

**MARINA ADVISORY COMMITTEE**  
Meeting Minutes  
Thursday, Feb 16th, 2023  
Location- Port Boardroom 8:30- 9:30 am

**Present:** *Port Commissioner: President Ben Sheppard*

*Committee Members: Steve Tessmer, Steve Carlson, Josh Sceva, Ted Lohr*

*Port Staff Members: Waterfront Manager Daryl Stafford, Kevin Greenwood*

**Guest:** Vicki Reed

**Absent:** None

**1. Call to Order- 8:30am**

a) Additions/Modifications to Agenda- none

**2. Dock Walks:**

a) Josh- A dock looks good, Shell dock is level but needs cleaning from bird poop.

b) Steve C.- B and rest of docks are good, pulled some cords from water.

c) Steve T.- Boathouse are good.

**3. Staff Report- Waterfront Update: Daryl Stafford**

Daryl welcomed the Committee stating that the focus of the meeting was for actionable items that could be considered for FY 2023/2024 budget cycle, and that long range future planning would be a discussion further down the road as we learn more about the bridge replacement.

*a) [Timeline for Marina Basin Projects/Activities-](#)*

i) Marina timeline Chart– Daryl presented the Committee with a chart of estimated dates for projects around the Marina, Exhibit “A”, requesting Committee feedback. The chart will get updated and be included in future meetings. The Committee had questions about the dates and Daryl said they were based off of the current bridge replacement timeline.

ii) The Bridge replacement timeline prepared by HNTB was included for reference.  
<https://hoodriverbridge.org/>

*b) [6F Marina Basin feasibility Study from HNTB-](#)*

Daryl provided the Committee with a description of HNTB and their part in the Bridge replacement, describing an element of work they will be performing called “6:F Land and Water Conservation Fund study of the Marina Basin”. She said the study will help provide the Port and the Committee with information that will be critical for future planning and help identify areas where there might be opportunity for change and development. Kevin helped with the explanation of 6:F describing in short that property that was developed with 6:F grants as far back as the 1970’s may not be converted to other than public outdoor recreation uses without approval of the Secretary of the Interior. If approved, the substitution of other recreation properties of at least equal fair market value and equivalent usefulness and location is required.

He expounded on the explanation of 6:F and how it may determine future development around the Marina Basin.

c) [Bridge Replacement Project Update](#)

Kevin provided an overview of the bridge replacement project for pre-construction, during construction, and near completion and how it might affect the Marina. He said the Port office will most likely be the staging area for the project and that there may be an impact to the boat ramp and Marina tenants with intermittent closures for access.

d) [Marina Capital Improvement Project update- active](#)

Daryl gave an update of the capital projects from this FY 2022/2023

- i) Marina Basin and Guest Dock Web Cams are now live and will be on website soon. The Port's webmaster is currently working on this.
- ii) Boat ramp float replacement project due for completion 3/15/23. They are in the last phase of pouring the concrete.
- iii) Sheriff's Boathouse floatation replacement completed in September was a success. They no longer have issues with their boathouse sinking.

e) [Marina Committee wish list- actionable items](#)

Steve C. had suggested at a previous meeting that the Port keep an ongoing list of actionable items and long-term desires by the Committee that gets revisited on a regular basis and reprioritized as needed, Exhibit "B". Daryl presented a wish list to the Committee Wish and added the 2021-2025 Strategic Business plan (SBP) Marina excerpt for reference, along with the Committee's notes from the work session prior to the drafting of the SBP, Exhibit "C", and the excerpt for the 2021-2026 SBP, Exhibit "D".

Ted suggested that a defibrillator gets installed at the top of the moorage ramp or on the outside of the HRYC building.

Josh suggested Marina tenant parking only signs for the moorage parking lot, and that the Port unify with the City for parking regulations. He also commented that the Port could generate revenue if there was trailerable boat storage. Commissioner Sheppard responded that the Port is currently working on putting in an RV/Boat Storage facility at the Hanel property to help serve the needs of our community.

Daryl requested feedback from the Committee regarding parking passes for tenants. Ted suggested the Port incorporates it into the Breezeby or Event Site Passes. Conversation followed with historical background on what has worked before, and where the Port may go with the paid parking in the future.

Ted suggested that new tenants in the Marina pay a one-time additional fee upon becoming a tenant to help offset costs. This discussion turned to questions on rates that led Commissioner Sheppard to comment that as long as the demand was great (current wait list near 100) the prices would remain at fair market rates.

#### 4. Discussion Items

a) [Marina Maintenance and Repairs FY 2023/2024](#)

Commissioner Sheppard reiterated the Commission's directive to Port Staff that all cost centers need to be self-sufficient and that Port properties that create a positive revenue stream such as the Marina, will need to help cover the areas that don't generate revenue, such as the parks. He said for now, that it is unlikely that any major capital projects will get approved by the Commission due to the effort to secure a new bridge.

Daryl commented that for the upcoming budget cycle she planned on requesting an earmark for \$40,000 for moorage dock repairs, starting work on C-North fingers that are in the worst shape. She said no improvements are planned for the South Basin dock due to unknown use of the area for bridge replacement. Steve C. thought the number might be low considering the amount of work that should be done.

Kevin commented that Port's new Finance Director is working on securing a new software program so that in the future the Port would have better reporting that will help the Committee when planning, and that depreciation and admin time would be accounted for in the future when looking at expenses.

b) [Ongoing list for Future Marina Improvements/Design- near bridge completion](#)

Daryl expressed to the Committee that no big/costly projects are going to happen until the bridge replacement project gets underway, but that the wish list will continue to get updated with the Committee's feedback.

Daryl mentioned that one of the Port's commissioners has strong feelings about expanding the cruise ship area out on the Jetty, and that in the future there may be more discussion on this topic, and it could possibly get added to the list.

c) [South Basin Dock Leases](#)

Daryl provided an overview of the designated South Basin dock usage for the upcoming season and let the Committee know that their previous recommendations for offering the seasonal lottery has been a success and that the Port plans to move forward with offering those spaces. Gorge Sailing Team (High School), Gorge Jr. Sailing Program and the HRYC will continue with leases for the dock space. Steve C. had questions on the rates, Daryl said she provided all Port Waterfront rates in his packet.

d) [Boathouse Lease 5-year notification/phase out](#)

Daryl referenced the Commission Directives for non-renewal of the boathouse leases, phase out and removal of the boathouses and mentioned that Port staff is willing to host a roundtable meeting with Port staff and the tenants to discuss the transition to phase out when the boathouse tenants are ready, or to meet with them individually if they prefer. Steve responded that the tenants were not ready for that at this time but would like to have a meeting to discuss boathouses remaining after the current

lease terminates. Commissioner Sheppard confirmed the directives to Port staff that the discussion was for phase out only.

Steve T. requested that the Port conduct a study of the cost benefit analysis of the boathouses remaining versus redevelopment of the space because further down the road there may be new Commissioners with different sentiment that would want that information. Daryl responded that no studies would get scheduled unless the Commission directs staff to do so.

e) [Potential Uses for boathouse dock area](#)

Daryl asked the Committee to start thinking about how they would like to see the boathouse dock area reconfigured for the future, and that discussions would happen with the Committee, Port Staff, Engineers, Marina stakeholders, and the public once the bridge project gets underway and when the timing is appropriate to start working on a Marina Basin Master plan.

5. [Fuel Dock-](#)

Daryl reported that the Best Western/Shell station has signed a contract to continue managing the fuel dock, however it has become increasingly difficult for them to provide the service due to staffing and asked the Committee how important they felt it was to continue with the service. She commented that the Port subsidizes the expenses for maintenance and repairs for the fuel pump and that Port staff have raised the question is it worth it? The Committee all felt the Port should continue to support having it and that not having it may open more doors for fuel spills in the Marina.

**Public Comment/Discussion**

The following Informational documents were provided to the Committee:

- a) Marina Financials FY 2021/2022- Does not include Depreciation and Administrative costs
- b) Assessment pay-off schedule
- c) Rates- Slip Rate Comps for moorage and boathouses
- d) Locals vs. Out of Area tenants- 165 have home in the Gorge area, 12 out of area
- e) Port Waterfront Fee Schedule

**Exhibit "A" Marina Committee Meeting 2/16/23**

Marina Basin Time Line- ESTIMATES 2/16/2023			
Port of Hood River			
TASK	ASSIGNED TO	START	END
6F Marina Basin Study	HNTB- Bridge Replacement Team	1/1/23	6/1/23
Boat Ramp Float project completion	DS	3/15/23	
Moorage Dock Repairs North C-Dock	DS	4/15/23	5/15/23
South Basin Dock Lease HRYC	TB	3/1/23	4/1/23
South Basin Dock Lease JR. Sailing	JM	3/1/23	4/1/23
Event Permit for Jr Sailing	DS	5/1/23	5/15/23
Event Permit for GST	DS	2/1/23	2/10/23
Possible Boathouse slip available	DS	4/1/23	
Reserve Dock Space for Regattas	DS	7/29/23	8/6/23
Boathouse Roundtable Discussion with BH tenants	DS	4/1/23	1/1/24
Boathouse Lease Expiration	Port Staff		12/31/26
Boathouse Removal	Port Staff	9/1/26	1/1/27
BH Dock- Planning	Marina Committee, Port Staff, Marina Manager, Consultant,	1/1/25	10/1/25
Boathouse dock permitting/ordering	Port Staff	1/1/26	7/1/26
Boathouse dock finger installation	Professional Diver/Dock repair	4/1/27	6/1/27
Bridge Replacement Funding/Permitting	KG	1/1/23	
BiState Bridge Authority takes partial ownership		7/1/23	
Bridge Engineering		10/1/23	10/1/25
Bridge Construction		1/1/26	12/1/35
Bridge Completion		1/1/36	

2/16/2023

**Actionable Projects**

1. Safety- More lifejackets at top of moorage ramp
2. Security Cameras- Will go live Spring 2023
3. Moorage Parking Lot- No Overnight Parking/ No Camping Signs
4. Fees- Look into feasibility of charging to park at boat ramp and other areas around Marina
5. Facilities and Amenities- improve tenant restroom
6. Communication/Wayfinding- Add Signage to entrance of Port area for the North Jetty Commercial Dock
7. Marina Rates- Consider revised Fee Schedule for locals and new tenants

**Long term projects identified from the past MC Meetings**

1. Dinghy Storage
2. Gangway to SB Dock
3. Move Sheriff's boat
4. Boat hoist
5. Moorage Buoys
6. Modular Floats- Jet floats, easy dock floats
7. Community building for events or clubs
8. Install one long moorage float added to A or B docks with internal piles that would let boats tie up next to the dock. Fingers could be added later. 8' wide by 200' long. 10 more boat spaces, 5 per side.
9. Dry Storage for trailerable boats
10. Extend boat launch ramp by adding pre-cast planks

Port of Hood River  
**Strategic Business Plan Excerpt**  
**Marina Basin**

**Marina Committee Workshop Summary for SBP**

**May 11, 2021**

**Context:** The Port manages a number of waterfront recreation sites that attract visitors from around the world and contribute to the quality of life in the community. A strategic assessment of these recreation sites prepared every five years as part of the Port's Strategic Business Plan update. This excerpt related the Marina Basin will serve as the basis for decisions about future capital expenditures, policies, use regulations, and upland development.

**Vision:** The Marina Basin serves as a multi-use recreational site that is safe, functional, welcoming and attractive. It serves the needs of marina tenants, guest boaters and fosters opportunities for participation by local residents and groups, particularly youth programs.

**Standards:**

- Maintain the Marina as a safe and efficient facility and assure continued status as a certified "Clean Marina."
- Efficiently manage the Marina wait list to ensure slips are leased in a timely manner.
- Maximize launch access for smaller size boats.
- Ensure compliance with proper maintenance standards for house boats.
- Prioritize local (Mid-Columbia Gorge) resident use and access.

**Strategies:**

- Continuously consider improvements to the Marina that meet market demand consistent with funding availability.
- Increase year-round activity and vitality in the Marina Basin.
- Seek ways to ensure the operation of the Marina is self-supporting through cash flow from slip lease income and Oregon State Marine Board (OSMB) funding.
- Monitor potential impacts of bridge replacement project and characterize mitigation needs for continued operation.

**Actions:**

- Collaborate with the OSMB to improve access ramps, docking facilities and the Guest Dock, and extend boat launch ramp paving.
- Collaborate with the Hood River Yacht Club and other user groups to increase public and private events and activities in the Marina, especially youth education and sailing programs.
- Evaluate the potential impacts of a future bridge replacement on launch ramp parking & access, and work to properly characterize mitigation needs. Evaluate market demand and

financial feasibility of expanding the number of Marina slips; explore development of local resident discounted rate.

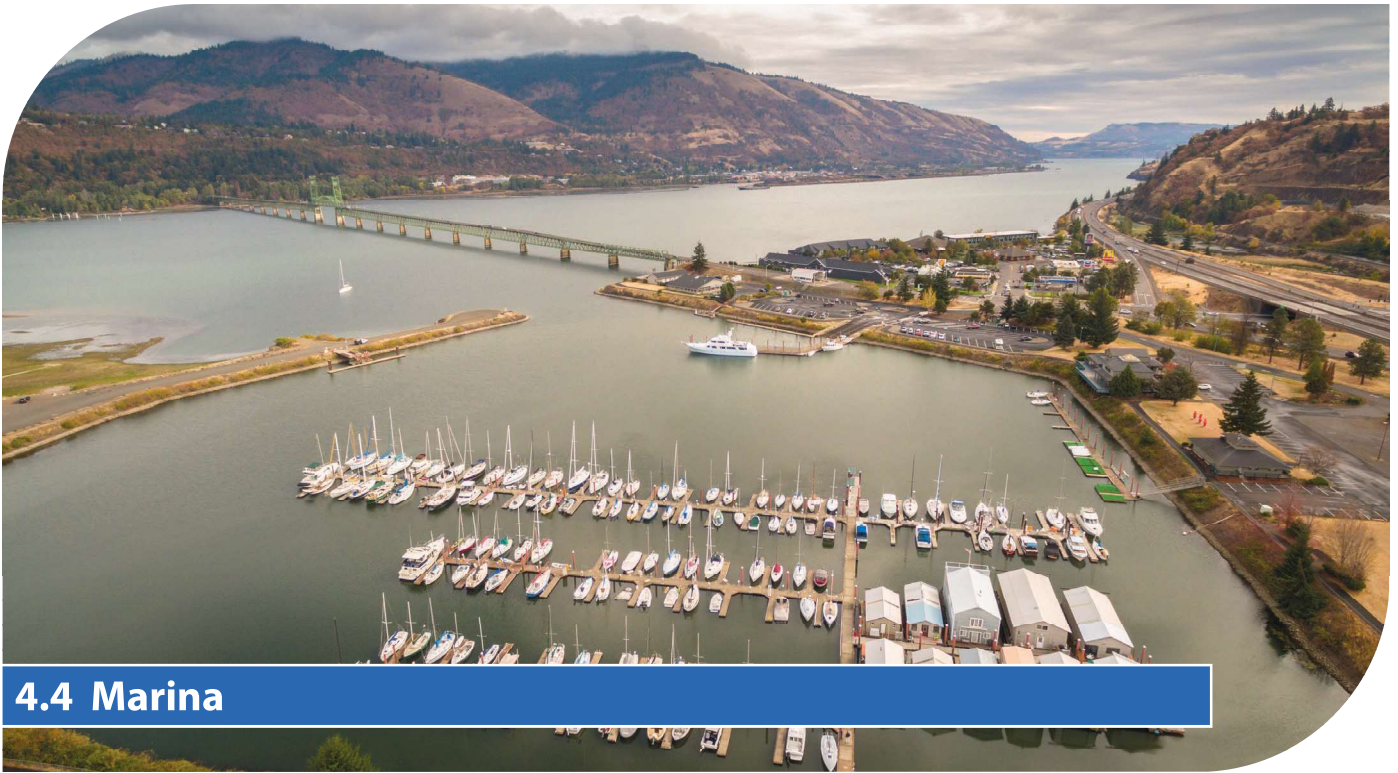
- Seek reasonable opportunities to increase the use of the Marina Basin for small vessel sailing and non-motorized watercraft, special emphasis on youth programs.
- Prepare and implement a maintenance plan for docks and moorage facilities; conduct rigorous condition assessment of each dock.
- Work with the Marina ad-hoc committee to encourage greater input from moorage tenants on management and maintenance practices.
- Coordinate with Department of State Lands to address conflicting uses at Marina Beach, access to Sandbar.
- Study the feasibility, potential safety benefit, and cost to locate the Sheriff’s boat moorage to the Fuel Dock location, at least during summer season.
- Explore potential to develop a small boating center at either the S. Basin Docks or the NW corner of the Marina Basin with a roll down gravel launch, temporary seasonal float dock configuration.
- Conduct bathymetry study at Marina entrance area.
- Evaluate potential expansion and upland improvements to the South Basin for small boat storage and enhance launch access. Explore potential benefit of installation of a jib crane.
- Evaluate potential enhancements for observation areas, ADA water access, fishing platforms and other non-sailing uses of the Marina area.

***Future Capital Projects***

Year	Project	Estimated Cost	Potential Funding	Target
	Visitor Dock Rehabilitation	\$650,000	OSMB/POHR	2022
	Marina Basin Bathymetry Study	20,000	POHR	2022
	Expand HRYC Boat Storage Area	10,000	POHR/HRYC	2022
	Upgrade Existing and Expand South Basin Dock	\$550,000	POHR/Loan	2025
	A Dock Expansion	400,000	POHR/Loan	2024
	Yacht Club Building Improvements – Roll up door and observation deck.	65,000	HRYC/POHR	2022



	Small boat storage and launch and dock.	350,000	POHR/HRYC	?
	Covered Off-site Trailered Boat Storage facility	1,000,000	POHR/Loan	



## 4.4 Marina

### Background

The Port began construction of the 22-acre Hood River Marina Basin (Marina) in 1968. Improvements and expansions occurred over the years based on demand and available funding. The Marina now has 173 boat slips and 11 boathouses, a transient dock, a fuel dock, a sea-plane dock, a boat ramp, a tour-boat dock, restrooms, parking, and office buildings. It has a long waiting list for slips. For more information about the Marina's history and amenities, see Appendix E and Appendix U.

In December 2007 the Port completed a Marina Basin Planning Study (Appendix U) to guide future development, system upgrades, and infrastructure improvements. In May 2021, the Marina Advisory Committee and Port Commissioners collaborated to draft a Strategic Business Plan Excerpt (Excerpt) for the Marina (Appendix V), which is a draft working document created to inform the actions to be included in this Strategic Business Plan. Note that there is some overlap the facilities, services, and actions in this section on Marina from those covered in the section on Waterfront Recreation: the boating facilities (mainly docks) at the Marina are surrounded by Marina Park and Marina Beach. This section (Marina) includes all elements referenced in the Excerpt. All other elements are addressed in the section on Waterfront Recreation.

*The Hood River Marina will continue to be upgraded and expanded in the coming years*

## Actions

The vision for the Marina has changed little over the years. The Port wants it to be a multi-use recreational site that is safe, functional, welcoming, and attractive; it wants it to serve the needs of marina tenants, guest boaters, and local residents and groups, particularly youth programs. The Excerpt identifies the following goals, standards, strategies, and actions consistent with that vision:



*The South Basin Dock  
will be upgraded and  
expanded in 2024-25*

### 1. Maintain the Marina as a safe and efficient facility and assure continued status as a certified “Clean Marina.”

- M-1 Collaborate with the OSMB to improve access ramps, docking facilities and the Guest Dock, and extend boat launch ramp paving.
- M-2 Prepare and implement a maintenance plan for docks and moorage facilities; conduct rigorous condition assessment of each dock.
- M-3 Conduct bathymetry (water-depth) study at Marina entrance area
- M-4 Coordinate with Department of State Lands to address conflicting uses at Marina Beach, access to Sandbar
- M-5 Study the feasibility, potential safety benefit, and cost to locate the Sheriff’s boat moorage to the Fuel Dock location, at least during summer season.

### 2. Efficiently manage the Marina wait list to ensure slips are leased in a timely manner.

#### 3. Maximize launch access for smaller size boats.

- M-6 Seek reasonable opportunities to increase the use of the Marina Basin for small vessel sailing and non-motorized watercraft, special emphasis on youth programs.
- M-7 Evaluate potential expansion and upland improvements to the South Basin for small boat storage and enhance launch access. Explore potential benefit of installation of a jib crane.
- M-8 Explore potential to develop a small boating center at either the S. Basin Docks or the NW corner of the Marina Basin with a roll down gravel launch, temporary seasonal float dock configuration

#### 4. Ensure compliance with proper maintenance standards for boat houses.

- M-9 Work with the Marina ad-hoc committee to encourage greater input from moorage tenants on management and maintenance practices.

#### 5. Prioritize local (Mid-Columbia Gorge) resident use and access.

- M-10 Explore development of local resident discounted rate.
- M-11 Collaborate with the Hood River Yacht Club and other user groups to increase public and private events and activities in the Marina, especially youth education and sailing programs.

**6. Continuously consider improvements to the Marina that meet market demand consistent with funding availability.**

M-12 Evaluate market demand and financial feasibility of expanding the number of Marina slips.

**7. Increase year-round activity and vitality in the Marina Basin.**

M-13 Evaluate potential enhancements for observation areas, ADA water access, fishing platforms and other non-sailing uses of the Marina area.

**8. Seek ways to ensure the operation of the Marina is self-supporting through cash flow from slip lease income and Oregon State Marine Board (OSMB) funding.**

M-12 Evaluate market demand and financial feasibility of expanding the number of Marina slips.

**9. Monitor potential impacts of bridge replacement project and characterize mitigation needs for continued operation.**

M-15 Evaluate the potential impacts of a future bridge replacement on launch ramp parking & access, and work to properly characterize mitigation needs.

Consistent with these actions, the Port intends to find funding to pursue the following capital projects related to the Marina:

Marina				
Project	Cost	Year	Funding	Priority
Construct Ramp Boarding Floats	350,000	2022	POHR/OSMB	1
Expand HRYC Boat Storage Area Fencing	\$10,000	2022	POHR/HRYC	2
Restore/Expand South Basin Dock	\$600,000	2025	POHR	3
Construct Dinghy launch Ramp & Dock	\$550,000	2025	POHR	3
Expand 'B' Dock	\$850,000	2026	POHR	3
Rehabilitate Existing Docks	\$400,000	2026	POHR	2
Construct Off-site Boat Storage facility	\$1,000,000	2027	POHR/Private	3
Rehabilitate Visitor Dock	\$650,000	2022	OSMB/POHR	3
Upgrade and Expand South Basin Dock	\$550,000	2025	POHR/Loan	2
Yacht Club Building Improvements	\$65,000	2025	HRYC/POHR	3



*The fencing around the boat storage area for the Hood River Yacht Club will be expanded in 2022 and building improvements take place in 2025.*

PORT OF HOOD RIVER  
MARINA REVENUES AND EXPENDITURES

	Actuals						Budget		
	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
<b>Operating Revenues</b>									
Moorage - including subleases	\$ 157,356	\$ 175,341	\$ 185,313	\$ 194,337	220,547	228,752	\$ 243,594	\$ 263,454	\$ 268,700
Special Assessment	87,031	87,031	87,031	83,619	87,746	84,671	80,530	84,743	84,900
	244,387	262,372	272,344	277,956	308,293	313,423	324,124	348,197	353,600
Utility Service fee (Water, Garbage)		5,394	15,014	10,161	9,930	9,792	9,994	10,998	4,300
Electric Reimbursement	10,079	16,385	27,203	19,684	17,514	15,805	15,163	17,839	18,000
Miscellaneous	11,536	20,007	20,485	22,554	23,092	21,424	24,295	29,581	42,100
Grant	6,244	7,050	14,011	8,425	7,050	7,000	9,000	-	139,300
<b>Operating Revenues</b>	<b>272,246</b>	<b>311,148</b>	<b>349,057</b>	<b>338,780</b>	<b>365,879</b>	<b>367,444</b>	<b>382,576</b>	<b>406,615</b>	<b>557,300</b>
<b>Operating Expenses</b>									
Labor, taxes and burden	128,431	123,977	134,317	136,701	142,157	142,594	155,622	149,802	189,600
Electric, water and garbage	18,300	23,540	31,361	27,056	25,103	24,075	25,061	38,252	42,000
Insurance	14,681	15,053	12,709	7,473	5,888	6,865	7,398	7,992	7,800
Maintenance	15,371	19,729	28,789	29,505	46,196	28,451	10,403	19,297	25,000
Miscellaneous	15,287	12,158	11,121	11,658	15,630	10,635	19,316	15,096	18,000
Security/IT	5,491	3,547	5,115	4,699	5,377	6,879	5,991	4,095	7,000
Professional Services	10,131	11,764	5,675	8,566	7,290	6,330	18,401	3,903	25,000
Legal	5,298	2,551	2,369	2,080	3,740	2,306	725	8,100	5,000
<b>Operating Expenses before 2010 FlexLease Debt</b>	<b>212,990</b>	<b>212,319</b>	<b>231,456</b>	<b>227,738</b>	<b>251,381</b>	<b>228,135</b>	<b>242,917</b>	<b>246,537</b>	<b>319,400</b>
Debt Service - 2010 FlexLease	23,901	28,425	27,820	27,515	26,435	25,670	24,840	28,850	27,750
Debt Service - 2013 FlexLease	65,996	70,112	69,076	69,088	66,624	66,196	68,587	66,725	64,625
<b>Operating Expenses before Capital Outlay</b>	<b>302,887</b>	<b>310,856</b>	<b>328,352</b>	<b>324,341</b>	<b>344,440</b>	<b>320,001</b>	<b>336,344</b>	<b>342,112</b>	<b>411,775</b>
Net Cashflow before Capital Outlay	(30,641)	292	20,705	14,440	21,440	47,443	46,232	64,503	145,525
Capital Outlay	98,544	\$ 10,973	\$ 45,924	\$ 22,374	9,063	9,063	\$ 20,683	\$ 10,479	\$ 333,600

\*\*\*This report does not include Depreciation or Administrative costs associated with the Marina

**PORT OF HOOD RIVER**  
**Reconciliation of Marina Assessment for Electrical and Dock Replacement**

	Dock			
	Electrical	Replacement	Total Cost	
Cost by Category	\$ 577,640.26	\$ 247,866.40	\$ 825,506.66	
Total Costs Incurred			\$ 825,506.66	

	Principle	Interest	Debt Service	Balance
	Debt Issued	\$ 770,000.00	\$ 253,363.63	\$ 1,023,363.63

	Non-Boat House Tenants	Boat House Tenants	Total	
	2014	\$ 68,595.25	\$ 18,158.47	
2015	\$ 68,152.70	\$ 18,158.47	\$ 86,311.17	\$ 850,298.74
2016	\$ 68,872.95	\$ 18,158.47	\$ 87,031.42	\$ 763,267.32
2017	\$ 63,899.06	\$ 18,158.47	\$ 82,057.53	\$ 681,209.79
2018	\$ 65,460.60	\$ 18,158.47	\$ 83,619.07	\$ 597,590.72
2019	\$ 69,587.33	\$ 18,158.47	\$ 87,745.80	\$ 509,844.92
2020	\$ 66,512.95	\$ 18,158.47	\$ 84,671.42	\$ 425,173.50
2021	\$ 62,371.67	\$ 18,158.47	\$ 80,530.14	\$ 344,643.36
2022	\$ 66,694.91	\$ 18,158.47	\$ 84,853.38	\$ 259,789.98
2023	\$ 69,037.80	\$ 18,158.47	\$ 87,196.27	\$ 172,593.71
2024	\$ 69,037.80		\$ 69,037.80	\$ 103,555.91
2025	\$ 69,037.80		\$ 69,037.80	\$ 34,518.11
2026	\$ 34,518.11		\$ 34,518.11	\$ -
2027			\$ -	
2028				

Please Note: Boat House assessments were increased to payoff over a shorter time period, thus 2023 the last year.

MARINA BOATHOUSE SLIP FEE COMPARISON- 2022.10.20

MARINA BOATHOUSE SLIP RENTAL FEE SURVEY- Estimates based on averages to compare to the Hood River Marina rates.

	Marina Name	Location	Own or Rent	Average Yearly Slip Rent
	Tomahawk Island Marina	Columbia	Rented slip	\$14,400
	Island Cove Moorage	Columbia	Rented slip	\$13,200
1	Five Cedars	Columbia	Rented slip	\$12,000
2	Larson's Moorage	Multnomah Channel	Rented slip	\$12,000
3	Wayne's Moorage	Columbia	Rented slip	\$12,000
4	Big Eddy Marina	Columbia	Rented slip	\$9,600
5	Blue Frog Landing	Columbia	Rented slip	\$9,600
6	Bridgeton Harbor Moorage	Columbia	Rented slip	\$9,600
7	Buoy One	Columbia	Rented slip	\$9,600
8	Columbia Way West	Columbia	Rented slip	\$9,600
9	Ducks Moorage	Columbia	Rented slip	\$9,456
10	Wil-Jan Moorage	Columbia	Rented slip	\$9,456
11	Rocky Pointe Marina	Multnomah Channel	Rented slip	\$9,300
12	Suttle Road Moorage	Columbia	Rented slip	\$9,300
13	Kappler's Moorage	Columbia	Rented slip	\$9,000
14	Fred's Marina	Multnomah Channel	Rented slip	\$8,700
15	Wilert Moorage	Multnomah Channel	Rented slip	\$8,700
16	Columbia Crossings - Row 9	Columbia	Rented slip	\$8,400
17	Columbia Harbor - McCuddys	Columbia	Rented slip	\$8,400
18	Multnomah Yacht Harbor	Multnomah Channel	Rented slip	\$8,400
19	Wapato- rented slip	Multnomah Channel	Rented slip	\$8,316
20	Meiier's Marina	Columbia	Rented slip	\$8,100
21	Skyline (was Happy Rock)	Multnomah Channel	Rented slip	\$8,100
22	McCuddy's Big Oak Marina	Multnomah Channel	Rented slip	\$7,800
23	Scappoose Moorage	Multnomah Channel	Rented slip	\$7,800
24	Dillard's Moorage	Columbia - St. Helens	Rented slip	\$7,200
25	Harrison Moorage	Columbia	Rented slip	\$7,200
26	Mayfair Moorage	Multnomah Channel	Rented slip	\$7,200
27	Paradise Moorage	Multnomah Channel	Rented slip	\$7,200
28	St Helens Marina	Columbia - St. Helens	Rented slip	\$7,200
29	McCuddy's Landing	Multnomah Channel	Rented slip	\$7,056
30	Bridgeview Moorage- Slip rental	Multnomah Channel	Rented slip	\$6,300
31	Kurt's Moorage	Multnomah Channel	Rented slip	\$6,000
32	Lighthouse Moorage	Multnomah Channel	Rented slip	\$6,000
33	Sauvie Island Moorage	Multnomah Channel	Rented slip	\$5,856
34	Max's Moorage	Columbia - St. Helens	Rented slip	\$5,700
35	Hood River Marina- Boathouse Averages including Assessment	Columbia	Rented slip	\$3,824
	Marina Way	Multnomah Channel	Rented slip	\$3,600
	The Dalles Marina- boathouses not including sewer or electric	Columbia	Rented slip	\$1,861
Average Annual Slip Rent for Boathouses removing the 2 highest and 2 lowest rates				\$8,285

MARINA BOATHOUSE SLIP FEE COMPARISON- 2022.10.20

Boathouse Definitions:

1. Floating Homes- floating structures that are designed for living in.
2. Boathouse- floating structures that are designed primarily for housing boats.
3. Combos- Floating structures that house boats combined with living quarters. POHR boathouses are considered combos.

Port or Hood River Boathouses

- ❖ Hood River boathouses are considered Combos- structures that house boats and have living quarters. Tenants are allowed to stay overnight any 3 out of 7 consecutive days, but are not allowed to live in full time.
- ❖ The boathouses do not have running water and are not allowed to have any plumbing fixtures due to the DEQ laws that require a continuous sewage hook-up.
- ❖ When looking at comparisons all variables should be considered.

**Marina boathouse HOA fee estimates for slips that are owned by the tenant**

	Marina Name	Location	Own or Rent	Average Yearly HOA Fees
	Oregon Yacht Club	Willamette River	Owned slip	\$7,200
	Channel Island Moorage	Multnomah Channel	Owned slip	\$6,180
1	Captain's Moorage	Columbia	Owned slip	\$6,000
2	Macadam Bay Club	Willamette River	Owned slip	\$5,880
3	West Hayden Island Moorage	Columbia	Owned slip	\$5,280
4	Jantzen Beach Moorage	Columbia	Owned slip	\$4,800
5	Class Harbor	Columbia	Owned slip	\$4,500
6	Columbia Ridge Marina	Columbia	Owned slip	\$4,500
7	Bridgeview Moorage-Owned	Multnomah Channel	Owned slip	\$4,356
8	Portland Rowing Club	Willamette River	Owned slip	\$4,236
9	Wapato- owned slip	Multnomah Channel	Owned slip	\$4,104
10	Multnomah Channel Yacht Club	Multnomah Channel	Owned slip	\$3,936
11	River's Bend	Multnomah Channel	Owned slip	\$3,900
12	Tomahawk Island Moorage	Columbia	Owned slip	\$3,900
13	McGuire Point Marina	Columbia	Owned slip	\$3,840
14	Islands Moorage	Columbia	Owned slip	\$3,660
15	Bridgeton Moorage Association	Columbia	Owned slip	\$3,600
16	Lotus Bridge Marina	Columbia	Owned slip	\$3,600
17	Osprey	Columbia	Owned slip	\$3,600
	East Wind Moorage	Columbia	Owned slip	\$3,000
	Dikeside Moorage	Multnomah Channel	Owned slip	\$2,700
<b>Average Annual HOA Fees removing the 2 highest and 2 lowest rates</b>				<b>\$4,335</b>



**2022 RATE COMPARISON FOR MARINA SLIPS ALONG THE COLUMBIA RIVER**

**MARINA SLIP SURVEY-** The rates shown below are estimates based on averages for comparison to the HR Marina. The dollar amounts represent annual moorage fees and any other stated base fees, leasehold fees and taxes. Many have water, electric, and other assorted fees not included.

Several marinas do allow liveaboards for an additional fee. The HR does not allow full time liveaboards, however tenants are allowed to stay overnight any 3 days in a 7-day period. Several of the more expensive marinas offer amenities such as clubhouses, high speed internet, and full-service dockhands.

MARINA- Annual Rate up to 30'	MARINA- Annual Rate 40'	MARINA- Annual Rate 45'
Tidewater Cove- Vancouver WA	Salpare Bay Marina- Portland	Garibaldi Marina- Oregon Coast
Ipere Bay Marina- Portland	Big Eddy Marina- Portland	Hayden Bay Marina
Big Eddy Marina- Portland	McCuddy's Big Oak Multnomah Channel	Port of Camas
McCuddy's Ridgefield- Ridgefield WA	McCuddy's Hayden Island Marina- Portland	Port of Kalama
McCuddy's Steamboat Landing- Vancouver WA	Tidewater Cove- Vancouver WA	Port of Kennewick
St. Helens Marina	McCuddy's Steamboat Landing- Vancouver WA	The Dalles Marina- City of TD
McCuddy's Hayden Island Marina- Portland	Hayden Bay Marina	McCuddy's Big Oak Multnomah Channel
McCuddy's Marine Drive Marina- Portland	Tomahawk Bay Marina	McCuddy's Ridgefield- Ridgefield WA
Hayden Bay Marina	Port of St. Helens (Columbia County)	Salpare Bay Marina- Portland
Tomahawk Bay Marina	St. Helens Marina	McCuddy's Steamboat Landing- Vancouver WA
Columbia Way West	McCuddy's Marine Drive Marina- Portland	McCuddy's Hayden Island Marina- Portland
McCuddy's Landing Marina- Scappoose, OR	McCuddy's Ridgefield- Ridgefield WA	Big Eddy Marina- Portland
Port of Camas	Port of Camas	Tidewater Cove- Vancouver WA
Port of Kalama	Columbia Way West	McCuddy's Landing Marina- Scappoose, OR
Port of Hood River	McCuddy's Landing Marina- Scappoose, OR	McCuddy's Marine Drive Marina- Portland
Port of St. Helens (Columbia County)	Port of Hood River	Tomahawk Bay Marina
Port of Kennewick	Port of Kalama	Port of St. Helens (Columbia County)
Port of Brookings	Port of Kennewick	St. Helens Marina
Port of Dalles Marina- City of TD	Port of Brookings	Columbia Way West
Warrenton Marina- Astoria	Port of Astoria- West Mooring Basin	Port of Hood River
Port of Astoria- West Mooring Basin	The Dalles Marina- City of TD	Port of Brookings
Garibaldi Marina- Oregon Coast	Warrenton Marina- Astoria	Port of Astoria- West Mooring Basin
Siulaw- Florence, or	Siulaw- Florence, or	Siulaw- Florence, or
Walla Walla Yacht Club- Kennewick WA	Port of Cascade Locks	Warrenton Marina- Astoria
Port of Illwaco	Garibaldi Marina- Oregon Coast	Port of Cascade Locks
Port of Cascade Locks	Port of Illwaco	Port of Illwaco
Port of Arlington	Port of Arlington	Port of Arlington
McCuddy's Big Oak Multnomah Channel	Walla Walla Yacht Club- Kennewick WA	Walla Walla Yacht Club- Kennewick WA
<b>Average moorage not including the 2 highest and lowest rates</b>	<b>Average moorage not including the 2 highest and lowest rates</b>	<b>Average moorage not including the 2 highest and lowest rates</b>
<b>\$2,031</b>	<b>\$2,737</b>	<b>\$3,295</b>



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1000 E. Port Marina Drive • Hood River, OR 97031 • (541) 386-1645 • Fax: (541) 386-1395 • [www.portofhoodriver.com](http://www.portofhoodriver.com) • Email: [porthr@gorge.net](mailto:porthr@gorge.net)

**MARINA MOORAGE RATE SCHEDULE  
EFFECTIVE JANUARY 1, 2023**

**Payment Terms**

Moorage available on annual basis only. Moorage agreement term is January 1<sup>st</sup> - December 31<sup>st</sup>. Statements are issued January 1<sup>st</sup> with payment due in full by March 1<sup>st</sup>.

A \$75 per month late fee will be applied to any unpaid balance after the due date of March 1<sup>st</sup>, 2023. Tenants who have not made full payment by April 1, 2023, will be considered in default.

**Moorage Slip Fees: Dock fingers 30' or less, vessels 16-30 feet in length A,B, & C Docks**

**Annual Moorage Rates (including base utility fees) & Annual Assessment fee**

- Moorage rate for slips 30' and under on A & B docks, and C Dock west facing: \$1,668 + \$443 assessment = *Total annual fee \$2,110*
- Moorage rate for slips 30' and under C-Dock East facing: \$1,876 + \$443 assessment = *Total annual fee \$2,318*

\*Jet skis or personal watercrafts (PWCs) do not qualify as vessels for slips.

**Moorage Slip Fees: End Slip & Dock fingers 35'-40' for vessels 30-43 feet in length C Dock**

**Annual Moorage Rates (including base utility fees) & Annual Assessment Fee**

- Moorage rate for large vessels slip fingers 35'-40':
  - Vessel size 30'-35': \$2,028 + \$443 assessment = *Total annual fee \$2,470*
  - Vessel size over 35'-40': \$2,240 + \$443 assessment = *Total annual fee \$2,683*
  - Vessel size over 40'- 43': \$2,399 + \$443 assessment = *Total annual fee \$2,842*
- Moorage Rate for large vessels End Slip C-Dock North
  - Vessel size over 43'-65' or vessels with wide beam: \$3,240 + \$443 assessment = *Total annual fee \$3,683*

**Floatplane Slip Fee South Basin Dock**

Annual Moorage for Floatplane slip is from January 1<sup>st</sup> - December 31<sup>st</sup>: *Total annual fee \$1,487*

**Boathouse Slips Fees Boathouse Dock**

**Annual Boathouse Moorage Rate (including base utility fees) & Annual Assessment fee**

- Annual Rate: \$1.66/SQ FT/YR for slip footprint + \$120 base utility fee and \$1,651 Annual Assessment. *Total annual fee square footage of slip footprint + \$1,771*

**Shell Dock Slips Racks 1-6****Slip #159 East C Dock**

**Annual Shell Dock storage spaces rent from August 1<sup>st</sup> through July 31<sup>st</sup>, with payment due in full September 1<sup>st</sup>, 2023. Total annual fee \$429.**

**Seasonal Moorage Lottery****South Basin Dock**

**Five (5) slips are available seasonally by lottery for boats under 20 feet in length for a six-month term. Seasonal Lottery advertised by the Port of Hood River in late March. Moorage Agreements are valid May 1 – November 1. Total seasonal fee \$1,041 plus \$50 refundable key deposit.**

\*Jet skis or personal watercrafts (PWCs) do not qualify as vessels for seasonal slips. Power is not available on the South Basin Dock.

**Small Hand Launch Watercraft Storage on floats****South Basin Dock**

- Managed by the Hood River Yacht Club. <http://www.hoodriveryachtclub.org/>

**Guest Dock Fees (not available for Floatplanes)****Boat Launch and Short Term Tie Up**

<b>Length</b>	<b>Overnight Tie Up Fee</b>
Under 20 feet	\$15
20-29 feet	\$25
30-39 feet	\$30
40-49 feet	\$35
50-59 feet	\$45

\*4-day limit in a 10-day period for “trailerable” boats under 26’

\*10-day limit in for “non-trailerable” boats over 26’ in a 30-day period

The Guest Dock is located at the boat ramp on the East side of the Marina and is available for overnight, short term moorage on a first come, first served basis for vessels under 60’. Power is not guaranteed so please plan accordingly. Our system was recently brought up to current Marina Electric Code and is a low threshold 30/50 amp and tends to not work for all vessels.

For Vessels 60’ and over please call ahead to check availability for our North Jetty Commercial Dock. Reservations are required.

For any questions you may contact the Marina Manager, Daryl Stafford, at 541-436-0797 or email [waterfront@portofhoodriver.com](mailto:waterfront@portofhoodriver.com)

<b>2023 Port Waterfront Rates &amp; Fees</b>	
<b>Waterfront Concessions- 2023</b>	<b>Permit/ Rental Fee</b>
Club CGWA- The Hook- Non-Profit 6 month term	\$ 1,500.00
Club- Outrigger Canoe Club- Nichols Basin- Non Profit 7 month	\$ 1,500.00
Lesson Rental Jet Ski Slip at the South Basin Dock- annual per ski	\$ 150.00
Lesson/Rental Event Site Upper Dock- Large- 6 month term	\$ 3,696.00
Lesson/Rental Event Site Upper Dock- Small- 6 month term	\$ 1,848.00
Lesson/Rental Nichols Basin- 6 month term	\$ 2,772.00
Lesson/Rental The Hook- 6 month term	\$ 2,772.00
Lesson/Rental The Spit- 6 month term	\$ 2,772.00
Lesson/School Event Site Lower Dock South end-Non-Profit small- 6 month term	\$ 1,500.00
Lesson/School Gorge Jr. Sailing- South Basin- Non-Profit annual term	\$ 1,500.00
Mobile Concession Guide Service- SUP Downwind Tours- 6 month term	\$ 150.00
Mobile Concession Pedicab- 6 month term	\$ 150.00
Sailboat Charter- Marina Commercial Dock- 6 month	\$ 1,650.00
Storage Marina Park Shed- annual	\$ 1,848.00
Storage Maritime Parking- monthly	\$ 100.00
Storage Nichols Basin Shed Winter-monthly	\$ 200.00
Storage The Spit Winter Shed Sublease Port pays vendor- 6 month term	\$ (250.00)
Storage The Spit Winter Shed Sublease- Sublessee pays Port- 6 month term	\$ 500.00
<b>Marina- 2023</b>	<b>Moorage /Rental Fees</b>
Cruise Ship- Marina Basin North Jetty Commercial Dock fee per stop	\$ 350.00
Cruise Ship- Marina Basin North Jetty Commercial Dock Shuttle docking fee per stop	\$ 200.00
Cruise Ship- Marina Outside Bollards Jetty Docking fee per stop	\$ 150.00
Cruise Ship- Marina Outside Bollards Jetty Maintenance fee- annual	\$ 6,000.00
Cruise Ship- Marina Outside Bollards Utility fee per stop	\$ 35.00
Guest Dock overnight at boat ramp 20-29'	\$ 25.00
Guest Dock overnight at boat ramp 30-39'	\$ 30.00
Guest Dock overnight at boat ramp 40-49'	\$ 35.00
Guest Dock overnight at boat ramp 50-59'	\$ 45.00
Guest Dock overnight at boat ramp under 20' per night	\$ 15.00
Guest North Jetty Commercial Dock Private vessel 60-74' per day	\$ 75.00
Guest North Jetty Commercial Dock Private vessel 75-100' per day	\$ 100.00
Guest North Jetty Commercial Dock Private vessel 100-150' per day	\$ 145.00
Hood River Yacht Club- clubhouse- monthly	\$ 679.00

Hood River Yacht Club- South Basin Dock lease- annual	\$ 3,000.00
Marina North Jetty Commercial Dock Private vessels 100-150' no power per night	\$ 100.00
Marina North Jetty Commercial Dock Private vessels 100-150' with power per night	\$ 130.00
Marina North Jetty Commercial Dock Private vessels 60-74' no power per night	\$ 60.00
Marina North Jetty Commercial Dock Private vessels 60-74' with power per night	\$ 75.00
Marina North Jetty Commercial Dock Private vessels 75-100' no power per night	\$ 75.00
Marina North Jetty Commercial Dock Private vessels 75-100' with power per night	\$ 100.00
Moorage Boathouse Slip Annual Assessment Fee	\$ 1,650.77
Moorage Boathouse Slip annual per square foot	\$ 1.66
Moorage Boathouse Slip Base Electric- annual fee	\$ 60.00
Moorage Boathouse Slip Base Water/Garbage- annual fee	\$ 60.00
Moorage Shell Dock- annual fee	\$ 429.00
Moorage Slips 30' and under A, B, and C North West facing- annual	\$ 1,668.00
Moorage Slips 30' and under C-Dock North East facing annual	\$ 1,876.00
Moorage Slips all Boat Docks Annual Assessment fee	\$ 442.55
Moorage Slips Over 30'-35'	\$ 2,028.00
Moorage Slips Over 35'-40'	\$ 2,240.00
Moorage Slips Over 40'-43'	\$ 2,399.00
Moorage Slips End Slip C-Dock North 43'-65'	\$ 3,240.00
Moorage Slip Sublease fee to the Port- set up fee	\$ 150.00
Moorage Dingy & Jet Ski Fee- must fit in the perimeter of slip with vessel- monthly	\$ 50.00
Moorage Annual Payment Late fee- per month	\$ 75.00
South Basin Dock- Concession Jet Ski slip 6 month term	\$ 150.00
South Basin Dock- Float plane annual	\$ 1,487.00
South Basin Dock- Hood River Yacht Club floats- annual	\$ 3,000.00
South Basin Dock- Jr. Sailing floats- annual term (Included in Concession agreement)	\$ 1,500.00
South Basin Dock- Seasonal Lottery 6 month term	\$ 1,041.00
Sublease Initiation Set Up Fee	\$ 150.00
Sublease Renewal Fee	\$ 35.00
Marina Key card Moorage	\$ 35.00
Marina Key South Basin Dock	\$ 50.00
Marina Wait list- one time fee	\$ 100.00
Marina Betterment Slip Change	\$ 35.00
<b>Waterfront Event Permits- 2023</b>	<b>Event Permit Fees</b>
Picnic Shelter Up to 50 people exclusive use-per day <b>N/A in 2023</b>	\$ -

Marina Park/ Hook/ Spit/ Lot #1/ Nichols Basin- not exclusive use up to 50 people per day	\$ 200.00
Marina Park/ Hook/ Spit/ Lot #1/ Nichols Basin- not exclusive use 50-100 people per day	\$ 325.00
Marina Park/ Hook/ Spit/ Lot #1/ Nichols Basin- not exclusive use Over 100 people per day	\$ 800.00
Marina Green- not exclusive use up to 50 people per day	\$ 200.00
Marina Green- exclusive use 50-100 people per day	\$ 350.00
Marina Green- exclusive use over 100 people per day	\$ 800.00
Marina Green- exclusive use over 200 people per day	\$ 1,300.00
Event Site September - June- not exclusive use up to 50 people per day	\$ 200.00
Event Site July & August- not exclusive use up to 50 people per day	\$ 300.00
Event Site September - June- not exclusive use 50-100 people per day	\$ 375.00
Event Site July & August- not exclusive use 50-100 people per day	\$ 500.00
Event Site September - June- exclusive use of grass area over 100 people per day	\$ 1,500.00
Event Site July & August- exclusive use of grass area over 100 people per day	\$ 2,200.00
Event Site September - June- exclusive use of grass area & parking lot over 100 people per day	\$ 1,800.00
Event Site July & August- exclusive use of grass area & parking lot over 100 people per day	\$ 2,700.00
All locations Event Set-up and breakdown days non exclusive use per day	\$ 300.00
<b>Waterfront Parking- 2023</b>	<b>Parking Fees</b>
Event Site Day Pass regular sized vehicle 20' and under per day	\$ 15.00
Event Site Day Pass oversized vehicle over 20' per day	\$ 25.00
Event Site/Jensen West Season Pass regular sized vehicle 20' and under annual	\$ 200.00
Event Site Season Pass Oversize vehicles over 20' over annual	\$ 350.00
Waterfront Kiosk Street parking all zones non commercial vehicles- per hour	\$ 2.50
Waterfront Kiosk Street parking Commercial zone 6 trucks only per day	\$ 30.00
Waterfront Parking fine- kiosk overtime	\$ 20.00
Waterfront Parking fine- kiosk and Event Site non payment	\$ 50.00
Waterfront Parking fine- all locations parking in an unauthorized space	\$ 50.00
Waterfront Parking fine- overnight	\$ 90.00
Waterfront Parking fine- Trucks no pay or time expired zone 6	\$ 50.00
Waterfront Parking fine- Handicapp, fire lane, etc.	\$ 75.00
Waterfront Parking fine- kiosk overtime citation non-payment 30+/60+/90+/collections	\$ 20.00

Waterfront Parking fine- kiosk and Event Site citation non-payment 30+/60+/90+/collections	\$ 20.00
Waterfront Parking fine- all locations parking in an unauthorized space citation non-payment 30+/60+/90+/collections	\$ 20.00
Waterfront Parking fine- overnight citation non-payment 30+/60+/90+/collections	\$ 40.00
Waterfront Parking fine- Trucks no pay or time expired zone 6 citation non-payment 30+/60+	\$ 40.00
Waterfront Parking fine- Trucks no pay or time expired zone 6 citation non-payment 90+/collections	\$ 80.00
Waterfront Parking fine- Handicapp, fire lane, etc. citation non-payment 30+/60+/90+/collections	\$ 40.00