

**Port of Hood River Commission**  
**Meeting Minutes of May 5, 2026 Budget Committee Meeting**  
**Via Remote Video Conference & Marina Center Boardroom**  
**1:30 p.m.**

---

---

**BUDGET COMMITTEE MEETING**

---

---

**PRESENT: Commissioners:** Heather Gehring, Kathryn Thomas, and Tor Bieker. **Staff:** Kevin Greenwood, Debbie Smith-Wagar, Daryl Stafford, Amanda Rose, and Patty Rosas. **Budget Committee Members:** Jonathan Tillman, Bonifacio Romero, and Judy Newman. **Guests:** Jeff Renard, Aviation Management Services.

**EXCUSED:** Budget Committee Member Larry Brown, Budget Committee Member John Benton, Commissioner Kristi Chapman, and Commissioner Ben Sheppard.

**1. CALL TO ORDER & OPEN MEETING:** President Heather Gehring called the Budget Committee meeting to order at 1:33 p.m. Attendees were welcomed and introductions were made.

**2. ELECTION OF OFFICERS:**

a. **Motion:** Move to elect Bonifacio Romero as President.  
**Move:** Newman  
**Second:** Bieker  
**Discussion:** None  
**Vote:** **Ayes:** Gehring, Thomas, Bieker, Tillman, Romero, and Newman.  
**Excused:** Brown, Benton, Chapman, and Sheppard.  
**MOTION CARRIED**

b. **Motion:** Move to elect Jonathan Tillman as Secretary.  
**Move:** Bieker  
**Second:** Romero  
**Discussion:** None  
**Vote:** **Ayes:** Gehring, Thomas, Bieker, Tillman, Romero, and Newman.  
**Excused:** Brown, Benton, Chapman, and Sheppard.  
**MOTION CARRIED**

**3. BUDGET OFFICER MESSAGE:** Executive Director and Budget Officer Kevin Greenwood presented the Fiscal Year 2026-27 Budget Message. He explained that the upcoming fiscal year represents a significant transition for the Port as bridge toll revenues will be restricted to bridge-related uses beginning July 1, 2026. He noted that the proposed budget focuses on operating performance, financial transparency, and long-term sustainability. Greenwood highlighted improvements in operating income across several departments, particularly industrial properties and parking operations, while noting continued progress in reducing losses within the airport and marina basin operations. He also discussed the creation of a Capital Reserve Fund to improve planning for future capital repairs and replacements. Greenwood concluded by emphasizing the Port's continued implementation of the Strategic Business Plan while beginning work on an updated plan.

Committee members asked questions regarding electronic toll collection, parking revenues, marina operations, overhead allocations, and the Port's long-term financial sustainability. Staff responded to questions and provided additional clarification regarding budget assumptions and operating results.

**4. BUDGET REVIEW:** Finance Director Debbie Smith-Wagar reviewed the proposed FY 2026-27 budget in detail. She discussed major revenue sources and expenditures within the General Fund and reviewed assumptions related to industrial properties, waterfront redevelopment, airport operations, marina basin activities, and parking revenues. Smith-Wagar highlighted anticipated revenues from new airport T-

hangars, ongoing installment payments associated with the Lower Mill property sale, and planned investments in waterfront transportation improvements and facility maintenance. She also reviewed capital projects included in the budget, including repairs to the Big 7 building and improvements to recently acquired properties intended for future Port administrative and operations functions.

- 5. **BUDGET DELIBERATIONS:** The Budget Committee engaged in discussion regarding the proposed budget and the assumptions used in its development. Committee members asked questions regarding operating income trends, overhead allocations, capital reserve planning, and future redevelopment opportunities. Smith-Wagar identified redevelopment of waterfront commercial property, unforeseen bridge maintenance needs, and aging facility infrastructure as the primary financial risks facing the Port. Committee members also discussed the importance of developing a formal Capital Improvement Program to support long-term capital planning and reserve funding.

Discussion included the Port's reliance on grant funding for several major projects, including waterfront transportation improvements and airport development. Committee members acknowledged the uncertainty associated with future grant awards and the need to remain flexible as projects move forward. Several members commented positively on the increased transparency and clarity of the budget presentation and financial reporting structure. Staff also discussed the condition of the Big 7 building and the budgeted funding set aside for potential repairs and water mitigation improvements.

6. **ACTION ITEMS:**

- a. **Motion:** Move to approve a property tax levy at the rate of \$.0332 per thousand of assessed value for FY 2026-27  
**Move:** Bieker  
**Second:** Newman  
**Discussion:** None  
**Vote:** **Ayes:** Gehring, Thomas, Bieker, Tillman, Romero, and Newman.  
**Excused:** Brown, Benton, Chapman, and Sheppard.  
**MOTION CARRIED**


- b. **Motion:** Move to approve the FY 2026-27 budget as presented.  
**Move:** Newman  
**Second:** Tillman  
**Discussion:** None  
**Vote:** **Ayes:** Gehring, Thomas, Bieker, Tillman, Romero, and Newman.  
**Excused:** Brown, Benton, Chapman, and Sheppard.  
**MOTION CARRIED**

- 7. **ADJOURN:** The meeting was adjourned at 3:30 p.m.

**ATTEST:**

Signed by:  
  
 BFA85189B16A4EE...

Heather Gehring, President

Signed by:  
  
 00DEADE439F8421...

Kristi Chapman, Secretary