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Port of Hood River Commission
Meeting Minutes of September 15, 2026, Regular Session
Via Remote Video Conference & Marina Center Boardroom
5:00 p.m.

REGULAR SESSION

PRESENT: Commissioners: Heather Gehring, Kathryn Thomas, Kristi Chapman, Tor Bieker, and Ben Sheppard. **Staff:** Kevin Greenwood, Debbie Smith-Wagar, Megan Channell, Amanda Rose, Melissa Manzo, Jana Scoggins, and Patty Rosas. **Guests:** Brian Points, Points Consulting; Robyn Player, Points Consulting; Dan Spatz, Columbia Gorge News; Mark Knudson, SDAO; Jeff Renard, Aviation Management Services; Linda Maddox, Hood River Resident.
EXCUSED: None

1. **EXECUTIVE SESSION** – The Executive Session began at 4:00 p.m. and adjourned at 4:57 p.m. Minutes were prepared separately.

2. **REGULAR SESSION – CALL TO ORDER:** President Heather Gehring called the meeting to order at 5:00 p.m.
   a. **Modifications, Additions to Agenda:**
      1. Consent Item 3(c), Contract with Neology for Tolling Services, was removed from the Consent Agenda for separate consideration.
      2. Consent Item 3(e), Regional Infrastructure Fund Grant Application Resolution, was added.
      3. Action Item 8(a), Consideration of Executive Director's Performance Evaluation, was moved to follow Public Comment.

   b. **Public Comment:**
      1. **Linda Maddox**, Hood River resident, commented in support of the Commission's August decision regarding the Lower Hanel Mill property. She also urged caution in planning development near Marina Green until the new bridge alignment and landing are certain and expressed concern about the scale and proposed uses of the Airport Terminal and Resiliency Facility.
      2. **Toby Harris** submitted written comment regarding a parking citation.

   c. **Consideration of Executive Director's Performance Evaluation –** Mark Knudson of the Special Districts Association of Oregon summarized the evaluation process for the period September 1, 2025, through August 31, 2026. The process included anonymous input from the Executive Director's direct reports and individual evaluations from all five commissioners. Knudson stated that he would incorporate the refinements requested during Executive Session and provide the finalized evaluation to the Executive Director.

      Motion: Move to approve the Executive Director's performance evaluation as amended; establish the next evaluation period as September 1, 2026, through August 31, 2027; and use the same evaluation criteria.
      Move: Bieker
      Second: Chapman
      Discussion: None
      Vote: **Ayes:** Gehring, Chapman, Bieker Thomas, and Sheppard
      MOTION CARRIED

3. **CONSENT AGENDA:**
   a. Approve Minutes from the August 18, 2026, Regular Session
   b. Approve Lease with Riverkeepers at the Wasco Building

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c. Approve Contract with Neology for Tolling Services
d. Approve Dedication of Indian Creek Trail Properties to City of Hood River
e. Resolution No. 2026-27-6 Authorizing Regional Infrastructure Fund Application for Airfield Terminal

Motion: Move to approve the Consent Agenda as modified.
Move: Thomas
Second: Bieker
Discussion: None
Vote: **Ayes:** Gehring, Chapman, Bieker, Sheppard, and Thomas
MOTION CARRIED

4. INFORMATIONAL REPORTS:

a. **Monthly Financial Report –** Finance Director Debbie Smith-Wagar reported that operating results were generally consistent with expectations one month into the fiscal year. She explained that Halyard Building revenue remained subject to reconciliation of additional fees and that staff was considering converting the lease to a true triple-net structure. The beginning fund balance was lower than budgeted primarily because the Lower Hanel Mill sale had not closed and more airport T-hangar construction costs were incurred before June 30 than anticipated. The Commission also discussed houseboat revenue and the future budget adjustment needed for boathouse removal costs.

5. CONSENT ITEM – Was removed from the Consent Agenda for separate consideration.

a. **Approve Contract with Neology for Tolling Services –** Smith-Wagar explained the Port's longstanding relationship with P-Square Solutions, now Neology, and the favorable pricing the Port receives for its tolling back-office system. The Commission discussed the proprietary system, market pricing, and the limited remaining period in which the Port expects to operate the existing bridge toll system.

Motion: Move to approve Task Order 18 with P-Square Solutions, not to exceed $234,622, for ongoing maintenance, support, and project management for the BreezeBy tolling system.
Move: Bieker
Second: Chapman
Discussion: None
Vote: **Ayes:** Gehring, Chapman, Bieker Thomas, and Sheppard
MOTION CARRIED

6. PRESENTATIONS & DISCUSSION ITEMS:

a. **Draft Strategic Business Plan** – Brian Points and Robyn Player of Points Consulting presented the comprehensive draft Strategic Business Plan, which was released for public comment on September 10. They reviewed the project schedule, more than 1,700 community survey responses, proposed objectives and goals, priority actions, and the capital improvement plan. The final plan and economic impact analysis were expected in early October for Commission consideration at the October meeting. The Commission identified completed airport projects and other corrections for the capital improvement list and discussed the scope of the economic impact analysis, which will estimate direct, indirect, and induced impacts from Port operations, visitor spending, and capital investment.

b. **Port Property and Bridge Replacement** – The Commission discussed Port-owned property anticipated to be needed for construction of the replacement bridge. Commissioners expressed strong support for advancing the project while acknowledging their responsibility to protect public

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assets. The Commission reached consensus that staff should prepare a brief resolution stating the Port's intent to make necessary right-of-way available when the project is funded and a notice to proceed is issued. Staff will return with draft language in October.

c. **Wasco County Property** – The Commission held a preliminary discussion regarding the Port's approximately 200-acre Wasco County property near the Twin Tunnels Trail. Commissioners discussed development limitations, timber and recreational uses, potential stewardship partners, liability, valuation, and whether the property should be retained, leased, sold, or transferred. The Commission requested a broader inventory of Port real estate, including encumbrances and potential future interests, and supported additional review by staff and the Internal Real Estate Committee for fall planning.

7. **EXECUTIVE DIRECTOR REPORT:** Executive Director Kevin Greenwood and staff reported on the auditor's required governance communication, new project webpages, the Oregon Business Council visit, federal funding outreach, a potential joint work session with the Hood River City Council, and upcoming bridge maintenance closures and a September 16 marine lift. The Commission directed staff to review prior discussions before finalizing winter parking agreements with Mt. Hood Meadows and CAT and supported continued negotiations with Mt. Hood Railroad based on a discounted rate of $225 per day for Lot 1. The Commission also reviewed the preliminary fall planning agenda, adding a Port property overview and removing a proposed 2028 Airport Master Plan item.

8. **COMMISSIONER, COMMITTEE REPORTS:**
   a. Commissioner Tor Bieker reported that all new airport T-hangars were rented. He also reported on the Port of Hood River Foundation, including a new board member, planning for a waterfront changing station, development of a specialty license plate program, and increased emphasis on community-led waterfront improvements.

9. **ACTION ITEMS:** Was moved to follow Public Comment.

10. **COMMISSION CALL / UPCOMING MEETINGS:** No Discussion

11. **ADJOURN:** The meeting was adjourned at 6:18 p.m.

ATTEST:

Signed by:
Heather Gehring
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Heather Gehring, President

Signed by:
Kristi Chapman
00DEADE439F8421...
Kristi Chapman, Secretary