,750
Supplies & Small Tools	1,639	1,170	-	-	-	-
Travel & Meetings	22,471	26,506	45,000	26,691	45,000	45,000
Utilities & Communication	21,753	38,429	25,920	27,272	29,760	29,760
Port Funded Grant	-	260,000	150,000	150,000	150,000	150,000
Materials & Services	582,206	925,036	957,623	773,111	1,005,525	1,005,525
Total Requirements	1,179,436	1,541,439	1,610,135	1,396,225	1,577,919	1,577,919
Resources less Requirements	(627,481)	(1,122,982)	(1,404,635)	(1,028,209)	(1,219,192)	(1,219,192)

General Operations

General Fund: General Operations	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Fees	-	43,502	32,000	48,605	48,000	48,000
Miscellaneous Revenue	9,553	660	-	87	-	-
Grants & Restricted	2,654	-	-	-	-	-
Total Resources	12,207	44,162	32,000	48,692	48,000	48,000
Requirements						
Salaries and Wages	262,619	342,458	246,227	244,360	243,019	243,019
Payroll Taxes & EE Benefits	114,696	140,748	125,224	85,532	122,228	122,228
Personnel Services	377,315	483,206	371,451	329,892	365,247	365,247
Full Time Equivalent (FTE)	6	6	4.50		4.50	4.50
Advertising	59	-	-	-	-	-
Community Services	44,801	-	-	-	-	-
Contracted Services	88,613	60,395	125,500	110,364	125,010	125,010
Dues & Subscriptions	12,342	-	-	-	-	-
Education	-	-	850	833	850	850
Insurance	40,839	106,358	162,000	162,479	171,705	171,705
IT & Monitoring	2,600	-	-	-	-	-
Leases & Rents	12,585	14,391	50,000	15,000	15,000	15,000
Licenses & Fees	1,543	2,188	-	-	-	-
Merchant Fees	-	5,088	5,000	8,092	8,471	8,471
Miscellaneous	385	469	-	-	-	-
Repairs & Maintenance	33,313	38,687	56,000	28,358	40,000	40,000
Supplies & Small Tools	42,186	27,160	20,000	25,416	40,800	40,800
Travel & Meetings	8,408	920	-	-	-	-
Utilities & Communication	58,263	56,930	68,000	69,047	84,227	84,227
Materials & Services	345,937	312,586	487,350	419,589	486,063	486,063
Capital Outlay	120,692	19,000	-	-	-	-
Capital Outlay	120,692	19,000	-	-	-	-
Total Requirements	843,944	814,792	858,801	749,481	851,310	851,310
Resources less Requirements	(831,737)	(770,630)	(826,801)	(700,789)	(803,310)	(803,310)

Toll Bridge

General Fund: Toll Bridge	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Bridge Tolls	3,308,982	3,312,395	3,200,000	3,200,000	3,200,000	3,200,000
Fees	-	20	-	-	-	-
Total Resources	3,308,982	3,312,415	3,200,000	3,200,000	3,200,000	3,200,000
Requirements						
Salaries and Wages	202,935	173,610	189,823	184,234	253,031	258,105
Payroll Taxes & EE Benefits	58,100	67,479	126,157	56,736	162,596	164,189
Personnel Services	261,035	241,089	315,980	240,970	415,627	422,294
Full Time Equivalent (FTE)	5.4	5.4	6		7	7
Contracted Services	91,689	124,439	198,650	111,978	198,650	198,650
Insurance	247,278	198,295	227,000	215,558	211,000	211,000
IT & Monitoring	1,606	1,437	-	-	-	-
Licenses & Fees	39,045	-	51,000	43,156	44,000	44,000
Merchant Fees	49,222	55,731	49,920	55,619	56,000	56,000
Miscellaneous	134	814	2,000	-	2,000	2,000
Office Expenses	-	571	6,000	4,931	3,000	3,000
Repairs & Maintenance	3,745	5,844	10,000	3,732	11,500	11,500
Supplies & Small Tools	1,052	2,457	-	-	2,000	2,000
Travel & Meetings	69	40	1,200	-	1,200	1,200
Utilities & Communication	6,656	7,369	8,000	8,514	10,550	10,550
Materials & Services	440,496	396,997	553,770	443,488	539,900	539,900
Capital Outlay	-	-	125,000	-	700,000	700,000
Capital Outlay	-	-	125,000	-	700,000	700,000
Total Requirements	701,531	638,086	994,750	684,458	1,655,527	1,662,194
Resources less Requirements	2,607,451	2,674,329	2,205,250	2,515,542	1,544,473	1,537,806

Commercial Properties

General Fund: Commercial Properties	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Leases	814,519	1,036,312	1,078,928	1,218,748	1,155,994	1,155,994
Fees	-	-	248,072	37,722	70,000	70,000
Miscellaneous Revenue	152,450	246	-	232	-	-
Interest Income	-	-	30,580	30,580	30,672	30,672
Gain (Loss) on Sale of Assets	-	77,164	-	-	-	-
Total Resources	966,969	1,113,722	1,357,580	1,287,282	1,256,666	1,256,666
Requirements						
Advertising	534	-	1,000	-	1,000	1,000
Contracted Services	10,563	24,960	56,450	3,969	56,450	56,450
Education	-	-	1,500	-	-	-
Insurance	20,000	20,000	-	-	-	-
IT & Monitoring	6,751	6,500	-	-	-	-
Legal Fees	-	-	10,000	450	10,000	10,000
Licenses & Fees	3,436	1,473	-	-	-	-
Miscellaneous	6,497	-	-	-	-	-
Repairs & Maintenance	75,342	7,423	20,000	2,910	25,000	25,000
Supplies & Small Tools	3,212	10,219	8,000	-	5,000	5,000
Taxes	-	126,127	248,072	37,722	70,000	70,000
Utilities & Communication	35,549	33,110	30,000	7,263	8,500	8,500
Materials & Services	161,884	229,812	375,022	52,314	175,950	175,950
Total Requirements	161,884	229,812	375,022	52,314	175,950	175,950
Resources less Requirements	805,085	883,910	982,558	1,234,968	1,080,716	1,080,716

Campground

General Fund: Campground	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Rents	-	-	18,615	18,615	18,615	18,615
Fees	100,757	107,536	113,925	105,486	114,372	114,372
Miscellaneous Revenue	-	297	1,000	-	1,000	1,000
Total Resources	100,757	107,833	133,540	124,101	133,987	133,987
Requirements						
Advertising	561	1,072	1,500	-	1,500	1,500
Contracted Services	9,651	8,810	41,250	29,687	42,650	42,650
Leases & Rents	5,057	-	-	-	-	-
Licenses & Fees	3,591	2,594	2,400	2,993	2,400	2,400
Merchant Fees	869	3,725	5,250	2,481	5,513	5,513
Office Expenses	414	-	-	-	-	-
Repairs & Maintenance	230	780	2,000	-	8,000	8,000
Supplies & Small Tools	-	96	-	-	-	-
Taxes	4,947	6,262	8,925	6,335	9,372	9,372
Utilities & Communication	11,830	7,588	12,500	10,800	11,880	11,880
Materials & Services	37,150	30,927	73,825	52,296	81,315	81,315
Capital Outlay	-	-	-	-	90,000	90,000
Capital Outlay	-	-	-	-	90,000	90,000
Total Requirements	37,150	30,927	73,825	52,296	171,315	171,315
Resources less Requirements	63,607	76,906	59,715	71,805	(37,328)	(37,328)

Marina

General Fund: Marina	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Rents	30,075	38,215	42,500	38,000	42,500	42,500
Grants & Restricted	22,537	-	4,300	-	4,300	4,300
Total Resources	52,612	38,215	46,800	38,000	46,800	46,800
Requirements						
Payroll Taxes & EE Benefits	960	-	-	-	-	-
Personnel Services	960	-	-	-	-	-
Full Time Equivalent (FTE)			-	-	-	-
Contracted Services	-	3,660	35,650	2,858	35,280	35,280
Dues & Subscriptions	1,162	-	-	-	-	-
Insurance	9,446	-	-	-	-	-
Licenses & Fees	-	8	-	-	-	-
Merchant Fees	1,751	1,569	-	1,600	1,700	1,700
Repairs & Maintenance	2,219	900	7,000	2,640	9,000	9,000
Supplies & Small Tools	1,662	-	5,000	-	-	-
Utilities & Communication	9,016	9,328	11,500	8,979	9,900	9,900
Materials & Services	25,256	15,465	59,150	16,077	55,880	55,880
Total Requirements	26,216	15,465	59,150	16,077	55,880	55,880
Resources less Requirements	26,396	22,750	(12,350)	21,923	(9,080)	(9,080)

Sternwheeler

General Fund: Sternwheeler	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Leases	126,000	-	100,000	43,719	100,000	100,000
Grants & Restricted	500,000	-	-	-	-	-
Total Resources	626,000	-	100,000	43,719	100,000	100,000
Requirements						
Salaries and Wages	5,087	-	-	-	-	-
Payroll Taxes & EE Benefits	1,335	-	-	-	-	-
Personnel Services	6,422	-	-	-	-	-
Full Time Equivalent (FTE)		-	-	-	-	-
Contracted Services	496,000	2,516	10,000	1,000	10,000	10,000
Insurance	5,463	-	-	-	-	-
Licenses & Fees	-	26	-	-	-	-
Repairs & Maintenance	9,332	-	10,000	-	10,000	10,000
Supplies & Small Tools	125	-	-	-	-	-
Travel & Meetings	(54)	-	-	-	-	-
Utilities & Communication	13,340	128	-	-	-	-
Materials & Services	524,206	2,670	20,000	1,000	20,000	20,000
Capital Outlay	704,242	-	-	-	-	-
Capital Outlay	704,242	-	-	-	-	-
Total Requirements	1,234,870	2,670	20,000	1,000	20,000	20,000
Resources less Requirements	(608,870)	(2,670)	80,000	42,719	80,000	80,000

Events

General Fund: Events	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Rents	154,104	165,823	165,000	191,284	200,000	200,000
Fees	-	-	5,000	-	-	-
Grants & Restricted	129,262	-	-	-	-	-
Total Resources	283,366	165,823	170,000	191,284	200,000	200,000
Requirements						
Salaries and Wages	60,034	86,609	123,851	123,556	128,227	128,227
Payroll Taxes & EE Benefits	16,495	20,962	64,936	24,560	56,026	56,026
Personnel Services	76,529	107,571	188,787	148,116	184,253	184,253
Full Time Equivalent (FTE)	1	1	2.0		2.0	2.0
Advertising	1,956	3,034	3,000	4,025	3,300	3,300
Community Services	916	-	-	-	-	-
Contracted Services	-	12,668	6,000	6,000	-	-
Dues & Subscriptions	-	450	-	2,293	1,480	1,480
Insurance	-	-	-	15	-	-
Licenses & Fees	-	488	-	-	-	-
Merchant Fees	7,848	7,509	8,500	14,039	10,000	10,000
Miscellaneous	1,022	-	-	-	-	-
Office Expenses	773	291	1,200	209	1,200	1,200
Repairs & Maintenance	-	-	56,000	56,000	10,000	10,000
Supplies & Small Tools	418	3,590	3,800	7,404	3,000	3,000
Travel & Meetings	59	(54)	2,500	3,729	2,500	2,500
Utilities & Communication	1,100	2,293	1,200	2,000	2,400	2,400
Materials & Services	14,092	30,269	82,200	95,714	33,880	33,880
Capital Outlay	-	-	10,000	10,000	20,500	20,500
Capital Outlay	-	-	10,000	10,000	20,500	20,500
Total Requirements	90,621	137,840	280,987	253,830	238,633	238,633
Resources less Requirements	192,745	27,983	(110,987)	(62,546)	(38,633)	(38,633)

Parking – Security

General Fund: MPRA - Parking - Security	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Fees	39,754	-	-	-	-	-
Total Resources	39,754	-	-	-	-	-
Requirements						
Merchant Fees	5,931	-	-	-	-	-
Office Expenses	779	-	-	-	-	-
Supplies & Small Tools	1,084	-	-	-	-	-
Materials & Services	7,794	-	-	-	-	-
Total Requirements	7,794	-	-	-	-	-
Resources less Requirements	31,960	-	-	-	-	-

Port Sponsored Events

General Fund: Port Sponsored Events	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
Donations	-	7,615	13,500	14,500	13,500	13,500
Total Resources	-	7,615	13,500	14,500	13,500	13,500
Requirements						
Advertising	-	264	-	1,572	-	-
Contracted Services	-	20,062	60,000	54,380	63,000	63,000
Materials & Services	-	20,326	60,000	55,952	63,000	63,000
Total Requirements	-	20,326	60,000	55,952	63,000	63,000
Resources less Requirements	-	(12,711)	(46,500)	(41,452)	(49,500)	(49,500)

Development

General Fund: Development	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Resources						
ARPA	786,370	-	-	-	-	-
State Grants	-	65,300	250,000	104,662	50,000	50,000
Legislative Appropriation (lottery funds)	2,400,000	-	-	-	-	-
Bridge of the Gods Trailhead Grant	2,246	37,220	-	-	-	-
FEMA	-	40,917	-	-	-	-
Experience Mt Hood Gorge	-	-	-	-	25,000	25,000
Cascade Locks Trail System Grant	-	110,996	-	-	-	-
Bridge Strengthening Project Grant	-	-	3,900,000	3,700,000	3,900,000	3,900,000
Grants	3,188,616	254,433	4,150,000	3,804,662	3,975,000	3,975,000
Interest Income	-	269,704	146,000	165,000	17,822	17,822
Total Resources	3,188,616	524,137	4,296,000	3,969,662	3,992,822	3,992,822
Requirements						
Advertising	-	-	10,000	-	10,000	10,000
Contracted Services	-	1,101,435	4,115,000	3,700,000	4,115,000	4,115,000
Materials & Services	-	1,101,435	4,125,000	3,700,000	4,125,000	4,125,000
ARPA	219,457	-	-	-	-	-
Flex 5 Expansion	61,746	525,755	-	-	-	-
Bridge of the Gods Trailhead	-	51,397	-	-	-	-
LGGP	163,334	-	150,000	120,000	50,000	50,000
RTP Grant	4,923	-	-	-	-	-
Commission Direct Capital	2,331	-	2,400,000	-	2,400,000	2,400,000
Flex 6	-	148,938	-	-	-	-
Herman Creek Parking Lot	-	-	-	-	40,000	40,000
Capital Outlay	451,791	726,090	2,550,000	120,000	2,490,000	2,490,000
Total Requirements	451,791	1,827,525	6,675,000	3,820,000	6,615,000	6,615,000
Resources less Requirements	2,736,825	(1,303,388)	(2,379,000)	149,662	(2,622,178)	(2,622,178)

Non-Allocated

General Fund: Non-Allocated	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Estimate	2026-27 Proposed	2026-27 Approved
Debt Service	1,121,009	1,053,102	1,042,610	1,039,204	1,008,517	1,008,517
Debt Service	1,121,009	1,053,102	1,042,610	1,039,204	1,008,517	1,008,517
Contingency	-	-	853,000	-	900,000	900,000
Contingency	-	-	853,000	-	900,000	900,000
Reserve for Future Expenditure	-	-	2,065,122	-	1,407,622	1,407,622
	-	-	2,065,122	-	1,407,622	1,407,622
Unappropriated Ending Fund Balance	-	-	3,850,578	-	4,414,350	4,407,683
	-	-	3,850,578	-	4,414,350	4,407,683
Total Requirements	1,121,009	1,053,102	7,811,310	1,039,204	7,730,489	7,723,822
Resources less Requirements	(1,121,009)	(1,053,102)	(7,811,310)	(1,039,204)	(7,730,489)	(7,723,822)

Salary Schedule

Salaries, Benefits & Tax Cost for 2026-27
CPI 3.5% or minimum of \$1

Name	FY 27 Salary	Taxes & Benefits	Total
Full Time			
Salary Staff			
Executive Director	\$ 130,225	\$ 55,776	\$ 186,001
Deputy Executive Director	124,868	50,561	175,429
Operations Manager	80,000	40,042	120,042
Events Manager	68,171	22,227	90,398
Estimated Events Commission	17,000	5,326	22,326
Total	420,264	173,932	594,196
Toll Collector	34,923	25,926	60,849
Toll Collector	35,090	25,978	61,067
Maintenance Worker 2	71,519	37,388	108,907
Maintenance Worker 1	65,412	35,475	100,887
Maintenance Worker	49,784	30,579	80,363
Events Worker 1 - Events	43,056	28,473	71,529
Bridge Supervisor	60,000	33,778	93,778
Administrative Specialist	59,099	31,824	90,923
Total	418,883	249,421	668,304
Part Time			
Toll Collector (1560 hours)	25,038	19,171	44,209
Toll Collector (1560 hours)	25,537	19,328	44,865
Toll Collector (1040 hours)	17,025	13,007	30,031
Toll Collector (1040 hours)	16,692	12,903	29,595
Toll Collector (520 hours)	8,346	2,984	11,330
Seasonal - Collector (1040 hours)	16,692	5,230	21,922
Seasonal - Collector (1040 hours)	16,692	5,230	21,922
Maintenance (1500 hours)	43,056	14,633	57,689
Seasonal - Main (750 hours)	13,248	4,152	17,400
Graveyard Differential \$0.30	1,035	327	1,362
Swing Differential \$0.15	1,035	327	1,362
	184,396	97,292	281,688
Port Commission	-	120	120
EMPLOYEE TOTAL	\$ 1,023,543	\$ 520,765	\$ 1,544,308

Debt Service

	<u>7/1/2026</u>	<u>Interest Rate</u>	<u>Payoff</u>
Herman Creek Flex #1	\$ 496,844	4.40%	FY 2038
Herman Creek Flex #2 & #4	\$ 2,069,020	4.10%	FY 2055
Business Park Flex #5 pFriem	\$ 5,596,469	3.47%	FY 2041
Business Park Flex #6	\$ 5,506,616	2.87%	FY 2040
Total Long Term Debt	<u>\$ 13,668,949</u>	3.36%	

Fiscal Year Debt Service - Payment Details

		<u>Interest</u>	<u>Principal</u>	<u>Total</u>
<u>Herman Creek Flex #1</u>				
	9/15/2026	\$ 5,465.28	\$ 8,592.26	\$ 14,057.54
	12/15/2026	\$ 5,370.77	\$ 8,686.77	\$ 14,057.54
	3/15/2027	\$ 5,275.21	\$ 8,782.33	\$ 14,057.54
	6/15/2027	\$ 5,178.61	\$ 8,878.93	\$ 14,057.54
Debt Service:		<u>\$ 21,289.87</u>	<u>\$ 34,940.29</u>	<u>\$ 56,230.16</u>
<u>Herman Creek Flex #2 & #4</u>				
	12/1/2026	\$ 81,603.35	\$ 39,505.28	\$ 121,108.63
Estimated Debt Service:		<u>\$ 81,603.35</u>	<u>\$ 39,505.28</u>	<u>\$ 121,108.63</u>
<u>Business Park Flex #5 pFriem</u>				
	12/15/2026	\$ 78,873.10	\$ -	\$ 78,873.10
	6/15/2027	\$ 78,873.10	\$ 238,000.00	\$ 316,873.10
Debt Service:		<u>\$ 157,746.20</u>	<u>\$ 238,000.00</u>	<u>\$ 395,746.20</u>
<u>Business Park Flex #6 Renewal</u>				
	7/1/2026	\$ 35,884.63	\$ 72,973.35	\$ 108,857.98
	10/1/2026	\$ 35,361.05	\$ 73,496.93	\$ 108,857.98
	1/1/2027	\$ 34,833.70	\$ 74,024.28	\$ 108,857.98
	4/1/2027	\$ 34,302.58	\$ 74,555.40	\$ 108,857.98
Debt Service:		<u>\$ 140,381.96</u>	<u>\$ 295,049.96</u>	<u>\$ 435,431.92</u>
<u>Total Debt Service</u>		<u>\$ 401,021.38</u>	<u>\$ 607,495.53</u>	<u>\$ 1,008,516.91</u>

Budget Resolution and Notices