

**PORT OF HOOD RIVER  
Resolution No. 2006-07-6**

**RESOLUTION ADOPTING DISPOSITION POLICY FOR HOOD RIVER  
WATERFRONT PROPERTY**

**WHEREAS**, the Port of Hood River owns real property on the Hood River Waterfront that has been acquired and developed over the years for infrastructure and industrial development and to promote tourism and recreation all of which supports the economy of Hood River; and

**WHEREAS**, proper development of the Port's property is crucial to achieving a future vision for the waterfront that can accommodate multiple public objectives including the creation of quality jobs, the retention and expansion of local businesses, waterfront access, recreational opportunities and business recruitment; and

**WHEREAS**, recent decisions by the Port to convey six acres of waterfront property to the City of Hood River for a public park, to pursue adaptive re-use of the Expo Center for commercial purposes and to engage the firm of Group Mackenzie to assist in preparation of a waterfront strategy are driving new development momentum on the waterfront; and

**WHEREAS**, a study completed by E.D. Hovee & Associates in July 2006 indicated there are a number of local companies experiencing positive growth that need expansion space and may be forced to look outside of Hood River if their expansion needs cannot be met locally; and

**WHEREAS**, the Hovee study also found that many of these companies are unwilling or unable to invest in expansion space without fee ownership of property and that the strategic sale of property on the waterfront would be a significant inducement for companies to invest and grow locally; and

**WHEREAS**, the Port seeks to more specifically define its policy regarding the disposition of waterfront properties as development opportunities are presented in the future; now, therefore, be it


**RESOLVED:**

- 1.** It is the policy of the Port of Hood River to retain ownership of Port properties north of Portway Avenue adjacent to the Columbia River because of their high potential to achieve long-term public benefits.
- 2.** It is the policy of the Port of Hood River to consider the sale of property south of Portway Avenue if it is determined by the Commission that:
  - A development concept has been proposed that is clearly identified and described in sufficient detail to determine its costs, benefits and impacts.
  - The proposed development appears realistic and financially feasible.
  - The proposed development is compatible with other uses on the waterfront including recreation and industry.
  - The proposed development achieves significant public objectives which may include business retention, job creation, employment density, quality construction and sustainable design.

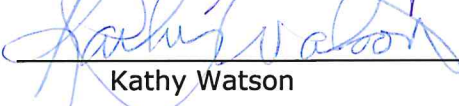
3. If recommended by the Executive Director and upon review by the Port's General Counsel, the staff shall prepare a final proposed Disposition Agreement for consideration by the Commission at a future meeting.


**ADOPTED BY THE BOARD OF COMMISSIONERS** this 17th day of April 2007.

  
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Sherry Bohn

  
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Don Hosford

  
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Fred Duckwall

  
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Kathy Watson

  
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Hoby Streich