

**PORT OF HOOD RIVER  
Resolution No. 2006-07-4**

**RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE A  
MEMORANDUM OF UNDERSTANDING AND LETTER OF AGREEMENT WITH  
DAKINE HAWAII, INC., AND A PERSONAL SERVICES CONTRACT WITH  
HENNEBERY EDDY, INC., ASSOCIATED WITH POTENTIAL DEVELOPMENT OF THE  
EXPO CENTER**

**WHEREAS**, the Port of Hood River ("Port" or "Commission") owns real property commonly known as the Expo Center which was constructed in the late 1970s for light manufacturing; and

**WHEREAS**, the Expo Center site may hold significant potential for renovation or upgrade as a commercial "anchor" for the Hood River Waterfront and as a site to accommodate local businesses needing room for expansion; and

**WHEREAS**, after an extensive evaluation and public outreach process, the Commission accepted a staff report concluding that the Expo Center is an adaptable, underutilized structure that occupies a prominent site on the Waterfront and provides an important opportunity for job creation and business recruitment; and

**WHEREAS**, at the December 5, 2006 meeting, the Commission directed staff to carry out efforts to seek businesses interested in occupying the Expo Center, specifically those that have a minimum of 40 living wage jobs, growth potential and compatibility with the site's current zoning; and

**WHEREAS**, on December 21, 2006 staff issued a letter seeking local companies interested in renovating and occupying the Expo Center according to the criteria named above and a total of five businesses expressed interest including Dakine Hawaii, Inc ("DaKine"); and

**WHEREAS**, DaKine is involved in the action sports business as a manufacturer and distributor headquartered in Hood River with 104 total employees with significant growth expectations and an interest relocating to the Expo Center in 2007 or 2008;

**WHEREAS**, the Port and DaKine together seek to evaluate the desirability of DaKine occupying the Expo Center and wish to collaborate on planning, schematic design and cost estimating tasks necessary to evaluate the feasibility of such a move; and

**WHEREAS**, the Port and DaKine seek to execute an agreement that describes the basis for preparation and negotiation of a potential legally binding Disposition and Development Agreement that would convey the property to DaKine; now therefore, be it

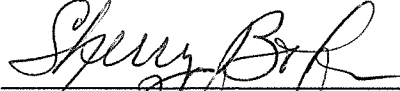
**RESOLVED:**

1. The Executive Director is authorized to execute a Memorandum of Understanding with DaKine Hawaii, Inc. substantially in conformance with the attached Exhibit 'A'; and
2. The Executive Director is authorized to execute a Letter Agreement with DaKine Hawaii, Inc. describing allocation of costs and responsibilities for schematic

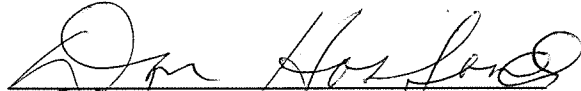
architectural services to be provided by Hennebery, Eddy, Inc., substantially in conformance with the attached Exhibit 'B'; and

3. The Executive Director is authorized to execute a personal services contract with Hennebery Eddy, Inc. for architectural services associated with the Expo Center not to exceed \$85,000 with the understanding that half of all such costs be reimbursed by DaKine, Hawaii, Inc. substantially in conformance with the attached Exhibit 'C'.

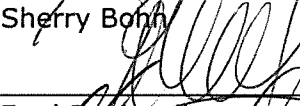
**ADOPTED BY THE BOARD OF COMMISSIONERS** this 20 day of March 2007.



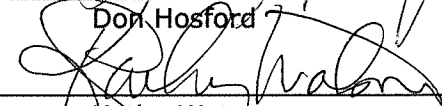
Sherry Bonn



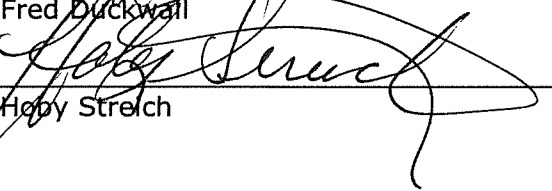
Don Hosford



Fred Duckwall



Kathy Watson



Hoppy Stretch