Port of Hood River Commission
Meeting Minutes of May 19, 2026, Regular Session
Via Remote Video Conference & Marina Center Boardroom
5:00 p.m.

REGULAR SESSION

PRESENT: Commissioners: Kristi Chapman, Kathryn Thomas, and Tor Bieker. **Staff:** Kevin Greenwood, Daryl Stafford, Debbie Smith-Wagar, Amanda Rose, Megan Channell, Emily Curtis, and Patty Rosas. **Guests:** Jeff Renard, Aviation Management Services.
EXCUSED: Commissioner Heather Gehring, Commissioner Ben Sheppard

1. **CALL TO ORDER:** Vice President Tor Bieker called the meeting to order at 5:02 p.m.
   a. **Modifications, Additions to Agenda:**
      1. Add Consent Agenda Item 2(j) – Negotiations with FLYIT ACADEMY for potential FBO lease and Operating Agreement at the airport.
      2. Add Discussion Item 4(b) – Interview committee for the Marina East and West redevelopment RFDI process.
      3. Move Consent Agenda Item 2(c) (e) and (f) to discussion items.

   b. **Public Comment:** No public testimony was provided. The Commission acknowledged receipt of written correspondence regarding Amazon Facility Appeal #26-0035.

2. **CONSENT AGENDA:**
   a. Approve Minutes from April 21, 2026 Regular Session and Spring Planning
   b. Approve Purchase and Sales Agreement for Facilities Building
   ~~c. Approve Resolution No. 2025-26-24 Updating Marina Rules & Regulations~~
   d. Approve Contract with Kapsch for Tolling Equipment Maintenance
   ~~e. Approve Oregon Energy Trust Agreements for Airport Terminal Building~~
   ~~f. Approve Task Order 15 With HDR for Construction Management Services~~
   g. Approve Letter of Support for Mt. Hood Railroad
   h. Approve Proposal with SUM Design for Renovation of 200 N Wasco Court Building
   i. Approve Accounts Payable to Cable Huston LLP
   j. Approve Negotiations with FLYIT ACADEMY for Potential FBO Lease and Operating Agreement at Airport

      1. **Motion:** Move to approve the Consent Agenda as modified.
         Move: Chapman
         Second: Thomas
         Discussion: Commissioner Tor Bieker disclosed that he provides flight instruction at the airport and stated that he had not participated in the scoring or selection process related to the FLYIT ACADEMY item.
         Vote: **Ayes:** Chapman, Thomas, and Bieker
         Excused: Gehring, Sheppard
         MOTION CARRIED

      2. **Motion:** Move to approve Resolution No. 2025-26-24 Updating Marina Rules & Regulations
         Move: Thomas
         Second: Chapman
         Discussion: Commissioner Kathryn Thomas requested discussion of Resolution No. 2025-26-24

updating the Marina Rules and Regulations. Staff provided a brief overview of the proposed revisions and answered questions from the Commission.
Vote: **Ayes:** Chapman, Thomas, and Bieker
Excused: Gehring, Sheppard
MOTION CARRIED

3. **Motion:** Move approve Oregon Energy Trust Agreements for Airport Terminal Building
Move: Chapman
Second: Thomas
Discussion: The Commission discussed the Oregon Energy Trust agreements related to the Airport Terminal Building project. Staff reviewed the purpose of the feasibility study and funding opportunity.
Vote: **Ayes:** Chapman, Thomas, and Bieker
Excused: Gehring, Sheppard
MOTION CARRIED

4. **Motion:** Move to authorize the Executive Director to execute Task Order No. 15 Amendment No. 1 with HDR Engineering, Inc. in an amount not to exceed $189,534 for construction administration and construction support services associated with the Bridge Steel and Coating Maintenance Repairs project, with amended GSA rates.
Move: Thomas
Second: Chapman
Discussion: The Commission discussed Task Order 15 with HDR Engineering for construction management services. Commissioners asked questions regarding project oversight, travel expenses, and reimbursement rates. Staff noted the agreement would be modified to utilize IRS reimbursement rates.
Vote: **Ayes:** Chapman, Thomas, and Bieker
Excused: Gehring, Sheppard
MOTION CARRIED

3. INFORMATIONAL REPORTS: Finance Director Debbie Smith-Wagar presented the Monthly Financial Report. She reviewed year-to-date financial performance and highlighted approximately $3.4 million in capital expenditures completed through March 31, 2026. Additional detail regarding capital projects was included to provide greater transparency regarding ongoing investments, including airport hangar construction and property acquisition activities. Commissioners discussed capital spending trends and overall financial performance.

4. PRESENTATIONS & DISCUSSION ITEMS:

a. **Anchor Way Parking Lot Rental –** Director of Capital Development and Planning Megan Channell presented a proposal regarding the Anchor Way Parking Lot. Staff discussed the potential for a pilot program that would allow a portion of the new parking lot to be reserved for long-term parking rentals serving waterfront and downtown businesses. Commissioners discussed demand, pricing, and impacts to public parking availability and expressed support for exploring a one-year pilot program to evaluate usage and effectiveness before considering a longer-term program.

b. **Marina RFDI Interview Committee –** Executive Director Kevin Greenwood discussed the formation of an interview committee for the Marina East and West Redevelopment RFDI process. Following discussion, the Commission determined that the Internal Real Estate Committee would serve as the interview committee.

5. **DIRECTOR REPORT:** Greenwood reported that the Port's Airport Terminal Building EDA grant application was progressing through the federal review process and provided an update on an upcoming trip to Washington, D.C., to meet with congressional offices regarding Port priorities. Greenwood also discussed recent bridge maintenance activities, including bridge welding work, enforcement actions during construction, and implementation of a bridge numbering system to improve maintenance tracking and asset management.

6. **COMMISSIONER, COMMITTEE REPORTS:**
   a. Commissioner Bieker provided an update on the Army Corps of Engineers Hood River Mouth Feasibility Study, which is evaluating opportunities to improve habitat for native species and assess potential restoration alternatives within the estuary area. The study is expected to take approximately three years to complete.

   b. Commissioner Kathryn Thomas recognized staff for their efforts and diligence in reviewing airport proposals.

7. **ACTION ITEMS:** None

8. **COMMISSION CALL:** None

9. **UPCOMING MEETINGS:** No Discussion

10. **ADJOURN:** The meeting was adjourned at 6:19 p.m.

ATTEST:

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Heather Gehring, President

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Kristi Chapman, Secretary