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 6:00 PM
   a. Pledge of Allegiance
   b. Roll Call
      i. President Lorang (excused)
      ii. Vice-President Klute
      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; Tommy Brooks – Legal Counsel, Cable Huston; Dan Mahr – Government Affairs Consultant, Mahr Strategies
   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
   b. Ratification of bills from May 12, 2026 – June 22, 2026 in the amount of $744,685.26
   c. Approval of payroll for for May 19 through June 18, 2026 in the amount of $114,974.35

MOTION:	To approve the consent agenda
MOVE:	Travis Gann
SECOND:	Albert Nance
VOTE:	**Aye:** Carrie Klute, Albert Nance, Travis Gann, and Ted Dodd **Absent:** Brad Lorang
VIDEO TIMESTAMP:	**00:01:05**

3) Public Comment (Speakers may be limited to three (3) minutes)
4) Reports and Presentations
   a. PNWA Mission to Washington DC Report – Dan Mahr
5) Commissioner Comments and Sub-Committee Reports
   a. C Nance added to Mahr's presentation on the trip to Washington DC, highlighting the importance of face-to-face meetings with representatives and senators and emphasizing the importance of continuing to build relationships with federal representatives.
   b. C Dodd reported on the designation of Cascade Locks as a Trail Town.
   c. C Gann shared his experience at the PNWA Summer Conference in Newport. Gann proposed the idea of a port-and-school collaboration, possibly involving field trips for students to learn about the port and its operations.
   d. VP Klute updated the Commission on the planning of the Bridge of the Gods Centennial Celebration, including the need for more vendors.
6) Executive Director Report
   During ED Blue's report, C Nance and C Dodd expressed concern regarding the impact the McCord Bridge construction on I-84 was having on the community and on local businesses.

ED Blue explained the challenges of implementing electronic tolling and the current limitations of the tolling system. C Nance and C Dodd suggested improved signage and messaging to help drivers prepare for the tollbooth. The Commission discussed the importance of participating in the city's transportation system plan (TSP) to address long-term traffic issues.

ED Blue provided an update on the proposed campground and RV park. The Commission discussed the financial feasibility of the campground and the need for additional studies or reviews. C Nance and C Dodd supported moving forward with the campground project and the importance of securing funding and support from the community.

7) Business Action Items

a. Approve FY 2026-27 Master Rate and Fee Schedule

The Commission took a short recess from 7:10 PM and reconvened at 7:12 PM

MOTION 1:	To approve the FY 2026-27 Master Rate and Fee Schedule, with the exception that the Bridge, Campground, Parking and Office fees remain unchanged, and increase solely to the Marina fees
MOVE:	Ted Dodd
SECOND:	Travis Gann
DISCUSSION:	ED Blue presented the proposed Master Rate and Fee Schedule for the FY 2026-27 which originally included a 5% increase across all fees.
VOTE:	**Failed (2-2)** **Aye:** Albert Nance and Ted Dodd **Nay:** Carrie Klute and Travis Gann **Absent:** Brad Lorang
VIDEO TIMESTAMP:	**01:07:23**
ACTION:	Following the vote, Ted Dodd requested to withdraw the approved motion to allow for an amendment. By unanimous consent of the Commission, the previous vote was rescinded.
MOTION 2:	To table the Bridge toll rate discussion until the next meeting when deeper analysis can be provided; to make no changes to the current Campground and Office fees; and to approve the proposed fee increases for the Marina and Parking
MOVE:	Ted Dodd
SECOND:	Albert Nance
DISCUSSION:	C Nance inquired regarding the projected fiscal impact of a 5% rate increase. The Commission also debated whether to increase bridge tolls on Class 4 vehicles and higher. ED Blue stated that a deeper analysis, especially on the impact of trucking on the bridge, would be needed to provide more precise projections. ED Blue noted that while a 5% increase in Campground fees has a nominal revenue impact (approximately $7,000), it provides a necessary buffer against rising fuel, labor, and municipal utility costs. Commissioners debated whether the campground's current amenities justified higher rates compared to regional competitors.

VOTE: **Aye:** Carrie Klute, Travis Gann, and Ted Dodd
Nay: Albert Nance
Absent: Brad Lorang
VIDEO TIMESTAMP: **01:29:53**

b. Approve Project Scope, Budget Changes for FY26 Economic Development Grant Recipients

i. Native Cider dba Son of Man Cider

MOTION: To approve the Son of Man Grant Agreement Amendment to reallocate marketing funds to fermentation tank installation expenses
MOVE: Carrie Klute
SECOND: Travis Gann
DISCUSSION: DED Scholl informed the Commission that due to cost overruns on a fermentation tank installation, the recipient requested the applicant requested to reallocate funds originally designated for a Cascade Locks-branded marketing campaign with the Portland Pickles to cover the construction gap, thereby removing the marketing campaign from their deliverables.
VOTE: **Failed (2-2)**
Aye: Carrie Klute and Travis Gann
Nay: Albert Nance and Ted Dodd
Absent: Brad Lorang
VIDEO TIMESTAMP: **01:38:02**

ii. Columbia Inn

MOTION: To approve the Columbia Inn Grant Agreement Amendment to remove the Porch Cover element and reallocate funds to lighting, signage, and curb appeal projects
MOVE: Carrie Klute
SECOND: Ted Dodd
DISCUSSION: DED Scholl reported that due to contractor procurement challenges, the Columbia Gorge Inn proposed a revised scope of work that removes the porch awning deliverable and replaces it with alternative signage and aesthetic upgrades alongside the planned LED lighting. DED also noted that due to ongoing design, permitting, and contractor hiring, the project is unlikely to meet the December 31 deadline and will likely require an extension to June 30 of next year. The Commission deliberated that while the loss of the awning was noted as a drawback, the quality of the new design would provide an overall aesthetic benefit to the downtown corridor and that the revised scope still strongly aligned with the Port's economic development goals.
VOTE: **Aye:** Carrie Klute, Albert Nance, Travis Gann, and Ted Dodd
Absent: Brad Lorang
VIDEO TIMESTAMP: **01:51:29**

8) Executive Session under ORS192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions, ORS192.660(2)(f) To consider information or records that are exempt by law from public inspection, and ORS192.660(2)(h) To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.
   a. Recess from Regular Session into Executive Session at 7:56 PM
   b. Recess out of Executive Session into Regular Session at 8:57 PM
9) Possible action resulting from Executive Session
10) Adjourn 8:58 PM

Port of Cascade Locks

Port Commission President
Brad Lorang

Port Commission Secretary
Albert Nance

Date Approved
Prepared by Keriane Stocker