Port of Hood River Commission
Meeting Minutes of June 16, 2026, Regular Session
Via Remote Video Conference & Marina Center Boardroom
5:00 p.m.

REGULAR SESSION

PRESENT: Commissioners: Kristi Chapman, Heather Gehring, Kathryn Thomas, Ben Sheppard, and Tor Bieker. **Staff:** Kevin Greenwood, Daryl Stafford, Debbie Smith-Wagar, Amanda Rose, Megan Channell, Emily Curtis, Melissa Manzo, and Patty Rosas. **Guests:** Jeff Renard, Aviation Management Services; Dan Spatz, Columbia Gorge News; Tommy Brooks, Cable Huston; Gretchen Goss; Lach Litwer, Lightwell Hotel; Lewis Moller, Hood River Resident; Wesley Akiyama, Hood River Resident; Ann Frodel, Hood River Resident; Lpaune Hogie, Hood River Resident; Pasquale Barone, Hood River Resident; Jaime Mack, Hood River Resident; Marit Knapp, Hood River Resident; Dan Kmiecik, Ambrose Property Group; Easton Craft, Amazon.
EXCUSED: None.

1. **EXECUTIVE SESSION** – Held prior to the Regular Session, beginning at 4:00 p.m.

2. **EXECUTIVE SESSION** – Adjourned at 5:06 p.m.

3. **CALL TO ORDER:** President Heather Gehring called the meeting to order at 5:11 p.m.
    a. **Modifications, Additions to Agenda:**
        1. Consent Agenda Items 5(b), 5(c), and 5(d) were removed for separate discussion and action.

    b. **Public Comment:**
        1. **Lock Litwer,** owner of the Lightwell Hotel, commented on the proposed Anchor Way leased parking program. He described the hotel's parking constraints and requested that the Port consider a reasonably priced short-term pilot that could support a valet option for hotel guests.
        2. **Lewis Moller,** Hood River resident, shared ideas for the waterfront, including relocating or selling accumulated sand to improve marina access and create a public beach, connecting the Historic Columbia River Highway State Trail to the waterfront, and expanding marina opportunities.
        3. **Ann Frodel**, Hood River resident, encouraged the Commission to preserve public access, recreation space, and community use as it considers future Marina East and West development.
        4. **Pasquale Barone,** a property owner near the Big 7 building, described a proposed redevelopment and requested that the Port consider selling or otherwise making a small portion of adjacent Port property available for parking improvements.
        5. **Jaime Mack,** founder of the sailing program, expressed support for continued consideration of public recreation and water access in the Marina East and West redevelopment process.
        6. **Dan Kmiecik,** Ambrose Property Group, requested that the Commission hold a special meeting before July 20, 2026, to consider a third extension of the Neal Creek Mill Road purchase and sale agreement while land-use approvals remain pending.
        7. **Easton Craft,** Amazon, described the proposed facility's anticipated employment, delivery, environmental, and community benefits and expressed Amazon's commitment to being a community partner.

4. PUBLIC HEARING RE: SPECIAL PROCUREMENT EXEMPTION

a. President Gehring opened the public hearing regarding a special procurement exemption for Aviation Management Services at 5:35 p.m.

b. No public testimony was provided.

c. President Gehring closed the public hearing at 5:36 p.m.

5. CONSENT AGENDA:

a. Approve Minutes: May 5, 2026 Budget Committee; May 19, 2026 Regular Session and Commission Workshop
~~b. Approve Resolution No. 2025-26-25 Accepting Findings for Special Procurement Exemption~~
~~c. Approve Contract with Aviation Management Services for Managing the Airport~~
d. ~~Approve Resolution No. 2025-26-26 Adopting the Port of Hood River Succession Plan~~
e. Approve Resolution No. 2025-26-27 Adopting the Updated Master Fee Schedule
f. Approve Task Order 10, Amendment 6 with HDR for On-Call Services
g. Approve Amendment No. 5 with PAM for Tolling Services
h. Approve President's Signature on Joint 6(f) Letter with Hood River-White Salmon Bridge Authority
i. Approve Notice of Intent to Award to Abhe & Svoboda for Bridge Steel & Coating Maintenance Repairs – NTE $625,885
j. Approve Accounts Payable to Cable Huston LLP

Motion: Move to approve the Consent Agenda, excluding items 5(b), 5(c), 5(d)
Move: Bieker
Second: Chapman
Discussion: None
Vote: **Ayes:** Chapman, Thomas, Gehring, Sheppard, and Bieker
MOTION CARRIED

6. INFORMATIONAL REPORTS:

a. **Monthly Financial Report -** Finance Director Debbie Smith-Wagar reported that no year-end budget adjustment was needed. She reviewed ongoing capital projects and noted a decline in bridge traffic beginning in April and continuing through the first half of June, which appeared related to higher fuel prices. Commissioners also discussed the Port's remaining marina debt, the waterfront foundation license plate program, reimbursement for services provided to the Bridge Authority, and internal fund reconciliations.

7. PRESENTATIONS & DISCUSSION ITEMS:

a. **Hood River Bridge Deck Welding Program Report –** Director of Real Estate and Asset Management Amanda Rose presented an overview of the May bridge deck welding program. She described the use of spot welds and spider welds, a new grate-numbering and tracking system, safety and traffic-control work performed by Port staff, and the number of welds completed.

b. **Define Next Steps for Marina East/West Request for Developer Interest** – Director of Capital Development and Planning Megan Channell reviewed the exploratory RFDI process and options available to the Commission. The Commission discussed the need for broader public engagement before advancing a development concept and directed staff to continue community outreach and refine the process before returning with next steps.

c. **Anchor Way Parking Lot: Rate Setting for Leased Parking Spaces** – Channell reviewed existing parking rates and occupancy at the 59-space Anchor Way lot. The Commission discussed pricing, overnight parking, public availability, seasonal demand, and a potential pilot program.

Motion: Move to authorize staff to enter final negotiations for leased parking spaces at the Anchor Way lot, with no more than 20 spaces included in the program.
Move: Chapman
Second: Bieker
Discussion: None
Vote: **Ayes:** Chapman, Thomas, Gehring, Sheppard, and Bieker
MOTION CARRIED

8. **DIRECTOR REPORT:** Executive Director Kevin Greenwood provided updates on grant funding, the Airport Terminal Building project, ongoing recruitment, and the anticipated DMV relocation. Also discussed was the availability of free parking near the waterfront and possible options for addressing local parking needs. Greenwood referenced public comment concerning the Big 7 property and noted potential redevelopment and parking opportunities in that area. He also recognized Waterfront Manager Daryl Stafford at her final Commission meeting, thanked her for eight years of service, and acknowledged her contributions to the waterfront, marina, and transition of responsibilities.

9. **COMMISSIONER, COMMITTEE REPORTS:**
   a. Commissioner Bieker reported on the recent Washington, D.C., advocacy trip.

10. **ACTION ITEMS:**
    a. Public Hearing on Approved Budget for FY 2026-27 - President Gehring opened the public hearing at 7:01 p.m.
    b. No public testimony was provided.
    c. The hearing was closed at 7:01 p.m.
    d. **Approve Resolution No. 2025-26-28 Adopting the FY26-27 Budget**

Motion: Move to approve Resolution No. 2025-26-28 adopting the FY 2026-27 Budget.
Move: Chapman
Second: Thomas
Discussion: Commissioners asked about the 6(f) research study and contingency appropriations. Staff explained the purpose of the study and how contingency and ending fund balance could be appropriated if needed.
Vote: **Ayes:** Chapman, Thomas, Gehring, Sheppard, and Bieker
MOTION CARRIED

    e. **Approve Resolution No. 2025-26-25 Accepting Findings for a Special Procurement Exemption and Approve the Contract with Aviation Management Services for Managing the Airport.**

Motion: Move to approve Consent Agenda Items 5(b) and 5(c): Resolution No. 2025-26-25 Accepting Findings for a Special Procurement Exemption and the contract with Aviation Management Services for managing the airport.
Move: Bieker
Second: Chapman
Discussion: The Commission discussed the special procurement findings, the value of continuity and airport-specific relationships, and the role Aviation Management Services has played in advancing airport projects.
Vote: **Ayes:** Chapman, Thomas, Gehring, Sheppard, and Bieker
MOTION CARRIED

f. **Approve Resolution No. 2025-26-26 Adopting the Port of Hood River Succession Plan –** Commissioners discussed planning for the simultaneous loss of multiple key employees and the need for clearer accountability and follow-through. Staff agreed to revise the plan and return it for future consideration. No action was taken.

g. **Approve Resolution No. 2025-26-27 Adopting Updated Master Fee Schedule.**

Motion: Move to approve Resolution No. 2025-26-27 adopting the Updated Master Fee Schedule, as amended to increase late fees by the Consumer Price Index and to increase violation penalties to a reasonable amount established by staff.
Move: Bieker
Second: Thomas
Discussion: The Commission discussed the relationship between regular rates and late fees, possible percentage-based late charges, violation penalties, legal limits, and staff discretion in unusual circumstances.
Vote: **Ayes:** Chapman, Thomas, Gehring, Sheppard, and Bieker
MOTION CARRIED

11. **COMMISSION CALL:** None

12. **UPCOMING MEETINGS:** No Discussion

13. **ADJOURN:** The meeting was adjourned at 7:20 p.m.

ATTEST:

Signed by:
Heather Gehring
BFA85189B16A4EE...

Heather Gehring, President

Signed by:
Kristi Chapman
00DEADE439F8421...

Kristi Chapman, Secretary