

JOINT (CITY/PORT) WORK GROUP FOR ECONOMIC DEVELOPMENT

**Meeting Notice and Agenda
Thursday, January 25, 2018
7:00 PM
City Hall Council Chambers**

1. Call To Order/Pledge of Allegiance
2. Welcome and Self-Introductions
3. Adoption of meeting minutes of November 30, 2017
4. Citizen Input
5. City/Port Issues:
6. Reports from Other Agencies.
7. Other Matters
8. Next Meeting: Thursday, February 22, 2018
9. Adjournment

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for person with disabilities, should be made at least 48 hours in advance of the meeting by contacting the City of Cascade Locks office at 541-374-8484.

JWGED on Economic Development Page 1 of 3

Minutes

November 30, 2017

1. **Call to Order/Pledge of Allegiance.** The JWGED was called to order by PP Groves at 7:00 pm
Members present: PP Jess Groves, PC Brad Lorang, PGM Paul Koch, Mayor Tom Cramblett,
City Administrator Gordon Zimmerman, Mount Hood Community College (MHCC)
Representative Aaron Sorenson, Citizen Member Bernard Seegar and Deputy Recorder Marilyn
Place.
2. **Welcomes and Self-Introductions,** All in the room introduced themselves.
3. **Adoption of meeting minutes September 28, 2017. Motion:** PC Lorang moved to adopt the minutes
from September 28, 2017 Mayor Cramblett seconded. The motion passed unanimously.
4. **Citizen Input: None**
5. **City/Port Issues:**

a. **Discussion of the JWGED members to determine if any information or facts needs to be sent to the broader community.** – PC Lorang said in regards to the discussion that morning during the Economic Development Sub Committee it might be good to put out information about the process that the committee is going through with the possible decommissioning of the airport. He stated the committee should require a lot more control in that process and what happens to that property so it doesn't go to a developer. CA Zimmerman stated it's a state law that if the state did acquire the airport they would have to sell it to another government agency first, such as the City, the Port or the County. PP Groves said it doesn't matter if the deed goes to the County because they could sell it to someone else and it would end up in private hands. CA Zimmerman agreed that could happen. CA Zimmerman said the airport property would have to go through the whole decommissioning process and re-zoning process and that takes two years so there would be time for public input. PGM Koch said the aviation director for the State is going to give an orientation to the Steering Committee at a future meeting. PC Lorang said we should let the community know that there is a Steering Committee being selected and if they have an interest to submit a letter to the Port.

b. **City Economic Development Activities.** CA Zimmerman said the City is putting together a Facebook page and that the page would be for notifications only and without the ability to make comments. CA Zimmerman said the City is also going to initiate text or email blasts regarding notifications from the City out to the citizens to further the City's communication with the community. PP Groves said the issue was when the Eagle Creek Fire began it was an event that went on for a long period of time and the citizens were concerned by the lack of information being provided by the City. CM Seeger said during the fire event he signed up for Reverse 911 and it was very effective, he said he received messages via text, email and phone.

CA Zimmerman said we are trying to schedule a One Stop meeting in Salem for our Waste Water Improvement Master Plan for January 2, 2018. He said there will be a Water Project pre construction meeting January 3rd at 10am, here at City Hall.

CA Zimmerman reported building permits have slowed down a bit for now. He said the City processed 30 residential building permits this year and our population went from 1250 to 1310 and the tax revenue assessed value for the city increased 32%.

CA Zimmerman said the City approved a 15 unit apartment building which will be completed by June of 2019. He said within the next 18 months we will have ten million dollars of

investment in the community with various building projects. PC Lorang said that Relevant Buildings is hosting a town meeting at the Ale House, Thursday December 7th. He said they will be showing their designs for an 8 unit affordable apartment building that uses refurbished containers, which they hope to build behind the Ale House.

CM Seeger asked for the reason the state withdrew the application for the spring water exchange with Nestle and wondered if it was a political issue. PP Groves stated that it was political and that the Governor called the Mayor and PP Groves and told them her reason was the cost the State would incur to mitigate it and because the County voted against it.

c. Port Economic Development Activities –PP Groves said during the phone conversation with the Governor when she told them she was pulling the application for the spring water transfer she gave a triple promise that she would help us out economically in the recovery from the Eagle Creek Fire. PP Groves said they are hoping to get 1.5 million from the State to help with the waterline and to build another flex building in the business park.

CM Seeger asked if there were any conversations about an interchange, because the interchange would make that industrial land more attractive to be developed. PP Groves said exit 47 is the best spot to put in a diamond interchange but it's not in our Urban Growth Boundaries. PP Groves said he would be meeting with ODOT in Salem to discuss the needs of Cascade Locks and how they can be met with the funds from the new transportation bill.

PP Groves said the Port has a goal along with Hood River and Multnomah County and they created a committee to address the goals regarding economic recovery from the Eagle Creek Fire.

PGM Koch reported the Port and City are partnering to do radio advertising encouraging people to come to the gorge. He said the Port is moving ahead with Flex Building four and it will be ready for occupancy in March of 2018 and Flex Building two will be complete this month. PGM Koch said Eco NW will be doing the airport feasibility study and will communicate what is the best use for that property and the study will take approximately 6 months. PGM Koch said the plans for the new building for the Oregon Pony are progressing. PGM Koch said the Economic Development Sub Committee is reviewing the contract with AWI (American Waterways Inc.) for the operation of the Sternwheeler and the Café. PGM Koch said a 250 thousand dollar project for increasing toll taking technology will bring a high degree of toll automation to the booth by June 2018. PGM Koch said the bike path crossing project is moving forward with the first phase which will be planning and design of the crossing. He said phase two will be the development of the bike/ped crossing and it will be adjacent to the west side of the bridge and offer a safer way for bikers and hikers to cross the bridge.

PGM Koch said the Port Commission recently met to set the 2018-19 Budget. He said the first priorities will be addressing transportation issues, ongoing maintenance to the Bridge of the Gods and creating new businesses and new jobs and seeking grants to facilitate projects. PGM Koch said priority two is for the Port to strengthen its revenue using its facilities to attract special events and weddings. He said priority three is Port facility enhancements, including the pavilion, repairs to port house three and the new building to house the Oregon Pony. PGM Koch said priority four is to complete the studies for the airport and alternative industrial site along the river. He added priority five will be staff development.

JWGED on Economic Development Page 3 of 3
Minutes
November 30, 2017

PP Groves said the Port Commission approved to extend the contract to permit Thunder Island Brewery to continue to operate at the building they occupy through next year (2018). PGM Koch said that the Port is going to take on the responsibility to see that Thunder Island Brewery is accountable to its timeline to complete their new facility and vacate the Ports property.

Aaron Sorenson reported that Mt Hood Community College (MHCC) is looking at adding a Fermentation Certification Program. He said they are working with other colleges who have Fermentation programs to collaborate on the design of the program but not duplicate what the other colleges have in place. Mr. Sorenson said it will be a one year certificate program. Mr. Sorenson reported that MHCC is beginning the process to seek a new College President as theirs is retiring at the end of this next year.

7. **Other Matters:** Mayor Cramblett reported that Columbia Gorge Racing Association (CGRA) said they will only be holding three weekend events at the Port in 2018. He said normally the Port can count of them for up to 8 events between July and August. He said he attributes the decrease of CGRA events to the inadequate parking and inaccessibility at the Port when other events are occurring simultaneously. Mayor Cramblett said a solution to the issues at the Port would be to develop the east industrial park. PP Groves added that CGRA is evolving their category of competitive focus to larger types of boats that could not be supported by the Ports facility. He said that CGRA communicated that they are not leaving the Port completely but are interested in the space that the east industrial park could provide should it be developed. PP Groves said that any further development of that property would require the involvement of an engineer which is not in the Ports budget at this time. He added that the Port could clean up the Industrial Park property in preparation for interested developers. PGM Koch said that the Port is in discussions with two developers that could develop the industrial park property quickly.
8. **Next meeting: January 25th**
9. **Adjournment. Motion** PP Groves moved to Adjourn, Mayor Cramblett seconded, meeting was adjourned at 8:44pm.

Prepared by
Marilyn Place, Deputy Recorder

APPROVED:

Jess Groves, Port President

