



## PUBLIC MEETING: Port Commission Meeting

DATE: Tuesday, **June 30, 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 April 7, 2026 RV Park Open House and the May 19, 2026 Regular Session (*Page 3*)
  - b. Ratification of bills from May 12, 2026 – June 22, 2026 in the amount of \$744,685.26 (*Page 7*)
  - c. Approval of payroll for May 19 through June 18, 2026 in the amount of \$114,974.35
- 3) Public Comment (Speakers may be limited to three (3) minutes)
- 4) Reports and Presentations
  - a. PNWA Mission to Washington Report, Dan Mahr, Mahr Strategies (*Page 15*)
- 5) Commissioner Comments and Sub-Committee Reports
- 6) Executive Director Report
- 7) Business Action Items
  - a. Approve FY 2026-27 Master Rate and Fee Schedule (*Page 19*)
  - b. Approve Project Scope, Budget Changes for FY26 Economic Development Grant Recipients (*Page 23*)
    1. Son of Man Cider
    2. Columbia Inn
- 8) Executive Session under ORS 192.660(2)(e) conduct deliberations with persons designated by the governing body to negotiate real property transactions
- 9) Possible action resulting from Executive Session
- 10) Adjourn

### IMPORTANT DATES

**July 4 – Cascade Locks 4<sup>th</sup> of July Celebration, Marine Park**

**July 9 – City Planning Commission Meeting (RV Park Amendment Review)**

**July 21 – 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: Open House

DATE: Tuesday, **April 7, 2026 6:00 PM**

LOCATION: Marine Park Pavilion 395 SW Portage Rd, Cascade Locks, OR 97014

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

### MINUTES

- 1) Commission meeting convened at 6:00 PM
  - a. Attendance Log

A quorum of the Port Commission was visually recorded in attendance during the open house.

    - i. President Lorang (Noted present at 5:27 PM to 7:56 PM)
    - ii. Vice-President Klute (Noted present at 6:33 PM to 7:56 PM)
    - iii. Commissioner Nance (Noted present at 6:04 PM to 7:56 PM)
    - iv. Commissioner Gann (Noted present at 5:58 PM to 7:26 PM)
    - v. Commissioner Dodd (Noted present at 5:45 PM to 7:56 PM)
- 2) Open House: Proposed RV Park
  - a. Presentation of project materials and informational exhibits

This was a non-deliberative session. In accordance with the meeting notice, there were no formal discussions, collective deliberations, or official actions/votes taken by the Board of Commissioners. Commissioners reviewed project displays and materials alongside members of the public.
- 3) Conclusion: Approximately 8:00 PM

Port of Cascade Locks

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Port Commission President  
Brad Lorang

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Port Commission Secretary  
Albert Nance

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Date Approved  
Prepared by Keriane Stocker

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## PUBLIC MEETING: Port Commission Special Meeting

DATE: Tuesday, **May 19, 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 6:03 PM
  - a. Pledge of Allegiance
  - b. Roll Call
    - i. President Lorang (excused)
    - ii. Vice-President Klute (excused)
    - 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 (via Zoom)
  - 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 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

**MOTION:** To approve the consent agenda  
**MOVE:** Ted Dodd  
**SECOND:** Travis Gann  
**VOTE:** **Aye:** Albert Nance, Travis Gann, and Ted Dodd  
**Absent:** Brad Lorang and Carrie Klute

**VIDEO TIMESTAMP: 00:02:25**
- 3) Open Public Hearing on Approved FY 2026-27 Budget  
Public Hearing opened under ORS 294.453, at: 6:05 PM
- 4) Public Comment (Speakers may be limited to three (3) minutes)
- 5) Special Presentations and Reports
  - a. Proposed RV Park Open House Public Input Report – Jeremiah Blue
- 6) Commissioner Comments and Sub-Committee Reports
- 7) Executive Director Report  
ED Blue reported on community feedback from the Proposed Campground & RV Park Open House, highlighting key concerns regarding traffic management and the preservation of the area's natural aesthetics.
- 8) Business Action Items
  - a. Close Public Hearing on Approved FY 2026-27 Budget  
Public Hearing closed at 7:03 PM
  - 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

**MOTION:** To move to approve Resolution 2026-4 Adopting the Fiscal year 2026-27 Budget, Making Appropriations, Imposing Property Taxes for the Year 2026-2027 and Adopting Certain Policies

**MOVE:** Ted Dodd

**SECOND:** Travis Gann

**DISCUSSION:** ED Blue reported that on April 14 and April 28, the Budget Committee met and unanimously approved the FY 26-27 Budget and has now referred it to the Commission for adoption.

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

**Absent:** Brad Lorang and Carrie Klute

**VIDEO TIMESTAMP:** **01:03:08**

9) Adjourn 7:10 PM

Port of Cascade Locks

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Port Commission President  
Brad Lorang

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Port Commission Secretary  
Albert Nance

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Date Approved  
Prepared by Keriane Stocker

# PORT OF CASCADE LOCKS

Bills and Payments  
May 12-June 23, 2026

Date	Transaction type	Memo/Description	Amount
<b>ERS</b>			
05/20/2026	Bill Payment (Check)		-86.10
04/29/2026	Bill	BOOM LIFT	86.10
06/17/2026	Bill Payment (Check)		-1,778.00
05/27/2026	Bill	BOOM LIFT	1,778.00
<b>Jones Boys Electric and Construction</b>			
05/12/2026	Bill Payment (Check)		-1,761.80
05/06/2026	Bill	Service call to Bridge of the Gods lighting	850.00
05/06/2026	Bill	House 3 Washer Dryer electrical installation	911.80
<b>A Life With Trees, LLC</b>			
05/07/2026	Bill	Marine Park Tree Trimming Services	1,320.00
05/12/2026	Bill Payment (Check)		-1,320.00
<b>AKS Engineering &amp; Forestry, LLC</b>			
05/19/2026	Bill Payment (Check)		-663.50
04/28/2026	Bill	RV Park Zoning Amendment Strategy	663.50
		Total:	
06/03/2026	Bill Payment (Check)		-700.00
05/27/2026	Bill	Engineering Services (General)	700.00
<b>Cable Huston LLP</b>			
05/12/2026	Bill Payment (Check)		-5,868.00
05/05/2026	Bill	Legal services	5,868.00
<b>Columbia Gorge News</b>			
04/08/2026	Bill	Notice of Budget Hearing	61.43
05/12/2026	Bill Payment (Check)		-61.43
05/27/2026	Bill Payment (Credit Card)		-141.75
05/06/2026	Bill	Notice of Budget Hearing	141.75
<b>MBO Cleaning</b>			
05/12/2026	Bill Payment (Check)		-323.36
04/15/2026	Bill	Office Cleaning Janitorial Service	323.36
05/21/2026	Bill Payment (Check)		-323.36
05/15/2026	Bill	Office Cleaning Janitorial Service	323.36

# PORT OF CASCADE LOCKS

Bills and Payments  
May 12-June 23, 2026

Date	Transaction type	Memo/Description	Amount
<b>Western Display Fireworks</b>			
05/12/2026	Bill Payment (Check)		-2,500.00
05/07/2026	Bill	1st payment, Centennial Fireworks	2,500.00
07/04/2026	Bill	2nd payment, 4th of July fireworks	4,000.00
06/22/2026	Bill Payment (Check)		-4,000.00
<b>Amazon Capital Services</b>			
06/02/2026	Bill Payment (Check)		-352.99
05/11/2026	Bill	Office supplies	352.99
05/01/2026	Bill	Office supplies	10.76
05/28/2026	Bill Payment (Check)		-352.99
04/01/2026	Bill	Office supplies	342.23
<b>Delta Dental of Oregon</b>			
05/21/2026	Bill Payment (Check)		-535.10
05/07/2026	Bill	Dental Insurance Premium for June 2026	535.10
06/12/2026	Bill Payment (Check)		-371.46
06/08/2026	Bill	Dental Insurance Premium for July 2026	371.46
<b>Hood River Supply</b>			
05/13/2026	Bill Payment (Check)		-131.06
04/27/2026	Bill	Fuel	131.06
06/03/2026	Bill Payment (Check)		-216.35
05/27/2026	Bill	Fuel	216.35
<b>RADCOMP Technologies</b>			
05/06/2026	Bill	Managed IT Services	4,269.33
05/22/2026	Bill Payment (Check)		-4,269.33
06/03/2026	Bill	IT and Monitoring Services May 2026	4,050.07
06/10/2026	Bill Payment (Check)		-4,800.07
06/02/2026	Bill	HPE 12 Port POE Managed 12G 4SFP 370W Switch	750.00
<b>Ricoh USA, Inc.</b>			
05/13/2026	Bill Payment (Check)		-328.92
05/01/2026	Bill	Admin - Copier	328.92
06/01/2026	Bill	Admin - Copier	323.60
06/12/2026	Bill Payment (Check)		-323.60
<b>The Port of Hood River</b>			

# PORT OF CASCADE LOCKS

Bills and Payments  
May 12-June 23, 2026

Date	Transaction type	Memo/Description	Amount
05/13/2026	Bill Payment (Check)		-8,394.23
04/30/2026	Bill	POHR Breezeby system billing for April 2026	8,394.23
05/31/2026	Bill	POHR Breezeby system billing for May 2026	9,113.52
06/22/2026	Bill Payment (Check)		-9,113.52
<b>Blue Mountain Networks</b>			
05/18/2026	Bill Payment (Credit Card)		-1,187.78
06/01/2026	Bill	Internet Service June 2026	1,187.78
05/28/2026	Bill Payment (Credit Card)		-231.37
06/01/2026	Bill	Internet Service June 2026 correction payment	231.37
07/01/2026	Bill	Internet Service July 2026	1,232.19
06/17/2026	Bill Payment (Credit Card)		-1,232.19
<b>Columbia Ace Hardware</b>			
05/19/2026	Bill Payment (Check)		-730.43
04/30/2026	Bill	Supplies and Small Tools - March	730.43
06/10/2026	Bill Payment (Check)		-380.04
05/31/2026	Bill	Supplies and Small Tools - May	380.04
<b>Dennis V Snyder Jr</b>			
05/11/2026	Bill	Mow East Gateway property	850.00
06/02/2026	Bill Payment (Check)		-850.00
06/22/2026	Bill Payment (Check)		-3,950.00
06/17/2026	Bill	Repair Harvey Rd	3,950.00
<b>J&amp;S Services</b>			
04/27/2026	Bill	Flagging classes for Maintenance Dept. Crew	440.00
05/19/2026	Bill Payment (Check)		-440.00
<b>Mahr Strategies</b>			
05/18/2026	Bill	April 2026 Government Affairs	6,657.93
05/19/2026	Bill Payment (Check)		-6,657.93
06/17/2026	Bill Payment (Check)		-6,000.00
06/14/2026	Bill	May 2026 Government Affairs	6,000.00
<b>Merina+Co</b>			
05/29/2026	Bill Payment (Check)		-15,505.25
04/30/2026	Bill	Financial Services April	15,505.25
<b>Onsite Supply House LLC</b>			
05/29/2026	Bill Payment (Check)		-103.97

# PORT OF CASCADE LOCKS

Bills and Payments  
May 12-June 23, 2026

Date	Transaction type	Memo/Description	Amount
05/07/2026	Bill	Irrigation system parts	103.97
06/03/2026	Bill Payment (Check)		-132.08
06/01/2026	Bill	Irrigation system parts	132.08
Oregon Department of Transportation			
05/06/2026	Bill	Operations - Maintenance Dept. Fuel	595.30
05/19/2026	Bill Payment (Check)		-595.30
06/05/2026	Bill Payment (Check)		-732.02
06/01/2026	Bill	Operations - Maintenance Dept. Fuel	732.02
Business Oregon			
05/14/2026	Bill	Loan 649-17-01	14,057.54
05/21/2026	Bill Payment (Check)		-14,057.54
06/12/2026	Bill	Loan 649-17-01	108,857.98
06/17/2026	Bill Payment (Check)		-108,857.98
Century Link			
05/06/2026	Bill	CenturyLink Service to 541-374-8471	34.02
05/21/2026	Bill Payment (Check)		-34.02
05/16/2026	Bill	CenturyLink Service to 541-374-8471	102.68
05/29/2026	Bill Payment (Check)		-102.68
06/06/2026	Bill	CenturyLink Service to 541-374-8471	34.04
06/22/2026	Bill Payment (Check)		-34.04
Main Street Casade Locks			
05/18/2026	Bill	Summer 2026 Movies in the Park Concession	2,000.00
05/21/2026	Bill Payment (Check)		-2,000.00
Special Districts Insurance Services			
04/29/2026	Bill	May 2026 Health Insurance Premium	20,334.24
05/21/2026	Bill Payment (Check)		-20,334.24
06/01/2026	Bill	June 2026 Health Insurance Premium	20,784.12
06/03/2026	Bill Payment (Check)		-20,784.12
AT&T Mobility			

# PORT OF CASCADE LOCKS

Bills and Payments  
May 12-June 23, 2026

Date	Transaction type	Memo/Description	Amount
05/22/2026	Bill Payment (Check)		-43.73
05/05/2026	Bill	AT&T Cradlepoint	43.73
06/22/2026	Bill Payment (Check)		-43.94
06/05/2026	Bill	AT&T Cradlepoint	43.94
<b>DOGAMI-Mined Land Reclamation</b>			
05/22/2026	Bill Payment (Check)		-2,335.58
05/05/2026	Bill	Quarry Permit Renewal DOGAMI ID Number 14-0027	2,335.58
<b>ARTHUR J GALLAGHER &amp; CO</b>			
05/18/2026	Bill	Bridge Insurance Installment 3 of 4	41,144.00
05/28/2026	Bill Payment (Check)		-41,144.00
<b>Worldpay-Vantiv-IQ</b>			
05/27/2026	Bill	Merchant Fees	6,564.08
05/27/2026	Bill Payment (Check)		-6,564.08
06/22/2026	Bill Payment (Check)		-8,879.92
05/22/2026	Bill	Merchant Fees	8,879.92
<b>Skamania Co Chamber of Commerce</b>			
11/04/2025	Bill	Chamber Advocacy Luncheon	50.00
05/29/2026	Bill Payment (Check)		-50.00
<b>The Sign Hub, LLC</b>			
06/02/2026	Bill Payment (Check)		-1,826.13
04/28/2026	Bill	IMBA Trail Town Decals, Signs + Shipping	1,826.13
<b>Streamline Software, Inc</b>			
06/01/2026	Bill Payment (Credit Card)		-395.00
06/01/2026	Bill	Website - Streamline Flex June 2026	395.00
<b>Gusto</b>			
06/02/2026	Bill Payment (Check)		-440.00
05/02/2026	Bill	Monthly Payroll Service	440.00
<b>Elyzabeth Lauryl Nagode</b>			
06/01/2026	Bill	Campground Mgmt Svcs May 2026	743.11
06/03/2026	Bill Payment (Check)		-743.11
<b>KIHR Bicoastal Media</b>			
05/31/2026	Bill	2025 Salute to Graduates Ad	99.00

# PORT OF CASCADE LOCKS

Bills and Payments  
May 12-June 23, 2026

Date	Transaction type	Memo/Description	Amount
06/03/2026	Bill Payment (Check)		-99.00
<b>Tec Pro Ltd</b>			
03/31/2026	Bill	Troubleshooting Camera Playback & Training, cable testing	100.00
06/05/2026	Bill Payment (Check)		-100.00
<b>Columbia Bank Roseburg</b>			
05/29/2026	Bill	Flex 5 Loan Payment	308,790.37
06/10/2026	Bill Payment (Check)		-308,790.37
<b>Hurley Engineering Co</b>			
06/18/2026	Bill Payment (Check)		-1,920.00
05/29/2026	Bill	Sewer Lift Station Service and Maintenance	1,920.00
<b>Mediamerica</b>			
06/09/2026	Bill Payment (Credit Card)		-3,800.00
05/29/2026	Bill	Year-Round Biking Adventures in Cascade Locks Promo	3,800.00
<b>Swan Island Sheet Metal Works</b>			
06/04/2026	Bill	Sternwheeler safety guard install	2,142.00
06/10/2026	Bill Payment (Check)		-2,142.00
<b>Molo</b>			
06/12/2026	Bill Payment (Check)		-40.32
06/01/2026	Bill	Molo Processing Fees	40.32
<b>Staples Business Advantage</b>			
06/06/2026	Bill	HP Printer Ink B/W and Color	297.15
06/12/2026	Bill Payment (Check)		-297.15
<b>Hood River Garbage Service Inc</b>			
06/17/2026	Bill Payment (Credit Card)		-1,027.20
06/01/2026	Bill	May 2026 Garbage Service	1,027.20
<b>Goldstar ATM</b>			
06/15/2026	Bill	ATM rental for Bridge Centennial	250.00
06/17/2026	Bill Payment (Check)		-250.00
<b>Parsons Transportation Group INC.</b>			
06/17/2026	Bill Payment (Check)		-108,112.64
06/10/2026	Bill	Bridge Studies Project - Invoice	108,112.64

# PORT OF CASCADE LOCKS

Bills and Payments  
May 12-June 23, 2026

Date	Transaction type	Memo/Description	Amount
		#15	
<b>Primo Brands</b>			
05/16/2026	Bill	Drinking water delivery Toll Booth, Maintenance, Admin	137.86
06/17/2026	Bill Payment (Check)		-137.86
06/22/2026	Bill Payment (Check)		-168.33
06/17/2026	Bill	Drinking water delivery Toll Booth, Maintenance, Admin	168.33
<b>Travel Information Council</b>			
06/15/2026	Bill	Marine Park Campground TIC signage renewal	552.00
06/17/2026	Bill Payment (Check)		-552.00
<b>Alfonso Barron</b>			
06/22/2026	Bill Payment (Check)		-100.00
06/16/2026	Bill	Cell phone reimbursement	100.00
<b>Genevieve L Scholl</b>			
06/16/2026	Bill	Cell phone reimbursement	100.00
06/22/2026	Bill Payment (Check)		-100.00
<b>Jeanetta Blue</b>			
06/22/2026	Bill Payment (Check)		-100.00
06/16/2026	Bill	Cell phone reimbursement	100.00
<b>John Blackwell</b>			
06/22/2026	Bill Payment (Check)		-100.00
06/01/2026	Bill	Cell Phone Reimbursement	100.00
<b>Keriane Stocker</b>			
06/16/2026	Bill	Cell phone reimbursement	100.00
06/22/2026	Bill Payment (Check)		-100.00
<b>Neal Creek Portable Sanitation</b>			
06/01/2026	Bill	Account reconciliation	433.00
06/22/2026	Bill Payment (Check)		-433.00
<b>Parker Nelson</b>			
06/22/2026	Bill Payment (Check)		-100.00
06/16/2026	Bill	Cell Phone Reimbursement	100.00
<b>Steven Hammrich</b>			
06/16/2026	Bill	Cell phone reimbursement	100.00
06/22/2026	Bill Payment (Check)		-100.00

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May 14, 2026

## PNWA Mission to Washington, DC Recap

April 20–23, 2026

In April, Port of Cascade Locks representatives participated in the Pacific Northwest Waterways Association (PNWA) Mission to Washington, DC. The annual event brings together ports, businesses, public agencies, and regional stakeholders from across the Pacific Northwest to engage directly with congressional offices and federal agencies on transportation, navigation, economic development, and infrastructure priorities. For POCL, participation in the mission is part of a broader federal strategy to build relationships, maintain visibility with decision makers, and position Port priorities for future partnership, policy, and funding opportunities.

In addition to PNWA programming, the mission provided an opportunity to schedule standalone meetings with Oregon’s congressional delegation, which the Port took advantage of to advance specific Port priorities and federal engagement efforts.

Preparation for the trip included internal strategy meetings with Port leadership and staff to identify advocacy priorities and develop talking points, briefing materials, and meeting strategy. Work also included compiling background materials and records of previous interactions with congressional offices to support continuity in outreach efforts. Coordination occurred with PNWA staff regarding fly-in programming, advocacy priorities, and opportunities for engagement with elected officials during the mission.

Prior to the trip, meetings were scheduled with the Capitol Hill offices of Senator Wyden, Senator Merkley, and Representative Dexter. Additional coordination with delegation district and state staff ensured alignment between Oregon-based and DC congressional teams. POCL leadership also met with the City of Cascade Locks to coordinate around downtown revitalization efforts and other local priorities ahead of federal discussions.



The POCL delegation of Commissioner Albert Nance, Deputy Director Genevieve Scholl, and government relations consultant Dan Mahr kicked off the Mission on Monday, April 20. Monday evening included a PNWA reception and orientation, followed by a working dinner focused on congressional meeting strategy. Tuesday morning included PNWA programming focused on federal relations and waterway funding priorities, including dredging and river operations.

Tuesday afternoon was spent on Capitol Hill conducting standalone meetings. The team met with staff from the offices of Senator Wyden, Senator Merkley, and Representative Dexter, sharing updates on POCL priorities including economic development efforts, Bridge of the Gods studies, campground development, and cleanup and recovery work related to the Ruckel Creek landslide.

The Port also discussed its intent to pursue Economic Development Administration (EDA) technical assistance support tied to downtown revitalization efforts in Cascade Locks. Additional discussion included the USACE flowage easement issue at Government Cove and invitations for congressional offices to participate in the upcoming Bridge of the Gods event planned for September.

As part of the broader PNWA mission, Wednesday and Thursday included additional Capitol Hill programming and conversations with members of the Pacific Northwest congressional delegation. During the House-side meetings, Genevieve and Albert asked Representative Dexter questions related to economic development and tourism priorities in Cascade Locks.

The trip also provided an opportunity to connect with other ports and regional partners, share ideas, and continue building relationships within PNWA and the broader maritime and economic development community. Those relationships help strengthen regional partnerships and create a foundation for future coordination around economic development, transportation, recreation infrastructure, and other federal priorities.

For the Port, the purpose of the trip was straightforward: maintain and strengthen relationships with Oregon's congressional delegation, keep federal offices updated on Port priorities and projects, and position the Port for future funding and partnership opportunities.

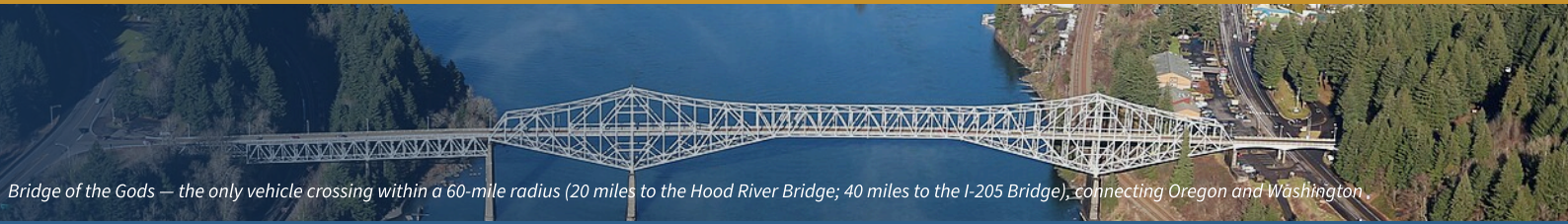
Follow-up work is underway, including continued engagement with congressional offices, coordination with federal and regional partners, and planning for future visits from delegation state and district staff to Cascade Locks. Those visits will be an opportunity to continue discussions on Port priorities and give staff a firsthand look at ongoing projects, economic development efforts, and infrastructure needs in the community.

#### Staffers & Contacts:

Office of U.S. Senator Ron Wyden: Sydney Beasley ([sydney\\_beasley@wyden.senate.gov](mailto:sydney_beasley@wyden.senate.gov)); Naod Aynalem ([naod\\_aynaalem@wyden.senate.gov](mailto:naod_aynaalem@wyden.senate.gov))

Office of U.S. Senator Jeff Merkley: Hannah Sweet ([hanna\\_sweet@merkley.senate.gov](mailto:hanna_sweet@merkley.senate.gov))

Office of Congresswoman Maxine Dexter: Peter Wedlake ([peter.wedlake@mail.house.gov](mailto:peter.wedlake@mail.house.gov))



Bridge of the Gods — the only vehicle crossing within a 60-mile radius (20 miles to the Hood River Bridge; 40 miles to the I-205 Bridge), connecting Oregon and Washington.



Albert Nance  
Port Commissioner

The Port of Cascade Locks is a small inland port district serving Cascade Locks, Oregon — a rural Columbia River Gorge community of about **1,500 people in Hood River County**, and one of only two incorporated cities in the county. Governed by a **five-member elected commission**, the Port operates under a strategic business plan updated last year and serves as the community's **primary economic engine**. There is significant potential in Cascade Locks across small business, recreation, tourism, and light industry — and the Port is positioned to help unlock it. **Key assets:** Bridge of the Gods (bi-state toll bridge, OR-WA) · Industrial park supporting local employers & jobs · Columbia Gorge Sternwheeler.

## ISSUE 1 · ECONOMIC DEVELOPMENT

### Downtown Revitalization — EDA Technical Assistance

STATUS UPDATE

*The Port, in partnership with the City of Cascade Locks, is laying the groundwork for an ambitious downtown revitalization effort. We intend to apply for Economic Development Administration (EDA) technical assistance funding and are working toward a submittal.*

#### BACKGROUND

- ▶ The Port, in coordination with the City of Cascade Locks and regional partners, is working toward an EDA technical assistance application for the 2026–27 cycle with the goal of developing a **multi-jurisdictional downtown revitalization plan** to achieve:
  1. Removal, redevelopment, and/or renovation of **six vacant, derelict buildings** in the downtown area.
  2. **Wayfinding and traffic management controls** for pedestrian safety and walkability.
  3. **Health and human service needs**, including childcare, police, fire and EMS, medical and dental services for residents and visitors.
  4. **Coordinated strategic tourism sector planning** to maximize local public benefit while providing high quality visitor services.



Downtown Cascade Locks — the community the Port serves

## ISSUE 2 · RECREATION & ACCESS

### Campground, Beach Access & Recreation Development

ACTIVE PLANNING

*Cascade Locks sits at the intersection of the Columbia River and the Pacific Crest Trail, inside the Columbia River Gorge National Scenic Area. The Port is building the infrastructure needed to convert that natural potential into sustained economic activity.*

#### BACKGROUND

- ▶ Port is actively developing plans for a **new campground, enhanced beach access, and expanded recreational infrastructure** along Herman Creek Cove — meaning more visitors, longer stays, and more local spending.
- ▶ Project would significantly expand access, including **roughly doubling the number of ADA-accessible campsites** in the Columbia River Gorge.
- ▶ The Port is investing in infrastructure to support **recreation, access, and long-term economic resilience**.



Rendering: Proposed Herman Creek Cove campground & recreation development



ISSUE 3 · INFRASTRUCTURE

## Bridge of the Gods — Planning & Investment Update

✓ GOOD NEWS — PROACTIVE STEWARDSHIP

*The Bridge of the Gods is a critical regional crossing and a gateway to the Pacific Crest Trail (PCT). Ongoing studies show no near-term replacement need, but targeted investments can extend its life and improve safety. Planning is proactive, with continued updates as studies progress.*

### BACKGROUND

- ▶ The Bridge of the Gods is a **historic toll bridge spanning the Columbia River** — the only vehicle crossing within a 60-mile radius (20 miles to the Hood River Bridge; 40 miles to the I-205 Bridge) and a critical part of the regional transportation network.
- ▶ With the support of the **Oregon Legislature**, the Port commissioned studies to assess the bridge's condition and long-term needs.
- ▶ Early results are positive: **no near-term replacement needed**. Targeted short- and medium-term investments can significantly extend usable life and improve safety and operations.
- ▶ Improvement opportunities also exist on approach roads on **both the Oregon and Washington sides**, including pedestrian safety enhancements.

### WHAT WE WANT YOU TO KNOW

- ▶ **We invested in planning rather than waiting for a crisis.** The news is good, and we are acting on it.
- ▶ Our current investigations will yield a **roadmap for extending usable life** through future targeted improvements. We will keep your team updated as studies progress.



See front page for aerial view — Bridge of the Gods, Cascade Locks, Oregon

ISSUE 4 · ECONOMIC IMPACT

## Ruckel Creek Landslide — Trail Access & Tourism Impact

FEDERAL COORDINATION & SUPPORT

*The Port is part of a coalition of stakeholders seeking a solution to a significant landslide affecting the Cascade Locks economy. We are asking for your office's help in exploring resources for clean up and recovery.*

### BACKGROUND

- ▶ During a significant period of rainfall, in December 2025, a major landslide blocked the **Historic Columbia River Highway Trail** just west of Ruckel Creek, near Eagle Creek.
- ▶ The slide — **up to 12 feet high and 300 feet wide** — occurred on U.S. Forest Service land destabilized by the 2017 Eagle Creek fire.
- ▶ Cleanup is complicated by overlapping jurisdictions: **the U.S. Forest Service (USFS) owns the land; the Historic Highway Trail is in the Oregon Parks and Recreation Department (OPRD)'s inventory; the Oregon Department of Transportation (ODOT) can lead cleanup but cannot use Highway Trust Fund dollars; OPRD lacks the funding** for work at this scale.
- ▶ The Cascade Locks economy depends heavily on trail-access tourism. The slide already **forced cancellation of the Bridge of the Gods Run**, an annual event drawing over 4,000 visitors.
- ▶ Oregon issued a state emergency declaration, which has now been **approved at the federal level**, opening the door to federal support.



Ruckel Creek landslide blocking the Historic Columbia River Highway Trail, Dec. 2025

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## PORT COMMISSION REPORT

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**TO:** PORT COMMISSION

**FROM:** JEREMIAH BLUE, EXECUTIVE DIRECTOR

**SUBJECT:** 2026-27 PORT OF CASCADE LOCKS MASTER FEE SCHEDULE

**DATE:** June 30, 2026

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### **Introduction:**

The Master Fee Schedule establishes the fees charged for various services provided by the Port of Cascade Locks. Annual review of the entire Master Fee Schedule is still necessary to ensure all fees remain appropriate and aligned with current economic realities, operational costs, and the Commission's strategic objectives.

### **Recommendation:**

While a standard annual adjustment of 5% is proposed, Staff recommends that the Commission retains full discretion to approve, modify, or reject the proposed annual adjustment each year, either in its entirety or for individual services. This flexibility will allow the Commission to make informed decisions based on the specific circumstances of each budget cycle. For example, a suggested 5% toll increase may be denied, while all other fees approved or modified.

### **Commission Options:**

1. Move to approve the 2025-26 Port of Cascade Locks Master Fee Schedule as stated.
2. Move to approve the 2025-26 Port of Cascade Locks Master Fee Schedule, with modifications.
3. Do not approve the 2025-26 Port of Cascade Locks Master Fee Schedule.

PORT FACILITY	DETAIL	PER	ENTRY	VARIABLE						
				2026	INCREASE	2027	2028	2029	2030	
BRIDGE	Toll - Motorcycle	Crossing	Class 0 Vehicle	Cash/Credit	\$2.00	5%	\$2.10	\$2.21	\$2.32	\$2.43
				BreezBy	\$1.00	5%	\$1.05	\$1.10	\$1.16	\$1.22
	Toll - Auto / Pick Up / Dually	Crossing	Class 1 Vehicle	Cash/Credit	\$3.00	5%	\$3.15	\$3.31	\$3.47	\$3.65
				BreezBy	\$1.25	5%	\$1.31	\$1.38	\$1.45	\$1.52
	Toll - Auto / Pick Up / Dually + 1Axle Trailer	Crossing	Class 1 + 1	Cash	\$4.00	5%	\$4.20	\$4.41	\$4.63	\$4.86
				BreezBy	\$2.25	5%	\$2.36	\$2.48	\$2.60	\$2.73
	Toll - Auto / Pick Up / Dually + 2Axle Trailer	Crossing	Class 1 + 2	Cash/Credit	\$5.00	5%	\$5.25	\$5.51	\$5.79	\$6.08
				BreezBy	\$3.25	5%	\$3.41	\$3.58	\$3.76	\$3.95
	Toll - Auto / Pick Up / Dually + 3Axle Trailer	Crossing	Class 1 + 3	Cash/Credit	\$6.00	5%	\$6.30	\$6.62	\$6.95	\$7.29
				BreezBy	\$4.25	5%	\$4.46	\$4.69	\$4.92	\$5.17
	Toll - Box Truck, RV, School Bus, UPS	Crossing	Class 2	Cash/Credit	\$7.00	5%	\$7.35	\$7.72	\$8.10	\$8.51
				BreezBy	\$6.25	5%	\$6.56	\$6.89	\$7.24	\$7.60
	Toll - Box Truck, RV, School Bus, UPS + 1 Axle Trailer	Crossing	Class 2 + 1	Cash/Credit	\$8.00	5%	\$8.40	\$8.82	\$9.26	\$9.72
				BreezBy	\$7.25	5%	\$7.61	\$7.99	\$8.39	\$8.81
	Toll - Box Truck, RV, School Bus, UPS + 2 Axle Trailer	Crossing	Class 2 + 2	Cash/Credit	\$9.00	5%	\$9.45	\$9.92	\$10.42	\$10.94
				BreezBy	\$8.25	5%	\$8.66	\$9.10	\$9.55	\$10.03
	Toll - Box Truck, RV, School Bus, UPS + 3 Axle Trailer	Crossing	Class 2 + 3	Cash/Credit	\$10.00	5%	\$10.50	\$11.03	\$11.58	\$12.16
				BreezBy	\$9.25	5%	\$9.71	\$10.20	\$10.71	\$11.24
	Toll 3 Axle Truck, Bus, RV	Crossing	Class 3	Cash/Credit	\$12.00	5%	\$12.60	\$13.23	\$13.89	\$14.59
				BreezBy	\$9.25	5%	\$9.71	\$10.20	\$10.71	\$11.24
Toll 4 Axle Truck	Crossing	Class 4	Cash/Credit	\$16.00	5%	\$16.80	\$17.64	\$18.52	\$19.45	
			BreezBy	\$12.25	5%	\$12.86	\$13.51	\$14.18	\$14.89	
Toll 5 Axle Truck	Crossing	Class 5	Cash/Credit	\$20.00	5%	\$21.00	\$22.05	\$23.15	\$24.31	
			BreezBy	\$15.25	5%	\$16.01	\$16.81	\$17.65	\$18.54	
Toll 6 Axle Truck	Crossing	Class 6	Cash/Credit	\$24.00	5%	\$25.20	\$26.46	\$27.78	\$29.17	
			BreezBy	\$18.25	5%	\$19.16	\$20.12	\$21.13	\$22.18	
Toll 7 Axle Truck	Crossing	Class 7	Cash/Credit	\$28.00	5%	\$29.40	\$30.87	\$32.41	\$34.03	
			BreezBy	\$21.25	5%	\$22.31	\$23.43	\$24.60	\$25.83	
Toll 8 Axle Truck	Crossing	Class 8	Cash/Credit	\$32.00	5%	\$33.60	\$35.28	\$37.04	\$38.90	
			BreezBy	\$24.25	5%	\$25.46	\$26.74	\$28.07	\$29.48	
Toll 9 Axle Truck	Crossing	Class 9	Cash/Credit	\$36.00	5%	\$37.80	\$39.69	\$41.67	\$43.76	
			BreezBy	\$27.25	5%	\$28.61	\$30.04	\$31.55	\$33.12	
Toll 10 Axle Truck	Crossing	Class 10	Cash/Credit	\$40.00	5%	\$42.00	\$44.10	\$46.31	\$48.62	
			BreezBy	\$30.25	5%	\$31.76	\$33.35	\$35.02	\$36.77	
Toll 11 Axle Truck	Crossing	Class 11	Cash/Credit	\$44.00	5%	\$46.20	\$48.51	\$50.94	\$53.48	
			BreezBy	\$33.25	5%	\$34.91	\$36.66	\$38.49	\$40.42	
Over-size Load Permit Fee	Crossing	Trucks With Loads Over 10ft Wide or 14ft High		\$10.00	5%	\$10.50	\$11.03	\$11.58	\$12.16	
Over-size Load Permit Fine	Crossing	Truck Crossing Without Over-size Load Permit		\$25.00	5%	\$26.25	\$27.56	\$28.94	\$30.39	
Bridge Close Down with ODOT Flagger	Hour			\$2,500.00	5%	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77	
Hookup Site (Electricity & Water)	Night	All Visitors	Peak	\$51.00	5%	\$53.55	\$56.23	\$59.04	\$61.99	
			Non-Peak	\$40.00	5%	\$42.00	\$44.10	\$46.31	\$48.62	
Non-Hookup Site	Night	All Visitors	Peak	\$41.00	5%	\$43.05	\$45.20	\$47.46	\$49.84	
			Non-Peak	-	5%	-	-	-	-	
CGRA Participants	Tent per Night	CGRA Participants		\$25.00	5%	\$26.25	\$27.56	\$28.94	\$30.39	
Seasonal Cyclists	Night	Travelers Arriving by Bicycle		\$10.00	5%	\$10.50	\$11.03	\$11.58	\$12.16	
Seasonal Hikers	Night	PCT Hiker		\$10.50	5%	\$11.03	\$11.58	\$12.16	\$12.73	
Convenience Fee	Site per Night	All Visitors		\$1.00	5%	\$1.05	\$1.10	\$1.16	\$1.22	
Early Check-In	Up to 2 hours	All Visitors		\$20.00	5%	\$21.00	\$22.05	\$23.15	\$24.31	
Late Check-Out	Up to 2 hours	All Visitors		\$20.00	5%	\$21.00	\$0.00	\$0.00	\$0.00	
Shower (Non-Guest)	Use	All Visitors		\$10.00	5%	\$10.50	\$11.03	\$11.58	\$12.16	
Additional Vehicle	Night	All Visitors		\$10.00	5%	\$10.50	\$11.03	\$11.58	\$12.16	
Additional Vehicle Electricity Use	Site per Night	All Visitors		\$10.00	5%	\$10.50	\$11.03	\$11.58	\$12.16	
Additional Vehicle Overnight Parking	Site per Night	All Visitors		\$10.00	5%	\$10.50	\$11.03	\$11.58	\$12.16	

**CAMPGROUND**

Category	Item	Year	Unit	Description	Color	Actual Cost	5%	2%	1%	0.5%	0.25%	0.125%	
MARINA	Boats Under 30ft	Year	Vessel	Cascade Locks Parking Pass	Black & White	\$1,500.00	5%	\$1,575.00	\$1,653.75	\$1,736.44	\$1,823.26		
	Boats Over 30ft	Year	Vessel	Cascade Locks Parking Pass	Black & White	\$1,750.00	5%	\$1,837.50	\$1,929.38	\$2,025.84	\$2,127.14		
	Transient Dock	Night (up to 72hrs)	Vessel	Cascade Locks Parking Pass	Black & White	\$0.00	5%	\$0.00	\$0.00	\$0.00	\$0.00		
	Outstanding Bill Late Fee	Month	Vessel	Cascade Locks Parking Pass	Color Double-Sided	\$50.00	5%	\$52.50	\$55.13	\$57.88	\$60.78		
	Electricity Fee	Month	Vessel	Cascade Locks Parking Pass	Black & White	\$5.00	5%	\$5.25	\$5.51	\$5.79	\$6.08		
	Outstanding Electricity Late Fee	Month	Vessel	Cascade Locks Parking Pass	Color Double-Sided	\$15.00	5%	\$15.75	\$16.54	\$17.36	\$18.23		
	Waitlist Fee	Month	Vessel	Cascade Locks Parking Pass	Black & White	\$50.00	5%	\$52.50	\$55.13	\$57.88	\$60.78		
	Replacement Parking Pass		Vessel	Cascade Locks Parking Pass	Color Double-Sided	\$25.00	5%	\$26.25	\$27.56	\$28.94	\$30.39		
	PARKING	Boat Launch	Day	Visitor without	Cascade Locks Parking Pass	Black & White	\$5.00	5%	\$5.25	\$5.51	\$5.79	\$6.08	
			Hour	Visitor without	Cascade Locks Parking Pass	Black & White	\$1.00	5%	\$1.05	\$1.10	\$1.16	\$1.22	
Marina Park		Day	Visitor without	Cascade Locks Parking Pass	Black & White	\$10.00	5%	\$10.50	\$11.03	\$11.58	\$12.16		
		Hour	Visitor without	Cascade Locks Parking Pass	Black & White	\$2.00	5%	\$2.10	\$2.21	\$2.32	\$2.43		
Boat Trailer Overflow Parking		Day	Visitor without	Cascade Locks Parking Pass	Black & White	\$10.00	5%	\$10.50	\$11.03	\$11.58	\$12.16		
		Hour	Visitor without	Cascade Locks Parking Pass	Black & White	\$5.00	5%	\$5.25	\$5.51	\$5.79	\$6.08		
Harvey Road		Day	Visitor without	Cascade Locks Parking Pass	Black & White	\$1.00	5%	\$1.05	\$1.10	\$1.16	\$1.22		
		Hour	Visitor without	Cascade Locks Parking Pass	Black & White	\$5.00	5%	\$5.25	\$5.51	\$5.79	\$6.08		
Business Park		Day	Visitor without	Cascade Locks Parking Pass	Black & White	\$5.00	5%	\$5.25	\$5.51	\$5.79	\$6.08		
		Hour	Visitor without	Cascade Locks Parking Pass	Black & White	\$1.00	5%	\$1.05	\$1.10	\$1.16	\$1.22		
OFFICE	Parking Violation		Visitor without	Cascade Locks Parking Pass	Black & White	TBD	5%	-	-	-	-		
	Photocopy - 8.5x11	Sheet		Cascade Locks Parking Pass	Black & White	\$0.15	5%	\$0.16	\$0.17	\$0.17	\$0.18		
		Sheet		Cascade Locks Parking Pass	Black & White	\$0.20	5%	\$0.21	\$0.22	\$0.23	\$0.24		
		Sheet		Cascade Locks Parking Pass	Color Double-Sided	\$0.35	5%	\$0.37	\$0.39	\$0.41	\$0.43		
		Sheet		Cascade Locks Parking Pass	Color Double-Sided	\$0.45	5%	\$0.47	\$0.50	\$0.52	\$0.55		
	Photocopy - 8.5x14	Sheet		Cascade Locks Parking Pass	Black & White	-	5%	-	-	-	-		
		Sheet		Cascade Locks Parking Pass	Color Double-Sided	-	5%	-	-	-	-		
	Photocopy - 11x17	Sheet		Cascade Locks Parking Pass	Black & White	-	5%	-	-	-	-		
		Sheet		Cascade Locks Parking Pass	Color Double-Sided	-	5%	-	-	-	-		
	Fax	Sheet		Cascade Locks Parking Pass	Black & White	\$1.00	5%	\$1.05	\$1.10	\$1.16	\$1.22		
Public Information Request	Hour		Cascade Locks Parking Pass	Black & White	\$20.00	5%	\$21.00	\$22.05	\$23.15	\$24.31			
Copies from Public Information Request	Page / Side		Cascade Locks Parking Pass	Black & White	\$0.25	5%	\$0.26	\$0.28	\$0.29	\$0.30			
Attorney Fee for Reviewing Records			Cascade Locks Parking Pass	Black & White	-	5%	-	-	-	-			
Commercial Filming			Cascade Locks Parking Pass	Black & White	\$250.00	5%	\$262.50	\$275.63	\$289.41	\$303.88			
Drone Permit			Cascade Locks Parking Pass	Black & White	\$250.00	5%	\$262.50	\$275.63	\$289.41	\$303.88			

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## PORT COMMISSION REPORT

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**TO:** PORT COMMISSION

**FROM:** GENEVIEVE SCHOLL, DEPUTY EXECUTIVE DIRECTOR

**SUBJECT: GRANT RECIPIENT PROJECT BUDGET, SCOPE CHANGES**

**DATE:** JUNE 30, 2026

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### **Introduction:**

Two of this year's Large Grant awardees have requested material changes to their approved project scope and budget line items that require Commission consideration for approval.

**Native Cider, LLC dba Son of Man** was awarded \$43,433.29 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."

Son of Man submitted a change request to MCEDD for their project budget. Ami Beaver, MCEDD's grant administrator for our program, notified the Port on May 28<sup>th</sup> that "The 'mechanical contracting and tank hook up' costs are higher than anticipated, and they would like to reallocate the \$3,000 originally designated for "marketing: youtube and instagram" to cover these mechanical expenses." The requested change makes no difference in the grant project award and match amounts. Since the marketing value of those promotions is a material change to the project deliverables for the Port, this reallocation requires Commission approval.

**Columbia Gorge Inn** was awarded \$43,433.29 for "the installation of an energy-efficient LED lighting system and the completion of façade enhancements." The original project budget anticipated construction of a "porch cover" awning at the front entrance to improve guest experience at check-in, particularly during bad weather. Columbia Gorge Inn has struggled to secure a construction contract for

the porch cover project and would like to eliminate that portion of the project to focus on the lighting component, improved signage, and curb appeal improvements. Their updated project budget and scope of work are attached. Since the porch cover element is a material change to the project deliverables, this budget adjustment requires Commission approval. The requested change makes no difference to the grant project award, but will increase the Inn's match share to 31%, as it increases the total project costs.

**RECOMMENDATION:**

Discussion and possible actions to:

1. Approve the Son of Man Grant Agreement Amendment to reallocate marketing funds to fermentation tank installation expenses.
2. Approve the Columbia Inn Grant Agreement Amendment to remove the Porch Cover element and reallocate funds to lighting, signage, and curb appeal projects.

**Amendment No. 1  
To The  
Economic Development Program Grant Agreement  
Between the Port of Cascade Locks  
And Native Cider, LLC dba Son of Man**

The PARTIES, by execution of this Amendment, hereby acknowledge that each Party agrees to the May 2026 amended budget as follows and that all other terms and conditions of the original Agreement dated January 14, 2026 remain unchanged.

<b>Son of Man Port of Cascade Locks Grant Budget</b>		
<b>INCOME</b>		
	<b>ORIGINAL</b>	<b>May 2026 REVISION</b>
Grant Funds/Maximum Reimbursement	\$ 43,433.29	\$43,433.29
Applicant	\$ 10,858.70	\$10,858.70
<b>Total Income</b>	<b>\$ 54,291.99</b>	<b>\$54,291.99</b>
<b>EXPENSES</b>		
	<b>ORIGINAL</b>	<b>May 2026 REVISION</b>
Fermentation Vessel	\$ 14,000.00	\$ 14,000.00
Mechanical Contracting and Tank Hookups	\$ 5,098.00	\$ 8,098.00
Apples	\$ 14,943.99	\$ 14,943.99
Marketing: YouTube & Instagram Advertising	\$ 3,000.00	\$ 0.00
Marketing: Portland Pickles Sponsorship	\$ 17,250.00	\$ 17,250.00
<b>Total Expenses</b>	<b>\$ 54,291.99</b>	<b>\$ 54,291.99</b>

**NATIVE CIDER, LLC DBA SON OF MAN**

**PORT OF CASCADE LOCKS**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_  
Jasper Smith, Co-Founder

\_\_\_\_\_  
Jeremiah Blue, Executive Director

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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

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THIS AGREEMENT ("Agreement") is made and entered into by and between the Port of Cascade Locks, hereinafter referred to as "Port" and the **Native Cider, LLC dba Son of Man**, hereinafter referred to as the "Grantee".

**Port Grant Number:** 2026-3

**Project Title:** Son of Man Growth and Infrastructure Investment

**Project Description:** This project will 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.

**Grant Amount:** \$43,433.29 (80%)

**Grantee Match Participation:** \$10,858.70 (20%)

**Total Project Cost:** \$54,291.99

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. 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](mailto: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 the Notice to Proceed to the date of the Reimbursement Request. Once the first payment is made, Grantee must request reimbursement at least every three months.
3. 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](mailto:allan@mcedd.org).
4. 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](mailto: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.
5. 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 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.

- 6. 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**

**Jasper Smith, Co-Founder**  
**Native Cider, LLC dba Son of Man**

Signature: Jasper Smith  
BB3CCB45C44F49B...

Date: 1/14/2026

Site Address:  
**160 NE Herman Creek Lane Suite 102**  
**Cascade Locks, OR 97014**

Mailing Address:  
**3007 NE 19th Avenue**  
**Portland, OR 97212**

Email: **jasper@sonofman.co**  
Phone: **(503) 341-6987**

**PORT OF CASCADE LOCKS**

**Jeremiah Blue, Executive Director**

Signature: Jeremiah Blue  
BC988CD25C394BF...

Date: 1/14/2026

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

Email: **jblue@portofcascadelocks.gov**  
Phone: **(541) 374-2401**

## **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.

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.

**Attachment B: Project Scope and Budget for Native Cider dba Son of Man**

**Project Scope:** This project will 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.

**Budget Summary:**

Grant Funds/Maximum Reimbursement	\$43,433.29 (80%)
Grantee Match Participation	\$10,858.70 (20%)
<b>Total Project Cost</b>	<b>\$54,291.99</b>

**Project Budget:**

<b>Expense Item</b>	<b>Cost or Valuation</b>
Fermentation Vessel	\$14,000.00
Mechanical Contracting and Tank Hookups	\$5,098.00
Apples	\$14,943.99
Marketing: YouTube & Instagram Advertising	\$3,000.00
Marketing: Portland Pickles Sponsorship	\$17,250.00
<b>Total Project Cost</b>	<b>\$54,291.99</b>

**Source of Match:**

<b>Source</b>	<b>Amount</b>
Applicant Cash Match	\$10,858.70
<b>Total Match</b>	<b>\$10,858.70</b>

## **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.

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PORT OF CASCADE LOCKS  
Economic Development Program Grant Agreement  
(Large 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 **Columbia Gorge Inn**, hereinafter referred to as the "Recipient".

**Port Grant Number:** 2026-4

**Project Title:** Columbia Gorge Inn

**Project Description:** This project involves the installation of an energy-efficient LED lighting system and the completion of façade enhancements.

**Grant Amount:** \$43,433.29 (69%)

Grantee Match Participation: \$19,566.71 (31%)

Total Project Cost: \$63,000.00

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. Reimbursements. The Port will provide the Grant Amount to the Recipient on a reimbursement basis as set forth in this Agreement.
  - a. To request reimbursement, Grantee shall email [ami@mcedd.org](mailto: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. Recipient may request reimbursement as often as monthly for costs accrued to date. Once the first payment is made, Recipient must request reimbursement at least every three months.
3. Progress Reports. Recipient 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](mailto:allan@mcedd.org).
4. Final Report. Recipient 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](mailto: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. Recipient shall assist the Port and cooperate fully to the satisfaction of the Port with all inspections.
5. 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, Recipient shall complete the Project **December 31, 2026**. This Agreement shall expire on the date final reimbursement payment is made by the Port to Recipient. No grant funds shall be available for any expenditures after the Project Completion Date. Recipient may terminate this Agreement at any time by returning to the Port all Grant Funds made to Recipient.
6. Publicity. Recipient shall make every effort to acknowledge and publicize POCL's participation and

assistance with the Project. Recipient 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

**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**

**Thanh Thi Thu Huynh, Owner**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Columbia Gorge Inn  
404 WaNaPa St,  
Cascade Locks, OR 97014**

**Email: thanhhg@aol.com  
Phone: (503) 309-4766**

**PORT OF CASCADE LOCKS**

**Jeremiah Blue, Executive Director**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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

**Email: jblue@portofcascadelocks.gov  
Phone: (541) 374-2401**

## **Attachment A - Standard Terms and Conditions**

**Compliance with Law:** Recipient 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 Recipient, 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, Recipient 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:** Recipient 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 Recipient for at least six years after the Agreement terminates. If there are unresolved audit questions at the end of the six-year period, Recipient shall retain the records until the questions are resolved. The Recipient 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 Recipient 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 Recipient 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 Recipient, by signature of its authorized representative on the Agreement, acknowledges that the Recipient 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 Recipient 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 recipient 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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**Attachment B: Project Scope and Budget for Columbia Gorge Inn**

**Project Scope:** This project involves the installation of an energy-efficient LED lighting system and the completion of façade enhancements.

**Budget Summary:**

Grant Funds/Maximum Reimbursement	<b>\$43,433.29</b>
Grantee Match Participation	\$XXX.XX (XX%)
<b>Total Project Cost</b>	<b>\$60,000.00</b>

**Project Budget:**

Expense Item	Cost or Valuation
<b>AQC Builders Inc Quote:</b>	
Plans & Permits	
Excavation	
Demolition	
Foundation	
Framing Rough Roof	
Roofing Supply	
Electrical	
Cover & Clean Up	
MISC	
<b>Total Project Cost</b>	<b>\$60,000.00</b>

**Source of Match:**

Source	Amount
<b>Applicant Cash Match</b>	\$0
<b>Total Match</b>	<b>\$0</b>

## **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.

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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 Recipient 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.** Recipient shall obtain from the contractor a certificate(s) of insurance for all required insurance before the Recipient 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.

June 9, 2026

## Proposed scope of work Narrative

### 1. Office Building:

- a. Upper windowpanes:
  - i. Install large Neon-style letters behind windows
    - 1. Left Pane – COLUMBIA
    - 2. Right Pane – GORGE INN
- b. Office North Elevation wall
  - i. Relocate existing illuminated Sign to center at top of wall.
  - ii. Modify wall to create mural image with Columbia river gorge artwork.
    - 1. Illuminate Mural at night with ground up lighting.
  - iii. Modify corners of west elevation to create faux columns holding up the faux beam. Illuminate the corners with narrow beam low voltage LED lights.
  - iv. Illuminate the faux beam same color as columns to box around mural.
  - v. Remove three flood lights.
- c. Office East Elevation
  - i. Owner request to wrap corner posts with stone and illuminate each column. Mount lights at the top of the column.
  - ii. At NE end of elevation, Replace window and remove AC unit. Replace ac unit with mini split on the interior side of space.
  - iii. Replace entrance door.

### 2. Motel building:

- a. Parapet Lighting
  - i. Install parapet light to illuminate building form. Lighting scheme to match office lighting scheme.

### 3. Site parking area:

- a. Fence
  - i. Extend wood fence to the west and turn corner to North to connect with existing former restaurant building.
    - 1. Illuminate fence with up lighting.
    - 2. Remove storage shed next to office structure.
    - 3. Re grade and landscape area behind the fence to the motel.
- b. General Site work
  - i. Restripe existing yellow curbs.
  - ii. Site landscape cleanup.
- c. Motel Pylon Sign at the street
  - i. Create a stone landscape island between the driveways matching current landscape width.

- ii. Create stone plinth around Sign column and relocate electrical boxes within the plinth.
- iii. Up light the new plinth with colored lights matching lighting at the North elevation columns.
- iv. At the stone landscape island, consider adding the three floodlights. illuminating the parking lot site.
- d. Existing sign at lot corner
  - i. Remove existing wood sign structure at the lot corner.
  - ii. Clean up existing landscaping. Trim back trees.
- e. Define Driveway entry
  - i. Option: add a low stone pilaster to frame the driveway between the pole sign landscape structure and landscape corner.
  - ii. Option: add a low stone pilaster to frame the driveway between the former restaurant to the pole sign landscape structure.



Site scope of work  
 Refer to scope narrative

**LEEKA**

ARCHITECTURE AND PLANNING

1001 SE Water Avenue Suite 320  
 PORTLAND, OREGON 97214  
 WWW.LEEKAINC.COM  
 SUCCEED@LEEKAINC.COM  
 503.644.4222



# Proposal

UBI 603-277-882  
CCB #200115 ESB  
#6616

**NWR Construction Inc.**  
Since 1989

503.231.9444

www.nwrpdx.com

**Bid To:** LEEKA Architecture and Planning

**Date:** 6/9/2026

**Billing Address:** 1001 SE Water Ave  
Portland, Oregon 97214

**Proposal #** P2026-23

**Contact:** Neil Lee  
**Email:** [succeed@leekainc.com](mailto:succeed@leekainc.com)

**Contract #**

**Phone** 503 644 4222

**Invoice #**  
**Job Address** Columbia Gorge Inn

ITEM #	ITEM TITLE	ITEM DESCRIPTION	AMOUNT
		See individual pricing below to correspond with LEEKA Proposed scope of work	
1	Office Building A	All items	\$ 5,500.00
	B	All items	\$ 18,000.00
	C	All items	\$ 9,500.00
2	Motel Building	Parapet Lighting	\$ 4,000.00
3	Site Parking Area	Fence and lighting	\$ 6,000.00
		General Site work	\$ 4,500.00
		Motel Pylon Sign at the street	\$ 9,000.00
		Existing Sign at corner lot and landscaping	\$ 2,000.00
		Define Driveway	\$ 4,500.00
		Price does not include any permits.	
		Note: Work proposed above is an estimate of scoped items, any unforeseen or additional work will be billed at a rate of \$115.00 an hour for NWR. Additional hourly rates will apply to different trades. Additional materials not in scope and billed through NWR will have a 20% mark up. Additional items not is scoped may be subject to a delivery charge.	
			SUBTOTAL \$ 63,000.00
		CHANGE ORDER (IF APPLICABLE) ADD:	\$ -
		CHANGE ORDER (IF APPLICABLE) DEDUCT:	\$ -
			TOTAL \$ 63,000.00

*This quote is good for thirty (30) days.*

A deposit of 1/3 is required to start this project, monthly draws based on performance and evaluated by Customer Represented with 5 % retainage. Balance due upon completion.

This contract is bound by the provisions printed on the following pages, which are hereby incorporated and made a part of this contract. MY SIGNATURE CONFIRMS THIS ORDER AS WRITTEN ABOVE AND ACCEPTANCE OF THE PROVISIONS ON THE FOLLOWING PAGES.

**Customer Signature:**

*thank huynh*  
\_\_\_\_\_  
*THANK YOU FOR YOUR BUSINESS!*

**Date:** 6/9/2026

**DIRECT ALL INQUIRIES TO:**

Ron Downey  
(503) 231-9444  
ron@nwrpdx.com

**MAKE CHECKS PAYABLE TO:**

NWR Construction Inc.  
4637 SE 27th Ave  
Portland, Oregon 97202

June 9, 2026

## Proposed scope of work Narrative

### 1. Office Building:

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Refer to scope narrative

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**Customer Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

*THANK YOU FOR YOUR BUSINESS!*

**DIRECT ALL INQUIRIES TO:**

Ron Downey  
(503) 231-9444  
ron@nwrpdx.com

**MAKE CHECKS PAYABLE TO:**

NWR Construction Inc.  
4637 SE 27th Ave  
Portland, Oregon 97202