
THESE MINUTES ARE NOT OFFICIAL until approved by the Port Commission at the next regular meeting.

Special Work Session

PRESENT: Commissioners: Ben Sheppard, Kristi Chapman, Mike Fox (via Zoom), and Hoby Streich. From Staff: Kevin Greenwood, Genevieve Scholl, Daryl Stafford, Debbie Smith-Wagar, Greg Hagbery, and Patty Rosas. Guest: Claudia Munk-Von Flotow

ABSENT: Heather Gehring, Kristen Campbell, John Mann

MEDIA: None

1. **CALL TO ORDER:** President Ben Sheppard called the meeting to order at 10:00 a.m.
2. **INTRODUCTION & PURPOSE:** Commissioner Sheppard noted that this meeting was brought forward from ongoing discussions regarding the infrastructure and grants for development of Lot 1. Commissioner Sheppard proposed creating a group of members from the community to help reevaluate and determine the vision for Lot 1.
3. **SITUATION ASSESSMENT DISCUSSION:** Genevieve Scholl, Deputy Executive Director, summarized the recent planning and fundraising history of Lot 1. Scholl noted that there will be challenges with the development of Lot 1. Such as, the Waterfront Overlay Zone, and the Interchange Area Management Plan (IAMP) that governs I-84 Exit 63 and Exit 64 interchanges. For now, the Port of Hood River ("Port") is moving forward with the extension of Anchor Way and reconfiguration of N. First Street. Currently there is \$1 million in grants for this project that needs to be expended by June of 2024. Staff is working on an Economic Development Administration (EDA) grant for \$981,000. Staff is also working with the Hood River Urban Renewal District Agency (URA) to establish a new single lot district for the development of Lot 1, with an estimated potential reimbursement-basis fund for development of approximately \$1.7 million.

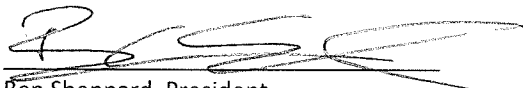
Commissioner Hoby Streich commented that prior Port Commissioners focused on trying to offset the loss revenue for when the current bridge was replaced, and it was believed that Lot 1 would be the best opportunity to offset the loss. Commissioner Streich requested clarity on what the current Commission envisions for Lot 1. A discussion ensued regarding the rate of return and zoning on Lot 1.

4. **COMMUNITY NEED & BENEFIT DISCUSSION:** Commissioner Sheppard believes that a public gathering space is needed in the community. Such as a venue for large events, or a theater with meeting rooms. Commissioner Kristi Chapman commented that there are not many indoor facilities that are open to the public, especially for larger groups. Commissioner Chapman added that the Performing Arts Initiative that was to be cited at Westcliff Lodge has done extensive research on what is successful in smaller communities. They have determined that a single use performing arts center does not necessarily work in a smaller community, but if the space was multiuse, then it would be highly sought after. Commissioner Mike Fox also likes the idea of a multiuse community center and believes that the Port could develop something that would attract tourists in the winter seasons. Commissioner Streich commented that if the Port is moving towards a development that involves commercial, recreation and tourism, then the zoning would need to be assessed.
5. **NEXT STEPS:** The Commission consensus was for Commissioner Sheppard to proceed with coordinating a group with key members of the community to help determine the community needs for Lot 1 development. Commissioner Sheppard will draft a document that will include the Commissioners thoughts and opinions regarding Lot 1 development and will begin to meet with community members. Once direction is determined then challenges such as zoning and IAMP will be addressed. Kevin

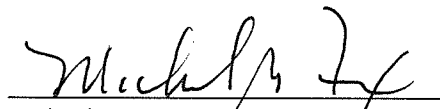
Greenwood, Executive Director, noted that the URA requested a white paper describing the vision for Lot 1. Staff will work on the white paper draft. Commissioner Fox suggested that Commissioner Sheppard provide a monthly status report with a date for a final recommendation.

6. **EXECUTIVE SESSION:** President Ben Sheppard recessed Regular Session at 10:59 a.m. to call the Commission into Executive Session under ORS 192.660 (2)(e) to conduct deliberations with persons designated to negotiate real property transactions and OR 192.660(2)(h) to consult with legal counsel regarding current litigation or litigation likely to be filed.
7. **Possible Action:** The Commission was called back into Regular Session at 11:24 a.m. No action was taken as a result of Executive Session.
8. **ADJOURN:** The meeting was adjourned by unanimous consent at 11:25 a.m.

SIGNED:


Ben Sheppard, President

ATTESTED:


Michael Fox, Secretary