



PORT OF HOOD RIVER COMMISSION

AGENDA

**Tuesday, November 2, 2021
Marina Center Conference Room
1000 E. Port Marina Drive, Hood River**

**5:00 P.M.
Regular Session**

1. Call to Order
 - a. Modifications, Additions to Agenda
2. Public Comment (5 minutes per person per subject; 30-minute limit)
3. Consent Agenda
 - a. Approve Minutes from the October 19, 2021 Regular Session (*Patty Rosas, Page 3*)
 - b. Approve Permit to Conduct Cable Maintenance for Spectrum Pacific West, LLC on the Bridge (*John Mann, Page 5*)
 - c. Authorize Executive Director to Sign Letter of Support for the Columbia River Ag Technology Coalition (*Genevieve Scholl, Page 11*)
 - d. Approve Addendum No. 1 to Ground Lease with Cardinal Glass IG at the Lower Mill (*Greg Hagbery, Page 17*)
4. Informational Reports – (*Provided for information only, unless discussion requested by Commissioner*)
 - a. Bridge Replacement Project Update (*Kevin Greenwood, Page 21*)
 - b. Financial Report for the Period Ending September 30, 2021 (*Fred Kowell, Page 25*)
5. Presentations & Discussion Items
 - a. Port Buildings Triple Net Lease Template (*Greg Hagbery, Page 31*)
 - b. Replacement Bridge Management Contract RFQ Draft (*Kevin Greenwood, Page 47*)
6. Executive Director Report (*Michael McElwee, Page 61*)
 - a. Airport Advisory Committee – Streich, Gehring
7. Commissioner, Committee Reports
8. Action Items
 - a. Approve 2022 T-Hangar Lease Rates (*Daryl Stafford, Page 49*)
 - b. Approve 2022 Marina Moorage Rates and Rules & Regulations (*Daryl Stafford, Page 121*)
9. Confirmation of Commission Directives to Staff
10. Commission Call

11. Executive Session under ORS 192.660(2)(e) real estate negotiations and ORS 192.660 (2)(f) to consider information or records exempt from public inspection.
12. Possible Action
13. Adjourn

If you have a disability that requires any special materials, services, or assistance, please contact us at 541,386,1645 so we may arrange for appropriate accommodations.

*The chair reserves the opportunity to change the order of the items if unforeseen circumstances arise. The Commission welcomes public comment on issues not on the agenda during the public comment period. With the exception of factual questions, the Commission does not immediately discuss issues raised during public comment. The Commission will either refer concerns raised during public comment to the Executive Director for a response or will request that the issue be placed on a future meeting agenda. People distributing copies of materials as part of their testimony should bring **10 copies**. Written comment on issues of concern may be submitted to the Port Office at any time.*

*Port of Hood River Commission
Meeting Minutes of October 19, 2021 Regular Session
Via Remote Video Teleconference
5:00 p.m.*

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

**5:00 p.m.
Regular Session**

Present: Commissioners: Ben Sheppard, Kristi Chapman, Mike Fox, Hoby Streich and Heather Gehring. Legal Counsel: Jerry Jaques, and Anna Cavaleri. From Staff: Michael McElwee, Kevin Greenwood, Daryl Stafford, Fred Kowell, Greg Hagbery, Genevieve Scholl, and Patty Rosas. Guests: None

Absent: None

Media: None

1. **Call to Order:** Commissioner Ben Sheppard called the meeting to order at 5:00 p.m.
 - a. **Modifications or additions to the agenda:** Move Consent Item 3(b) & 3(c) to Fall Planning.
2. **Public Comment:** None
3. **Consent Agenda:**
 - a. Approve Minutes from the October 5, 2021, Regular Session
 - b. Approve Contract with Piatt Construction, LLC for Deck Repair at Marina Park #1 Building in the Amount of \$15,927.68
 - c. Approve Accounts Payable to Jaques Sharp in Amount of \$10,917
 - Motion:** Approve Consent Agenda
 - Move:** Kristi Chapman
 - Second:** Mike Fox
 - Discussion:** None
 - Vote:** Unanimous
4. **Informational Reports:** None
5. **Presentations & Discussion Items:**
 - a. **Airport Ground Leasing Policy Discussion** – Greg Hagbery provided a brief update regarding the recent discussions with the Airport Advisory Committee (ACC) for the demand of more hangar space, specifically ground leases. Staff will further develop a financial analysis that provides clearer guidance on the feasibility of Port financed construction of T-Hangars and Box Hangars, while simultaneously developing a draft ground lease template. Findings will be presented to the Commission for further discussion once it is complete.
6. **Executive Director Report:**
 - a. **Administration** – Michael McElwee noted that the Fall Planning meeting has been rescheduled to November 9. Regular Session is scheduled for November 2, and Governance Training Session is set for October 28.
 - b. **Development/Property** – Business Oregon has reviewed and approved the Port’s \$500,000 IOF grant request for the construction of E. Anchor Way on Lot #1. It now requires the review and approval from ODOT.
 - c. **Airport** – Operation of the runway lights was successfully converted to Pilot Controlled Lighting (PCL). Commissioner Chapman requested that the FBO report be posted on the Port of Hood River website. Genevieve Scholl commented that she would include it in the airport blog.
 - d. **Bridge/Transportation** – McElwee reported that HDR has completed two of their inspections. A Conditions Report will be prepared and submitted in November. Live Load Testing is almost

complete. There were significant and prolonged traffic backups on October 13 that was resolved with two separate one-hour full bridge closures.

7. Commissioner, Committee Reports:

- a. **Bi-State Working Group (BSWG), October 11** – Commissioner Fox reported that he was elected as Chair, and Jake Anderson as Co-Chair of the BSWG. A presentation was provided at the BSWG meeting by three contracted lobbyists that summarized their legislative goals and approach for accomplishing those goals. The BSWG expressed the need for \$30-\$40 million by June 2022 to award a design contract. BSWG directed lobbyists to consider other avenues to obtain these funds as soon as possible and provide options for the BSWG. Commissioner Fox commented that a bond would be used to fund the remaining balance for the replacement bridge, and that the Port needs to determine how a bond could be raised and then transferred to the new Authority. The BSWG is waiting for staff to provide owner related costs for the cost estimate.
- b. **Urban Renewal Agency, October 12** – Commissioner Chapman reported that there was some discussion regarding the parking station replacement with some of the leftover funding from downtown. It was also suggested to wait to set the Port Urban Renewal before opening Urban Renewal on Cascade. Chapman also noted that there is an upcoming joint meeting with Urban Renewal and Urban Renewal Committee for the proposed changes in traffic patterns on 12th and 13th street.

8. Action Items: None

9. Confirmation of Commission Directives to Staff: None

10. Commission Call: None

11. Executive Session: President Sheppard recessed Regular Session at 5:35 p.m. to call the Commission into Executive Session under ORS 192.660(2)(e) real estate negotiations, and ORS 192.660(2)(f) to consider information or records that are exempt from disclosure by law.

12. Possible Action: None

13. Adjourn:

Motion: Adjourn the meeting

Vote: Unanimous

MOTION CARRIED

The meeting adjourned at 6:28 p.m.

Respectfully submitted,

Patty Rosas

Commission Memo



Prepared by: John Mann
Date: November 2, 2021
Re: Spectrum Pacific West Cable Maintenance Permit

Spectrum Pacific West, LLC (“Spectrum”) holds a utility easement on the bridge for their communications cable. Earlier this year, Port crews discovered the cable was hanging down, outside of its enclosure. The attached Permit to Conduct Cable Maintenance agreement allows Spectrum to perform the utility line maintenance required. This work will be performed both from the towers and with the use of a helicopter. The work will require three thirty-minute total closures of the bridge, scheduled to occur on November 10. Spectrum has requested a contingency day on November 17 if the work is not successfully completed on the 10th.

RECOMMENDATION: Approve Permit to Conduct Cable Maintenance pursuant to Utility Easement Agreement for Spectrum Pacific West, LLC for cable repair on the bridge.

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**PERMIT TO CONDUCT CABLE MAINTENANCE
PURSUANT TO
UTILITY EASEMENT AGREEMENT**

This Permit to Conduct Cable Facilities Maintenance (“Permit”) is entered into between Spectrum Pacific West, LLC, a Delaware limited liability company, by its manager, Charter Communications, Inc. (“Spectrum”), and the Port of Hood River (“Port”), an Oregon special district, in conformance with the Utility Easement Agreement – Interstate Bridge (“Agreement”) entered into by Spectrum’s predecessor in interest, Falcon Cablevision, a California Limited Partnership (“Falcon”), and the Port effective January 1, 2013. Spectrum and the Port may be referred to herein individually as a “Party” or collectively as the “Parties.”

RECITALS:

WHEREAS, by Articles of Merger dated December 7, 2018, filed with the Oregon Secretary of State, Falcon Cablevision, a California Limited Partnership, merged with and into Spectrum Pacific West, LLC; and

WHEREAS, being Falcon’s successor in interest, Spectrum’s obligations pursuant to the terms set forth in the Agreement include, but are not limited to, the following:

- A. maintaining its facilities leading and attached to the Port’s interstate bridge crossing the Columbia River (“Bridge”) in good and safe condition, and in the manner required by the Port;
- B. obtaining Port approval prior to doing any work on the Bridge;
- C. not hindering or preventing the flow of vehicular traffic over Port property or over the Bridge without the Port’s prior permission;
- D. compensating the Port for any loss of revenue or damage which results if the flow of traffic on or use of the Bridge is impeded;
- E. assuming and promptly paying to the Port any increased costs of operation or costs from damage to Port property resulting from Spectrum’s use of its easement granted per the Agreement;
- F. indemnifying the Port against all actions, claims, demands, liabilities or damages which arise out of any act, default, or omission on the part of Spectrum which arise from or are related to any negligent or intentional act which causes personal injury or property damage related to Spectrum’s facilities located on the Bridge or on Port property, or which in any manner arise from damage, destruction or removal of Spectrum’s facilities located on the Bridge or in the easement area, irrespective of how the damage, destruction or removal has occurred; and
- G. maintaining a policy of public liability insurance with respect to Port property with minimum coverage of one million dollars (\$1,000,000.00) combined single limits; and

WHEREAS, Spectrum’s cables located on the Bridge have become intertwined, causing damage to the cables and affecting Spectrum’s operations; and

WHEREAS, it is necessary for Spectrum using Spectrum’s personnel, and using Spectrum’s contractor, Potelco, Inc., and Potelco, Inc.’s subcontractor(s), or using other contractors or

subcontractors, all of whom are deemed to be agents of Spectrum, to untangle, remove and replace its cables located on the Bridge, with the use of a helicopter and highly skilled professionals (“Maintenance Work”); and

WHEREAS, to ensure the safe and efficient execution of the Maintenance Work, the Parties concede that it is necessary to authorize a full closure of the Bridge; and

WHEREAS, it will be necessary to prohibit public vehicular traffic over the Bridge prior to, during and after the Maintenance Work occurs, in the manner and at times determined by the Port, in its discretion;

NOW THEREFORE, subject to the Parties acceptance of the terms of this Permit, as evidenced by each Party signing this Permit hereinbelow, the Port grants permission to Spectrum to undertake the Maintenance Work in accordance with the terms of the Agreement, the Recitals set forth hereinabove, and the provisions stated below. The Port will temporarily close the Bridge to all public vehicular traffic prior to, during and after Spectrum’s Maintenance Work, at times and in the manner determined by the Port, in the Port’s discretion. The Parties agree:

1. Spectrum will coordinate with the Port to conduct the Maintenance Work on Wednesday, November 10, 2021, unless unsafe weather conditions are likely to occur on that date, in which case the Maintenance Work will be conducted on Wednesday, November 17, 2021, if safe weather conditions are likely to occur on that date. Spectrum will be responsible to determine if weather conditions are safe to perform the Maintenance Work. Spectrum shall provide the Port with written notice at least forty-eight (48) hours prior to the Maintenance Work date stating whether Spectrum, its contractor(s) and/or subcontractor(s) will do the Maintenance Work on the scheduled date, or not. The Parties may also re-schedule a Maintenance Work date by written agreement signed by both Parties.
2. The Port will take preliminary actions prior to closing the Bridge and take actions after the Maintenance Work occurs to re-open the Bridge, in addition to closing the Bridge to public vehicular traffic during the day Maintenance Work is scheduled to occur. The Port will (i) coordinate Bridge closure actions with Oregon and Washington Departments of Transportation; (ii) provide the community and travelling public with advance notice of the Bridge closure; (iii) provide staff or contract flaggers during the closure; and (iv) provide Port staff support to allow the Maintenance Work to occur and will perform administrative tasks related to the Maintenance Work.
3. Not less than seven (7) calendar days prior to the Maintenance Work, Spectrum will provide the Port with certificates of insurance for Spectrum and each of its agents, contractors and subcontractors, including Potelco, Inc. and Potelco, Inc.’s subcontractors. Each certificate of insurance will demonstrate the insured’s general and excess liability coverage and include the Port as an additional named insured.
4. In addition to its indemnification obligations set forth in the Agreement, Spectrum agrees to indemnify, and require all its contractors and their subcontractors, who shall be deemed to be Spectrum’s agents, to comply with the terms of the Agreement and this Permit, and to indemnify the Port against all actions, claims, demands, liabilities or damages which arise out

of any act, default, or omission on the part of Spectrum, and its agent(s), including contractor(s) and subcontractor(s), which arise from or are related to any negligent or intentional act which causes personal injury or property damage related to the Maintenance Work undertaken on Spectrum's behalf under this Permit, or which in any manner arise from damage, destruction, repair, replacement or removal of Spectrum's facilities located on the Bridge or on Port Property, irrespective of how the damage, destruction or removal has occurred.

5. Spectrum agrees to compensate the Port within ten (10) calendar days after the date of an invoice sent from the Port to Spectrum stating Port costs incurred resulting from or related to Maintenance Work and Bridge closure for (i) all Port expenses incurred resulting from or related to the Maintenance Work, Bridge closure, and related matters; and (ii) the Port's lost toll revenue resulting from the Bridge closure before, during and after the Maintenance Work, as calculated and determined by the Port. Such reimbursable expenses include but are not limited to lost Bridge toll revenue during the Bridge closure, and Port staff time and contractor costs, if any, including any overtime pay costs resulting from or related to dealing with the Maintenance Work, the Bridge closure and related issues.
6. Six (6) months from the completion of the Maintenance Work, Spectrum will perform a visual inspection of the replaced cables from the Bridge tower and provide the Port with a written inspection report detailing the condition of Spectrum's cables. If the inspection indicates that additional maintenance is required, the Parties will coordinate to facilitate such maintenance, pursuant to the terms of the Agreement, or any replacement of the Agreement, and terms of a new Port permit if deemed necessary by the Port.
7. Spectrum, for itself and its contractors and their subcontracts, agrees to comply with all laws and rules applicable Maintenance Work activities, including obtaining any necessary permits and assuring that workers compensation insurance and other required insurance coverages are in effect.

IN WITNESS WHEREOF, the Parties acknowledge, agree, and accept the terms of the Agreement and the conditions set forth in this Permit. Each person signing this Permit warrants they are authorized to sign on behalf of and to bind the Party they are signing for. This Permit will take effect on the last date signed by both Parties.

SPECTRUM PACIFIC WEST, LLC,
a Delaware Limited Liability Company
By: Charter Communications, Inc.,
Its Manager

PORT OF HOOD RIVER,
an Oregon special district

By: _____
(Print Name) _____
(Title) _____

By: _____
Michael S. McElwee
Executive Director

Date: _____

Date: _____

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Commission Memo



Prepared by: Genevieve Scholl
Date: November 2, 2021
Re: Columbia River Ag Technology Coalition LOS Request

Former Port Commissioner Brian Shortt has been working with agriculture, aviation, and education sector partners to promote development of high school and community college curricula that would align local agriculture and aviation technology industry needs, expertise, and facilities to deliver enhanced workforce development for both industries.

The effort seeks to leverage innovation of both industries for the betterment of both and creation of new jobs and commercialization of new technologies. The newly formed Columbia River Ag Technology Coalition is working with the Mid-Columbia Economic Development District staff on preparation of a grant application to the U.S. Dept. of Commerce to fund the development of the program.

Approval of the attached letter demonstrates Port support for the effort, and for the application specifically.

RECOMMENDATION: Authorize the Executive Director to sign letter of support for the U.S. Department of Commerce funding request submitted by MCEDD and the Columbia River Ag Technology Coalition.

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EDA Build Back Better Regional Challenge Proposal
Columbia River Ag Tech Coalition

Region Defined: Hood River, Wasco, Sherman, Gilliam, Morrow, and Umatilla Counties in Oregon. Skamania, Klickitat, Benton, and Franklin Counties in Washington.

Background:

Agriculture and food production are among the top economic drivers in both Washington and Oregon states, representing over 12% of each state's economic output. The region proposed for this project is home to over 7,500 farms that produce over \$3.5 billion in crops and livestock every year. Farmers in the region grow and raise over 150 different agricultural products including a variety of fruits (notably orchard fruits and wine grapes), vegetables (notably potatoes, onions, and melons), cattle and dairy, and both dryland and irrigated grains. (USDA 2017 Census of Agriculture) These diverse crops, farm scales, and climates create a perfect testing ground for ag technology and innovation to serve the needs of this critical industry more broadly.

Technology is also a key economic driver in the region with a high level of R&D and innovation occurring in unmanned aerial systems, robotics, precision agriculture, and food manufacturing. The cluster is anchored with a significant cluster of unmanned aerial systems companies locating in the region. Examples of existing cluster resources include the Pendleton UAS Range, WSU's Center for Precision & Automated Agricultural Systems, Pacific Northwest National Labs, OSU's regional ag research stations, and countless businesses and ag producers, big and small, that are developing and refining technologies to grow their impact.

Over the last ten years, there have been fledgling efforts to better connect the region's agriculture production processes and workforce with new, rapidly emerging technologies. While these local and regional efforts have shown promise and even resulted in individual successes, the lack of a comprehensive vision, with leadership and resources needed to execute that vision, has resulted in missed opportunities for greater gains in pairing agricultural producers and technology developers to address key challenges.

This project proposes the establishment of a regional coalition that will engage individuals, organizations, and private industry with expertise in agriculture, food production, technology, and education. Coalition members will leverage that expertise with EDA Build Back Better Regional Challenge grant funds to align complimentary efforts around development & commercialization of ag technology, create an entrepreneurial ecosystem catering specifically to businesses in these fields, and collaborate with the region's educational institutions to develop workforce programs that can support these industries.

BBBRC Phase I Proposal Overview

The coalition proposes to develop a number of targeted investments from the EDA BBBRC that will provide the following economic benefits to the region:

- Entrepreneurship and innovation programs that will create an ecosystem of entrepreneurial support through technical assistance, mentorship, and capital access programs.
- Workforce development initiatives through universities and colleges, participating local school districts, and regional economic development partners that can prepare students for

future careers in technology and provide career ladders for members of the workforce who may not have achieved their full potential.

- Investment proposals focused on infrastructure that will facilitate cluster growth.
- Planning and outreach to solidify the cluster's presence in the region and ensure the coalition's sustainability beyond EDA's initial investment.

This work will be completed in partnership with coalition members, industry, and supporting agencies. A Board made up of these groups will guide work to be completed by a Regional Economic Competitiveness Officer focused on facilitating and supporting the above tasks.

Phase II Potential Projects \$25 - \$75 million:

- I. Workforce Development Initiatives
 - a. Development of curriculum and program implementation focused on UAS, precision ag, and robotics with shared outcomes and articulation opportunities across CGCC, BMCC, CBCC. Support for facility development, internships, and industry engagement.
- II. Entrepreneurship & Innovation
 - a. Technical assistance programs focused on entrepreneurship, capital access, and mentorship.
 - b. Strategies to increase access to venture capital, seed investments, and other resources in addition to traditional debt financing.
 - c. Prototyping and shared/small scale manufacturing facility development to support commercialization.
- III. Infrastructure
 - a. Create regional integrated weather and pest management notification system that would collect and process the data collected through this network with a predictive modeling system OSU has developed. Create an app that regional ag producers can use to monitor data and receive alerts when adverse weather events or pest outbreaks are expected, allowing them to take proactive measures to mitigate damage their crops.
 - b. New drone testing and ag integration facilities within the Pendleton UAS FAA approved test range
 - c. Support development, testing, and commercialization of new ag tech platforms with WSU CPASS. This will include development of test sites, a control center, and investment in equipment for prototyping, commercialization, and research as well as demonstration/trial equipment that can be used to integrate technology into production farms.
 - d. Conduct a needs assessment of power and broadband infrastructure within the region. Develop feasibility studies for new infrastructure needed to support ag tech projects.
 - e. Invest in a fleet of prototype electric farm equipment that will be made available to ag producers for risk-free field trials along with technical assistance to support adoption and data collection to determine best use cases and opportunities for improvement.
- IV. Planning: Undertake a facilitated strategic planning effort that will gather stakeholder input, refine the coalition's value proposition, and develop strategies for continuing this work through private and public investment.

November 2, 2021

The Honorable Gina M. Raimondo, Secretary
U.S. Department of Commerce
Herbert Clark Hoover Building, 1401 Constitution Avenue NW
Washington, D.C. 20230

Regarding Applicant: Mid-Columbia Economic Development District – OR & WA
In Cooperation With: The Columbia River Ag Technology Coalition
Initiative Name: Ag Technology Industry Cluster Initiative
Funding Opportunity No.: EDA-HDQ-ARPBBB-2021-2006976
Funding Opportunity Title: FY 2021 American Rescue Plan Act Build Back Better
Regional Challenge, Department of Commerce

Dear Secretary Raimondo,

The Port of Hood River supports the Columbia River Ag Technology Coalition’s (CRATC) initiative to grow the ag technology industry within our region, and Mid-Columbia Economic Development District’s (MCEDD) application to the U.S. Department of Commerce for the 2021 Build Back Better Regional Challenge in support of that initiative. The initiative intends to grow the ag technology industry through investments in workforce development, entrepreneurial programs, infrastructure, and planning work to identify and address key challenges in agricultural production through development of innovative, technology-based solutions. The Coalition is comprised of partners representing community colleges, universities, research institutions, economic development organizations, local government (including a designated coal community), and Tribal partners.

The goals for this initiative include:

- Grow existing and support establishment of new ag technology businesses, attracting private investment and creating new, well-paid jobs
- Develop workforce programs that support ag technology industry growth, including new career pathway programs for agricultural workers
- Commercialize new technologies developed by university partners and facilitate integration into production agriculture
- Yield growth and more efficient use of inputs for ag producers through adoption of new technologies, resulting in more profitable and sustainable farms

The Port of Hood River owns and operates the Ken Jernstedt Airfield (4S2), a general aviation airfield that has long supported the regional agriculture and aviation technology industry sectors with an active airport, Fixed Base Operator services, hangar space, aircraft tie-down space, fueling and maintenance facilities. The Port is committed to continuing this work and

looks forward to the development of a new commercial/industrial hangar facility planned for construction in the next five years. With its close proximity to both the Hood River Valley High School and the Hood River Campus of the Columbia Gorge Community College, as well as the neighboring Western Antique Airplane & Automobile Museum (WAAAM), the Port's facility is well suited to support the proposed projects.

The Port of Hood River endorses MCEDD's application to the Build Back Better Regional Challenge program in support of the Columbia Basin Ag Technology Coalition.

Respectfully,

Michael S. McElwee

Executive Director

Port of Hood River

Commission Memo

Prepared by: Greg Hagbery
Date: November 2, 2021
Re: Lease extension - Cardinal IG Company



On May 1, 2021, Cardinal IG Company entered a six-month Ground Lease with the Port of Hood River for the use of approximately 1.9 acres of unimproved land at the Lower Mill Industrial Site. As the original Lease term was set to expire, Cardinal IG Company expressed the desire to exercise the single term extension as afforded by the original Lease with the caveat being that they wish to extend the Lease for a single month rather than six.

RECOMMENDATION: Approve Addendum No. 1 to the Ground Lease with Cardinal IG Company, which will extend the Lease term through January 1, 2022.

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ADDENDUM NO. 1 TO LEASE

Whereas, the Port of Hood River (“Lessor”) and Cardinal IG Company. (“Lessee”) entered into a Ground Lease of 1.9 acres of unimproved land at the Lower Mill Industrial Site, Lot #12, Tax Lot #1101 in Odell, Oregon (“Premises”) under a lease dated May 1, 2021 (“Ground Lease”); and

Whereas, Effective November 1, 2021, Lessee wishes exercise the lease extension option contained in the original Lease.

Whereas, Lessee wishes to extend the Lease term through January 1, 2022;

Therefore, the Lessor and Lessee agree as follows:

1. The Lease Term shall be extended and remain in effect through January 1, 2022.

Except as modified by Addendum No.1, to Lease, all terms and conditions of the Lease shall remain in full force and effect.

DATED THIS _____ DAY OF _____ 2021.

By: _____

Michael S. McElwee, Port of Hood River, Executive Director

By: _____

David Windsor, Cardinal IG Company, Plant Manager

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Project Director Report
November 2, 2021

The following summarizes Bridge Replacement Project activities from Oct. 16-29, 2021:

PROJECT MANAGEMENT UPDATE

- *WSP continues to make progress on the Preliminary Cost Estimate (PCE). Staff has submitted draft assumptions about impacts to Port property and operations to be included into the programming costs of the estimate. WSP's environmental team is assessing the assumptions to ensure compatibility with the FEIS. Staff will be bringing a final draft of Port-related property/operational assessments to the BSWG and Port Commission in the next two weeks.*
- *The Replacement Bridge Management Contract (RBMC) RFP was reviewed by legal and staff last Friday. Staff has been coordinating with ODOT to schedule a time for procurement specialists and the attorney general's office to review the RFP. ODOT has indicated that the project management contract should assume a specific project delivery approach. A traditional contracting method (often referred to as Design Bid Build) will be assumed in the RFP. The PCE also assumed a Design Bid Build contracting method.*
- *Monthly NEPA meetings are being reduced, if not eliminated. Focus will remain on the twice-monthly Sec. 106 meetings. WSP weekly meetings will also be pulled back to conserve on budget for when missing deliverables are completed.*
- *Industry inquiries on the project have increased over the last month as firms begin preparing teams for release of the RBMC RFP. Once the RFP is released, the Port will no longer communicate to firms until the procurement process is complete.*

GOVERNMENT AFFAIRS/LOBBYING UPDATE

- *Steve Siegel and Dan Bates met with Oregon legislative counsel (LC) last week to review the bi-state bridge authority legislation. The Port has met with the co-Chairs of the Legislative Transportation Committee on at least three occasions. Rep. McLain and Sen. Byer both suggested LC evaluate the proposal before committing to sponsoring the bill.*
- *Klickitat County officials and Port staff have been meeting with various Washington state legislators about the bi-state bridge authority legislation. The response has been positive. Brad Boswell has also communicated the project's need for significant funding. Most legislators have expressed the best opportunity for funding will be through a transportation package.*
- *The federal and state government affairs consultants met last week to evaluate other opportunities to obtain substantial additional funding by June of 2022, as requested by the BSWG.*

FEIS/ROD CRITICAL PATH UPDATE

- *The project team continues to wait for the National Marine Fisheries (NMFS) Biological Opinion based upon the submitted Environmental Assessment over a year ago. The FEIS/ROD cannot be completed until the BiOp has been received. Currently NMFS is aiming to have that to us by Nov. 10.*
- *ODOT has submitted comments on internal FEIS draft #3. WSP is scheduled to meet with the ODOT reviewed to clarify and incorporate edits.*
- *ODOT distributed on Monday the final archaeological testing report, survey report and response matrix from the previous review. Agencies have 30-days to comment.*
- *The two remaining FEIS elements are Section 106 and the Treaty Agreements. The project hosted a Consulting Parties (CP) meeting last Friday to review mitigation opportunities for the loss of the historic bridge. Attendees included area local governments, tribes, and state historic preservation offices. The Hood River Museum has agreed to host an exhibit showcasing a history of crossings in the mid-Columbia region, but the Port will likely need to maintain and distribute the exhibit to other regional museums for a period of 5-10 years after bridge construction. Next CP meeting will be in early January. WSP's remaining budget will focus on completing the Section 106 process and the Memo of Agreement (MOA) among the consulting parties.*

TRIBAL COMPENSATORY AGREEMENTS (CAs)

- *Federal Highways will take the lead on negotiations and contract development.*
- *ODOT will provide technical assistance and the Port will provide administrative support. WSP will provide minimal support due to budget constraints.*
- *The first planning meeting between the POHR, ODOT and FHWA is November 3rd. WSDOT shared a similar agreement with the Muckleshoot tribes that could provide a framework. The CA will focus on compensation to tribes for loss of access to treaty fishing sites along with acknowledgement of an application with the Bureau of Indian Affairs (BIA) for an overhead easement over the underwater corner of the Treaty Fishing Access Site (TFAS) legal parcel. A schedule will be developed at this meeting along with the establishment of milestones and contacts. Based upon this planning meeting, ODOT will develop a budget for the effort. FHWA is internally discussing how BUILD funds could pay for the CA effort.*

GOVERNANCE/BSWG UPDATE

- *Staff is working with members of the BSWG and legal counsel to more fully understand the roles and responsibilities of the advisory committee.*

FUNDING & FINANCING UPDATE

- *The Washington state reimbursement grant agreement continues to be developed by the Washington Attorney General's (AG) office. Klickitat County recently authorized the state funds to be dispersed to Washington State Dept. of Transportation and the Port. An exhibit to the agreement is currently being draft including the general scope of work for the use of the funds. The agreement will be brought to the Port Commission for approval in*

November. WSDOT has indicated that their funds could be used toward the BUILD 20% non-federal match.

- *The Oregon appropriation is not eligible to be used as a non-federal match toward the BUILD grant. The Oregon grant is funded through the federal ARPA program.*
- *Staff continues to monitor the remaining HB2017 funds to ensure enough funding is available to protect other Port projects.*

MEETING SCHEDULE

- Rep. Barkis, Oct. 28
- Sec. 106 Consulting Parties, Oct. 29
- WSP PCE #2, Nov. 1
- WSP Weekly Check In, Nov. 1
- Thorn Run Partners, Nov. 2
- Rep. Kraft, Nov. 3
- Treaty MOA, Nov. 3
- BSWG, Nov. 8
- HR City Council Presentation, Nov. 8
- Exceltech, Nov. 10
- Sec. 106, Nov. 11

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Commission Memo



Prepared by: Fred Kowell
Date: November 4, 2021
Re: Financial Review for the Three Months
Ended September 30, 2021

Attached please find the following four reports for this financial review:

- Bridge Traffic and Revenue Report
- Schedule of Expenditures by Cost Center by Fund
- Schedule of Revenues by Cost Center by Fund
- Statement of Operating Revenues, Expenditures and Other Sources and Uses

Bridge Traffic and Revenue Report

With regard to the Bridge Traffic and Revenue report, you can see traffic is up for the first three months of the Port's fiscal year by 11% or 124,062 crossings as compared to the same period last year. This is due to the waning of the coronavirus with respect to traffic over time. The Port's revenues have increased 8% or \$131,873 over the same period of comparison. This continues to depict more customers using Breezeby as compared to Cash. The good news is that traffic counts are more predictable and are showing a more favorable trend as we move into bridge maintenance months of September-November) which will flatten some of this increase but only temporarily. The Port received a grant of \$577,698 from the American Relief Act that allowed tolling agencies to recover some of their losses due to the pandemic. With this infusion, the Port will more than meet its budget for this fiscal year.

Schedule of Expenditures by Cost Center by Fund

Personnel services is below budget due to the Port's inability to hire all of the budgeted seasonal workers during the summer months. This was largely due to inability to get applications in for the Port's maintenance seasonal staff. Due to this impact, we should be under budget for the remainder of the year.

Materials & Services is tracking well below budget, with only three asset centers that are trending higher than budget. Two asset centers, the Halyard Building and the Airport, have higher legal costs related to contract review than anticipated in the budget. That said, they should be able to come in under budget by year end due to these costs being one-time versus ongoing. The Event Site continued to use porta potties during the summer season that would run higher than budget. As we move into winter/spring, we will be able to underspend in this area bringing the Event Site in line with its budget by year end.

Capital Outlay is tracking well below budget as most of the capital projects have been delayed due to several factors, one being that significant bridge repairs will be needed in the coming months, so freeing up appropriation in other areas can be helpful. The Big 7 roof and airport north apron have been completed, while the airport fuel tank is in process of being

installed late November. Anchor Way and Hook capital projects should be completed by next quarter. Port office improvements started and should be completed by in the second quarter of the year.

Schedule of Revenues

Please see above for toll revenues explanation.

The Port's lease properties overall are slightly below budget due to some vacancies in commercial properties. The budget factored the term lease changes while the actuals have yet to occur based upon their renewal term. This is contributing to a slight under performance as compared to budget among industrial properties.

Waterfront parking should outperform the budget for the year as we had a strong 1st quarter result. Parking is 66% of budget even though parking will decrease to zero during the 2nd and part of the 3rd quarter. That said, the 4th quarter should bring back strong financial results as more customers are parking along the waterfront and the positive impact the pandemic is having on recreation.

Waterfront Recreation is ahead of budget, but this can be deceiving since pass revenues will decrease in the 2nd quarter. However, if the Port's 3rd and 4th quarter results are close to last year, we should beat the budget by year end. This will hold true if the concessionaires and events come back to pre-pandemic levels.

Marina and Airport leases are billed at the beginning of January so those revenues will be recorded in the following quarter.

Statement of Operating Revenues, Expenditures and Other Sources and Uses

Overall, staff will need to keep an eye on vacancies to the Port's lease properties as well as renewal terms. Lease revenues should come close to budget by year end as the year end true-up of costs will assist in bringing actuals close to budget. Bridge traffic and the related revenues should continue to show positive results and beat year end budget numbers. Overall, the Port is doing fine with expenses but will be watchful to changes in revenues, if any, over the remainder of the year.

Accounts Receivables Update – With the exceptions of those on a payment plan (i.e., deferments, waivers, etc.) and two tenants (Electronic Assemblers and Real Carbon) other receivables are in line based upon aging. Real Carbon has changed banks thus their payments are forthcoming, while Electronic Assemblers are one month behind. Staff is working with these tenants and should have this resolved over the next month.

RECOMMENDATION: Informational.

PORT OF HOOD RIVER
Bridge Traffic and Revenue Report
For the Three Months Ended September 30, 2021 and Four Prior Years

	2017-18		2018-19		2019-20		2020-21		2021-22		Change from Prior year	
	Traffic	Revenue	Traffic	Revenue	Traffic	Revenue	Traffic	Revenue	Traffic	Revenue	Traffic	Revenue
JUL	442,251	\$ 399,618	437,364	\$ 608,941	433,624	\$ 606,062	382,179	\$ 653,208	430,498	\$ 599,161	1.13	0.92
AUG	435,364	\$ 401,815	428,907	\$ 608,085	432,968	\$ 616,279	389,379	\$ 506,045	408,494	\$ 581,800	1.05	1.15
SEPT	412,452	\$ 332,996	396,517	\$ 558,537	389,473	\$ 550,380	341,474	\$ 452,982	398,102	\$ 563,147	1.17	1.24
OCT	389,210	\$ 361,315	390,814	\$ 527,573	387,460	\$ 525,481	361,145	\$ 522,775			0.93	0.99
NOV	341,147	\$ 312,337	340,044	\$ 452,602	334,390	\$ 442,364	291,634	\$ 380,546			0.87	0.86
DEC	324,278	\$ 298,530	395,038	\$ 408,966	327,627	\$ 416,540	291,532	\$ 381,274			0.89	0.92
Calendar Year Total	4,377,500	\$ 4,038,137	4,546,163	\$ 5,969,681	4,328,694	\$ 5,896,268	3,828,639	\$ 5,016,023			0.88	0.86
JAN	327,522	\$ 293,677	323,461	\$ 428,669	313,603	\$ 360,066	287,781	\$ 391,391			0.92	1.09
FEB	296,977	\$ 387,737	241,313	\$ 302,296	325,895	\$ 395,221	251,487	\$ 331,474			0.77	0.84
MAR	357,160	\$ 501,543	345,915	\$ 437,390	274,160	\$ 255,792	343,619	\$ 456,926			1.25	1.79
APR	362,150	\$ 491,217	346,668	\$ 459,806	236,700	\$ 4,393	363,955	\$ 513,733			1.54	116.95
MAY	407,141	\$ 564,038	370,757	\$ 523,822	288,565	\$ 353,299	389,522	\$ 524,955			1.35	1.49
JUN	406,529	\$ 566,765	395,038	\$ 587,179	332,373	\$ 750,423	391,694	\$ 540,455			1.18	0.72
Fiscal Year Total	4,502,181	\$ 4,911,588	4,411,836	\$ 5,903,866	4,076,838	\$ 5,276,299	4,085,401	\$ 5,655,764			1.00	1.07
											-7.4%	-4.2%

Compared to FY 2018-19

PORT OF HOOD RIVER
SCHEDULE OF EXPENDITURES BY COST CENTER BY FUND
BUDGET AND ACTUAL - 25% THROUGH THE BUDGET
FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2021

EXPENDITURES	Personal Services				Materials & Services				Capital Outlay					Debt Service				Total Appropriation		
	Budget	Actual	Unspent	%	Budget	Actual	Unspent	%	Budget	Actual	Total	Unspent	%	Budget	Actual	Unspent	%	Budget	Actual	Unspent
<i>Toll Bridge</i>	1,291,500	262,528	1,028,972	20%	1,335,000	175,616	1,159,384	13%	192,600	-	-	192,600	0%	-	-	-	-	2,819,100	438,144	2,380,956
<i>Industrial Facilities</i>																				
Big 7	62,800	13,613	49,187	22%	178,200	25,068	153,132	14%	39,000	25,621	25,621	13,379	66%	-	-	-	-	280,000	64,302	215,698
Jensen Property	72,400	15,778	56,622	22%	203,300	24,252	179,048	12%	189,400	228	228	189,172	0%	160,000	80,307	79,693	50%	625,100	120,565	504,535
Maritime Building	45,100	9,720	35,380	22%	72,200	6,243	65,957	9%	20,000	-	-	20,000	0%	-	-	-	-	137,300	15,962	121,338
Halyard Building	69,900	15,062	54,838	22%	328,900	87,671	241,229	27%	20,000	-	-	20,000	0%	-	-	-	-	418,800	102,734	316,066
Timber Incubator Building	32,600	7,036	25,564	22%	37,800	3,107	34,693	8%	25,000	-	-	25,000	0%	-	-	-	-	95,400	10,143	85,257
Wasco Building	56,900	12,597	44,303	22%	95,200	8,427	86,773	9%	50,000	-	-	50,000	0%	-	-	-	-	202,100	21,024	181,076
Hanel Site	40,300	7,850	32,450	19%	27,800	966	26,834	3%	1,285,000	-	-	1,285,000	0%	97,600	-	97,600	0%	1,450,700	8,817	1,441,883
	380,000	81,657	298,343	21%	943,400	155,733	787,667	17%	1,628,400	25,849	25,849	1,602,551	2%	257,600	80,307	177,293	31%	3,209,400	343,546	1,423,971
<i>Commercial Facilities</i>																				
State Office (DMV) Building	27,800	5,762	22,038	21%	52,700	7,713	44,987	15%	25,000	-	-	25,000	0%	-	-	-	-	105,500	13,476	92,024
Marina Office Building	44,000	9,661	34,339	22%	55,600	7,126	48,474	13%	30,000	-	-	30,000	0%	-	-	-	-	129,600	16,787	112,813
Port Office Building	42,500	9,245	33,255	22%	37,900	4,452	33,448	12%	140,000	1,688	1,688	138,312	1%	-	-	-	-	220,400	15,386	205,014
	114,300	24,668	89,632	22%	146,200	19,292	126,908	13%	195,000	1,688	1,688	193,312	1%	-	-	-	-	455,500	45,648	409,852
<i>Waterfront Industrial Land</i>	99,000	15,506	83,494	16%	212,000	33,975	178,025	16%	399,000	9,300	9,300	389,700	2%	-	-	-	#DIV/0!	710,000	58,781	651,219
<i>Waterfront Recreation</i>																				
Eventsite	159,100	31,660	127,440	20%	73,500	21,688	51,812	30%	70,000	-	-	70,000	0%	-	-	-	-	302,600	53,348	249,252
Hook/Spit/Nichols	61,600	11,933	49,667	19%	54,500	13,759	40,741	25%	95,000	2,300	2,300	92,700	2%	-	-	-	-	211,100	27,992	183,108
Marina Park	213,200	36,627	176,573	17%	78,400	12,971	65,429	17%	175,500	320	320	175,180	0%	-	-	-	-	467,100	49,917	417,183
	433,900	80,220	353,680	18%	206,400	48,418	157,982	23%	340,500	2,620	2,620	337,880	1%	-	-	-	-	980,800	131,257	849,543
<i>Marina</i>	179,600	39,229	140,371	22%	123,600	30,894	92,706	25%	353,600	813	813	352,787	0%	92,500	-	92,500	0%	749,300	70,936	678,364
<i>Airport</i>	174,000	35,584	138,416	20%	175,500	53,068	122,432	30%	3,838,000	10,828	10,828	3,827,172	0%	243,000	-	-	-	4,430,500	99,480	4,331,020
Administration	35,900	-	35,900	0%	261,700	29,676	232,024	11%	109,000	-	-	109,000	0%	-	-	-	-	406,600	29,676	376,924
Maintenance	6,200	-	6,200	0%	153,200	34,924	118,276	23%	84,000	-	-	84,000	0%	-	-	-	-	243,400	34,924	208,476
<i>Total Expenditures</i>	2,714,400	539,392	2,175,008	20%	3,557,000	581,596	2,975,404	16%	7,140,100	51,098	51,098	7,089,002	1%	593,100	80,307	269,793	14%	14,004,600	1,252,393	11,310,324
Bridge Repair & Replacement Fund	309,800	68,106	241,694	22%	1,108,000	86,039	1,021,961	8%	4,665,000	82,282	82,282	4,582,718	2%	78,500	-	78,500	0%	6,161,300	236,426	5,924,874
General Fund	286,700	48,361	238,339	17%	563,850	104,526	459,324	19%										850,550	152,887	697,663

Unfavorable Variance - Expenditures

Please Note: Legal fees impacted Materials & Services for the Halyard building relating to the revised lease agreement. This should trend closer to budget over the year.

Porta potties continue to impact Materials & Services for the Eventsite during the summer season. As the rest of the year cools down, so should this cost and should be in line by year end.

Legal fees impacted Materials & Services for the Airport related to the FBO lease and other leasing activities at the airport. Legal costs should decrease over the remainder of the year allowing this asset center to come in on budget.

PORT OF HOOD RIVER
Schedule of Revenues by Cost Center By Fund
Budget to Actuals - 100% Through Budget
For the Three Months Ended September 30, 2021

	REVENUES				
	Budget	Actual	Total	Variance	%
<u>REVENUE FUND</u>					
<i>Toll Bridge</i>					
Bridge Tolls	6,249,000	1,744,108	1,744,108	(4,504,892)	28%
Cable Crossing Leases	12,500	-	-	(12,500)	0%
Other	213,000	601,171	601,171	388,171	282%
	6,474,500	2,345,279	2,345,279	(4,129,221)	36%
<i>Industrial Facilities</i>					
Big 7					
Lease Revenues	343,400	78,944	\$ 78,944	(264,456)	22%
Reimbursements/Other	58,900	10,998	\$ 10,998	(47,902)	
Jensen Property					
Lease Revenues	672,600	131,213	131,213	(541,387)	20%
Maritime Building					
Lease Revenues	407,400	89,378	89,378	(318,022)	22%
Halyard Building					
Lease Revenues	624,100	156,082	156,082	(468,018)	25%
Timberline Incubator Building					
Lease Revenues	93,100	22,276	22,276	(70,824)	25%
Reimbursements	3,500	1,837	1,837	(1,663)	
Wasco Building					
Lease Revenues	334,100	64,676	64,676	(269,424)	19%
Hanel					
Lease Revenues	60,750	18,570	18,570	(42,180)	31%
Land Sales	734,400	-	-	(734,400)	
Other Financing Sources/Leases	1,250,000	-	-	(1,250,000)	0%
	4,582,250	573,975	555,405	(4,008,275)	13%
<i>Commercial Facilities</i>					
State Office (DMV) Building					
Lease Revenues	36,000	13,876	13,876	(22,124)	39%
Marina Office Building					
Lease Revenues	71,300	9,554	9,554	(61,746)	13%
Reimbursements	4,000	504	504	(3,496)	
Port Office Building					
Lease Revenues	48,550	12,137	12,137	(36,413)	25%
Reimbursements	-	-	-	-	
	159,850	36,071	36,071	(123,779)	23%
<i>Waterfront Industrial Land</i>					
Grants	-	-	-	-	
Parking	124,000	81,559	81,559	(42,441)	66%
Other Income	10,000	708	708	(9,292)	7%
	134,000	82,267	82,267	(51,733)	61%
<i>Waterfront Recreation</i>					
Eventsite, Hook and Spit					
Eventsite - Passes/Permits and Concessions	183,800	77,669	77,669	(106,131)	42%
Hook/Spit/Nichols	9,400	6,730	6,730	(2,670)	72%
Marina Park					
Sailing Schools, Showers and Events	9,500	4,574	4,574	(4,926)	48%
Lease Revenues	7,600	1,863	1,863	(5,737)	25%
Reimbursements	2,700	285	285	(2,415)	11%
	213,000	91,122	91,122	(121,878)	43%
<i>Marina</i>					
Lease Revenues	240,500	1,073	1,073	(239,427)	0%
Moorage Assessment	84,900	250	250	(84,650)	0%
Reimbursements/Other	56,900	9,449	9,449	(47,451)	17%
Grant	139,300	-	-	(139,300)	0%
	521,600	10,772	10,772	(510,828)	2%
<i>Airport</i>					
Lease Revenues	229,800	19,359	19,359	(210,441)	8%
Reimbursements	30,200	1,908	1,908	(28,292)	6%
Grants	261,600	-	-	(261,600)	0%
Other Financing Sources	3,301,000	-	-	(3,301,000)	0%
	3,822,600	21,267	21,267	(3,801,333)	1%
Budget to Actual Revenues	15,907,800	3,160,751	3,059,914	(12,695,316)	20%
Revenues less Other financing sources	10,955,900	3,160,751	3,059,914	(7,743,416)	29%
GENERAL FUND					
Property taxes	84,300	1,675	1,675	(82,625)	2%
Other Sources	9,000	602	602	(8,398)	7%
Transfers from other funds	764,250	240,750	240,750	(523,500)	32%
	\$ 857,550	\$ 243,026	\$ 243,026	\$(614,524)	28%
BRIDGE REPAIR & REPLACEMENT FUND					
Grants	3,544,000	-	-	(3,544,000)	0%
Transfers from other funds	\$ 2,617,300	\$ 228,026	228,026	(2,389,274)	9%

Note 1: Bridge revenues is in line with the budget, while industrial leases are slightly under budget due to the budget having the new lease term amounts included but the actuals have not yet occurred.

Note 2: Some vacancies in the Marina Office Building causing some of the unfavorable variance in revenues.

Note 3: Waterfront Industrial Land and Recreation are ahead of budget coming off of peak season which should set well for when summer season begins again.

Note 4: Marina and Airport unfavorable variance is due to Marina and Airport billings occur in January.

Note 5: Property tax revenues will occur in November 2021.

PORT OF HOOD RIVER
STATEMENT OF OPERATING REVENUES, EXPENDITURES AND OTHER SOURCES AND USES OF FUNDS
AND BUDGET VS ACTUAL PERFORMANCE
FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2021

	REVENUE FUND							GENERAL FUND	BRIDGE REPAIR & REPLACEMENT FUND	TOTAL	
	Bridge	Industrial Buildings	Commercial Buildings	Waterfront Land	Waterfront Recreation	Marina	Airport				Administration Maintenance
OPERATING REVENUES											
Tolls	\$ 1,744,112									\$ 1,744,112	
Leases		\$ 561,139	\$ 35,567		\$ 1,863	\$ 1,323	\$ 19,359			619,251	
Reimbursements		12,836	504		285	9,449	1,908			24,981	
Fees, Events, Passes and Concessions				\$ 81,559	88,974					170,533	
Property taxes								1,675		1,675	
Total Operating Revenues	1,744,112	573,975	36,071	81,559	91,122	10,772	21,267	-	1,675	2,560,550	
Operating Expenses											
Personnel Services	262,528	81,657	24,668	15,506	80,220	39,229	35,584	-	48,361	68,106	655,859
Materials & Services	175,616	155,733	19,292	33,975	48,418	30,894	53,068	64,600	104,526	86,039	772,161
Total Operating Expenses	438,144	237,391	43,960	49,481	128,637	70,123	88,652	64,600	152,887	154,145	1,428,021
Operating income/(Loss)	1,305,968	336,584	(7,890)	32,077	(37,516)	(59,352)	(67,385)	(64,600)	(151,213)	(154,145)	1,132,529
Other Resources											
Income from other sources	23,469	-		708	-	-	-	19,126	602	4,411	48,316
Grants	577,698										577,698
Sale of land	-										-
Note receivables	-										-
Total Other Resources	601,167	-	-	708	-	-	-	19,126	602	4,411	626,014
Other (Uses)											
Capital projects	-	(25,849)	(1,688)	(9,300)	(2,620)	(813)	(10,828)	-	-	(82,282)	(133,379)
Debt service	-	(80,307)	-	-	-	-	-	-	-	-	(80,307)
Total Other (Uses)	-	(106,156)	(1,688)	(9,300)	(2,620)	(813)	(10,828)	-	-	(82,282)	(213,686)
Transfers In/(Out)	(228,026)							(240,750)	240,750	228,026	-
Net Cashflow	\$ 1,679,108	\$ 230,429	\$ (9,578)	\$ 23,486	\$ (40,135)	\$ (60,165)	\$ (78,213)	\$ (286,224)	\$ 90,139	\$ (3,989)	\$ 1,544,858
BUDGET VS ACTUAL PERFORMANCE											
FY 2020-21 Budget											
Operating revenues - Budget	\$ 6,261,500	\$ 2,597,850	\$ 159,850	\$ 134,000	\$ 213,000	\$ 382,300	\$ 260,000	\$ -	\$ 84,300	\$ 0	\$ 10,092,800
Operating revenues - Actuals	1,142,941	573,975	36,071	82,267	91,122	10,772	21,267	-	1,675	0	1,960,087
Actuals greater/(Less) than budget	(5,118,559)	(2,023,875)	(123,779)	(51,733)	(121,878)	(371,528)	(238,733)	-	(82,625)	-	(8,132,713)
	18%	22%	23%	61%	43%	3%	8%		2%	100%	19%
Operating expenses - Budget	2,626,500	1,323,400	260,500	311,000	640,300	303,200	349,500	457,000	850,550	1,417,800	8,539,750
Operating expenses - Actuals	438,144	237,391	43,960	49,481	128,637	70,123	88,652	64,600	152,887	154,145	1,428,021
Actuals (greater)/Less than budget	2,188,356	1,086,010	216,540	261,519	511,663	233,077	260,848	392,400	697,663	1,263,655	7,111,729
	17%	18%	17%	16%	20%	23%	25%		18%	11%	17%
Other Resources - Budget	213,000	\$ 1,984,400	-	-	-	139,300	3,562,600	18,250	9,000	4,669,000	10,595,550
Other Resources - Actuals	601,171	-	-	-	-	-	-	19,126	602	4,411	625,310
Actuals greater/(Less) than budget	388,171	(1,984,400)	-	-	-	(139,300)	(3,562,600)	876	(8,398)	(4,664,589)	(9,970,240)
Other (Uses) - Budget	192,600	1,886,000	195,000	399,000	340,500	446,100	3,838,000	193,000	-	4,743,500	\$ 12,233,700
Other (Uses) - Actuals	-	106,156	1,688	9,300	2,620	813	10,828	-	-	82,282	\$ 213,686
Actuals (greater)/Less than budget	192,600	1,779,844	193,312	389,700	337,880	445,287	3,827,172	193,000	-	4,661,218	12,020,014
	0%	6%	1%	2%	1%	0%	0%	0%	#DIV/0!	2%	2%
Net Position - Budget vs Actuals	\$ (2,349,432)	\$ (1,142,421)	\$ 286,072	\$ 599,486	\$ 727,665	\$ 167,535	\$ 286,687	\$ 586,276	\$ 606,639	\$ 1,260,285	\$ 1,028,791

Commission Memo



Prepared by: Greg Hagbery
Date: November 2, 2021
Re: Port - NNN Lease Structure

In 2019 the Port moved from a modified “Gross” lease structure to a triple net lease structure for all leased real estate. The goal was to provide a mechanism for the Port to cover all operating costs, implement a 2% reserve and provide at least a 4% annual return on each building.

While the previous lease structure included a base rate and charged monthly for taxes and utilities with the difference in monthly billing to actual costs reconciled on an annual basis, it was not covering variable expenses such as maintenance, insurance, common area expenses, nor depreciation.

The Triple Net (NNN) lease structure adopted by the Port Commission in 2019 assists the Port in seeking a sustainability model by capturing taxes, utilities, building maintenance, insurance, common area expenses and depreciation. These expenses are now captured by including a “Load Factor,” a Consumer Price Index (CPI) increase and an “Additional Rent” component.

Load Factor: Common areas are shared spaces within the building that benefit each tenant (lobbies, shared restrooms, hallways, etc.). Each tenant must pay for their pro-rata share of a building’s common areas. In multi-tenant office buildings, rent is calculated by the square footage in the specific office suite, plus the tenant’s proportionate share of the common areas in the building, which is calculated using the load factor. Further explanation of the formula for calculation for the Load Factor can be found in Section 4 of the attached Lease Template.

CPI Increase: Incremental increase in the base rent rate as tied to inflation. Further detail pertaining to CPI Increases can be found in section 5.1.1 of the attached Lease Template.

Additional Rent: The tenants proportionate share of all operating costs. These costs include taxes, insurance, repair and maintenance costs and utilities. These charges change and fluctuate. The tenant is provided an estimate rate which is subject to a year-end reconciliation. The proportionate share for each tenant is calculated based on the relative square footage occupied by the tenant compared to the overall square footage of the building. Sections 5.2 & 5.3 of the attached Lease Template provide more information on Additional Rent.

The Port has already phased in the new lease structure with most tenants now leasing under the new structure. The policy will be fully implemented by 2024. The NNN Lease Template is intended to provide a basis for decisions regarding the leasing and management of Port

owned buildings. Through consistent application, the Port can better meet both business targets and public policy goals as they pertain to Port assets. While the NNN Lease Template provides a framework, the Port should still maintain flexibility to negotiate each deal individually depending on the unique aspects of each tenant and space.

RECOMMENDATION: Discussion.

LEASE

THIS LEASE is entered into at Hood River, Oregon by and between **PORT OF HOOD RIVER**, an Oregon municipal corporation, hereinafter referred to as “Lessor,” and _____, an Oregon _____ [sole proprietorship; partnership; corporation; limited liability company], hereinafter referred to as “Lessee.” Lessor and Lessee may hereafter be referred to individually as a “party” or collectively as the “parties”.

- 1. Leased Premises Description.** In consideration of the covenants of the parties, Lessor Leases to Lessee approximately _____ square feet of space in Lessor’s building commonly known as the _____ Building (“Building”) located at _____, Oregon (“Leased Premises”). The Leased Premises are identified in the attached “Exhibit A.”

Building Name:
 Building Address:
 Lessee Suite/Description:
 Leased Area:
 Rentable Area:

- 2. Term.** The Lease shall be binding when both parties sign the Lease. The Lease Term shall be for the period effective on _____ and continuing through _____. If not in default under the Lease, and if Lessee pays Lessor all Rent Lessee owes or may be responsible to pay under the Lease, Lessee has the option to extend the Lease for _____ extension term(s) of _____ year(s) each, through _____, provided Lessee gives Lessor written notice of Lessee’s intent to renew the Lease for the additional term while the Lease is in effect. To be effective, Lessee’s notice to renew must be received by Lessor no later than ninety (90) calendar days prior to the Lease termination date.

Effective Date:
 Lease Expiration Date:
 Renewal Options:
 Renewal Notice Requirement:

- 3. Allowed Use.** Lessee shall use the Leased Premises for _____. The Leased Premises shall not be used for any other purposes without the written consent of Lessor, which may be granted or denied in Lessor’s discretion.

- 4. Rentable Area Load Factor.** Each Building tenant, including Lessee, is responsible to pay for their share of Building Operating Expenses related to “Building Common Areas” consisting of interior Building space which is not available for lease to a third party and that is shared by Building tenants and shall include, but is not limited to: entry areas, hallways, stairwells, mechanical, IT, electrical and janitorial closets, shared restrooms and elevators. A “Load Factor” is calculated to determine Building tenant payments owed for Building Common Area Operating Expenses, which is added to Base Rent.

Load Factor Formula: The total Building square footage is _____ SF. The Building Common Area square footage is _____ SF. The total Building square footage divided by the total

Building square footage minus the Building Common Area square footage equals the Load Factor %. The (Building Name) Load Factor is _____%.

Rentable "Area square footage" is the Leased Premises square footage (___SF) plus the Load Factor area square footage (_____SF). The Rentable Area square footage used to calculate Rent as defined below, is ___SF.

5. Rent

The rents Lessee owes Lessor shall be and consist of Base Rent ("Base Rent"), plus Additional Rent ("Additional Rent"). For purposes of this Lease, Base Rent and Additional Rent are referred to collectively as "Rent".

5.1 Base Rent. Beginning on the Effective Date, Base Rent shown below shall be payable in equal monthly installments in advance on the first day of each calendar month during the Term of this Lease, except to the extent otherwise specifically provided elsewhere in this Lease. However, if the Lease does not begin on the first day of a month rental for the first month shall be prorated to reflect the actual number of days in that month that the Lease is in effect and shall be payable immediately.

<u>Suite #</u>	<u>Rentable Area Square Footage</u>	<u>Rate per s.f. per month</u>	<u>Monthly Base Rent</u>

5.1.1 Consumer Price Index (CPI). Starting on the first anniversary of the Effective Date, and occurring annually thereafter, including any extensions of this Lease, Base Rent will be adjusted by adding to the monthly Base Rent amount payable during the previous 12-month period a percentage increase equal to the previous twelve months Base Rent amount times the percentage change in the Consumer Price Index for the Western Region Class BC, or a similar U.S. Government inflation index selected by Lessor ("CPI") for the most recent 12-month period for which a published CPI is available. However, in no event will the annual increase be less than one (1) percent or more than five (5) percent.

5.2 Additional Rent. Additional Rent shall be all other sums of money that shall become due from and payable by Lessee to Lessor under this Lease, including without limitations, Operating Expenses as defined in Section 5.3.1 and Taxes and Assessments as defined in Section 5.3.2. Additional Rent shall be payable by Lessee to Lessor on the first calendar day of each month.

5.3 Additional Rent Calculation.

<u>Rentable Area (Square Footage)</u>	<u>Estimated rate per s.f. per month</u>	<u>Monthly Estimated Additional Rent</u>

5.3.1 **Operating Expenses.** Operating Expenses shall include all costs for the operation, repair and maintenance of the Building, Building Common Areas, and “Building Exterior Areas” which are located on Lessor property adjacent and related to the Building, whether designated for a particular Building tenant or which benefit some or all Building tenants. Operating expenses may include but are not limited to:

5.3.1.1 All costs and expenses incurred by Lessor in maintaining and repairing the Building, the Building Common Areas and Building Exterior Areas, including but not limited to:

5.3.1.1.1 General Building Exterior Areas maintenance and repairs of paved areas including; resurfacing, painting, restriping, cleaning, sidewalks, curbs, snow removal, storm systems, drainage systems and sweeping;

5.3.1.1.2 Maintenance and repair of landscaping including plantings, irrigation and sprinkler systems, general landscaping maintenance;

5.3.1.1.3 Services for Building Common Areas such as janitorial, fire suppression, security and door locking system, elevator and HVAC maintenance;

5.3.1.1.4 General maintenance and repair of Building systems including plumbing, lighting and fixtures, siding and trim, flooring, HVAC, roof and fixtures and garbage service.

5.3.1.1.5 Property management and administration fees required to enable the Building to be used by tenants and maintained.

5.3.1.2 All costs and expenses incurred by Lessor for utility usage that is not separately metered and payable by Lessee or another Building tenant, including but not limited to: electricity, gas, water, telecommunications and internet provided in suite, as well as Building Exterior Areas, and Building Common Areas.

5.3.1.3 Operating Expenses shall not include (a) Lessor’s capital expenditures, determined pursuant to Generally Accepted Accounting Principles as interpreted by Lessor, consistently applied, made in connection with Building, Building Common Areas or Building Exterior Areas or any equipment therein or thereon, except for those (i) required to comply with laws enacted after the date of this Lease, or (ii) made for the primary purpose of reducing Operating Expenses (b) attorneys’ fees incurred in enforcing the terms of any Building lease; (c) any amount paid to an entity or individual affiliated with or otherwise related to Lessor which exceeds the amount which would be paid for similar goods or services on an arms-length basis between unrelated parties; (d) any cost of selling, exchanging or refinancing the Building and Building Common Areas and any tax increase caused by their revaluation by virtue of a sale by Lessor; (e) Lessor’s general administrative overhead not directly attributable to management or operation of the Building, Building Common Areas and Building Exterior Areas and (f) costs for services normally provided by a property manager where the Operating Expenses already include a management fee.

5.3.2 **Taxes and Assessments.** Lessee shall pay its proportionate share of all current assessments, real estate taxes, other taxes, fees and other charges levied or imposed by any governmental body against the Leased Premises, the Building,

Building Common Areas and Building Exterior Areas and the property on which those sit, whether or not now customary or within the contemplation of the parties. Payment of the taxes shall be made as an Additional Rent charge. Lessee's proportionate share of any taxes shall be based only on that portion of the taxes which is allocated to the Leased Premises including the Load Factor during the Lease Term. Lessee shall directly pay all taxes levied on or with respect to Lessee's personal property located on the Leased Premises.

5.3.3 Annual Adjustment/Reconciliations. Within a reasonable time following the end of each Lessor fiscal year ending June 30 ("Fiscal Year") during the Term, Lessor shall furnish to Lessee an itemized statement prepared by Lessor setting forth Lessee's total Rent, including Additional Rent, for the preceding Fiscal Year, the estimated amount of Lessee's share of future Additional Rent for the upcoming Fiscal Year, and the Rent payments made by Lessee, including Additional Rent, during the prior Fiscal Year ("Itemized Statement"). Should Lessee's prior Fiscal Year Additional Rent payments exceed the actual Additional Rent owed, Lessor shall credit Lessee that over payment amount to apply to the next Fiscal Year Additional Rent amount. Should Lessee's prior Fiscal Year Additional Rent payments be less than actual Additional Rent owed, Lessee shall pay Lessor for such deficiency in a lump sum within thirty (30) calendar days after receipt of the Itemized Statement.

The upcoming Fiscal Year Additional Rent payable by Lessee will be based on the preceding Fiscal Year actual expenses allocated to Lessee and any new or higher costs or expenses allocated to Lessee which Lessee will owe based on Lessor's forecast of the future Fiscal Year expenses, which shall be reflected in the Itemized Statement. The new monthly Additional Rent amount will be sent to Lessee by Lessor in the annual Itemized Statement. Lessor shall adjust the Additional Rent monthly payment amount beginning every July 1 of the Term, which Lessee shall pay monthly in advance on the first day of each month during the Fiscal Year. The updated Additional Rent payment payable by Lessee for July and any other month that begins after the Itemized Statement is sent by Lessor to Lessee shall be due within ten (10) days after the date Lessor sends the Itemized Statement to Lessee.

5.3.4 Market Rent Payable If Lease Option Is Exercised. If the Lease is in effect one hundred eighty (180) calendar days prior to its renewal term, then not more than one hundred eighty (180) days from such renewal term, Lessor will notify Lessee in writing what the monthly Rent amount for the Leased Premises will be on the date of the renewal term, if Lessee exercises Lessee's option to renew the Lease. The renewal term Rent amount will be based on Lessor's good faith estimate of the fair market monthly rental rate for the Leased Premises upon the start of the renewal term including a CPI adjustment, provided however, the Rent amount will not be less than the most recent monthly Rent amount payable by Lessee prior to the renewal term. When Lessor notifies Lessee what the renewal term monthly Rent amount will be, Lessor will provide Lessee with information Lessor has used to determine the fair market monthly Rent amount, in Lessor's opinion. If Lessee exercises Lessee's option to renew the Lease the fair market monthly Rent amount established by Lessor will be payable by Lessee beginning on the first day of the renewal term. The foregoing notwithstanding, if Lessee is dissatisfied with or has

questions about the fair market monthly Rent amount Lessor will charge Lessee beginning at the renewal term, Lessee may discuss the matter with Lessor prior to exercising Lessee's option to renew the Lease. Lessor may agree to change the monthly Rent amount payable beginning of the renewal term, or not, in Lessor's discretion. If Lessor agrees to change the monthly Rent amount beginning at the renewal term, that agreement must be in writing signed by Lessee and Lessor.

6. Building Common Areas and Building Exterior Areas. Building Common Areas and Building Exterior Areas are provided by Lessor for the joint use and benefit of Building tenants, including Lessee, their employees, customers, suppliers and other invitees. Building Common Areas and Building Exterior Areas are identified in the attached "Exhibit B". Use of available Building Common Areas and Building Exterior Areas shall be subject to compatible, non-exclusive use on the part of other Building tenants. Lessee agrees that its usage of such Building Common Areas and Exterior Building Areas shall not interfere or be inconsistent with the similar rights of other Building tenants. All Building Common Areas and Exterior Building Areas shall be subject to the exclusive control and management of Lessor. Lessor shall have the right from time to time to establish, modify and enforce equitable rules with respect to all Building Common Areas and Building Exterior Areas, which Lessee agrees to abide by. Lessee understands and agrees that other tenants may occupy the Building.

6.1 Building Exterior Areas include: public parking areas, access roads, driveways, entrances and exits, landscaped areas, and sidewalks, excepting those parking spaces that may be designated for use by particular Building tenants as shown in the attached Exhibit B.

6.2 Building Common Areas include interior Building space which is not available for lease to a third party and that is shared by Building tenants and shall include, but is not limited to: entry areas, hallways, stairwells, mechanical, IT, electrical and janitorial closets, shared restrooms and elevators.

7. Parking. Lessee may park vehicles in Building Exterior Areas designated by Lessor for vehicle parking when parking spaces are available. [As part of this Lease Lessee may also park vehicles in _____ designated parking spaces located _____. Lessor shall have no obligation to monitor parking or enforce parking restrictions associated with Lessee's designated parking spaces.]

8. Maintenance and Repair.

Expenses of any maintenance or repair activity that is not considered a Capital Expenditure is an Operating Expense described in section 5.3.1 of this Lease. A portion of the cost of Lessor maintenance and repair activities related to Lessee's occupancy of the Leased Premises shall be payable by Lessee as Additional Rent.

8.1 Lessor Obligations. Lessor shall maintain the Building except for the Leased Premises and other tenant occupied leased areas which are the responsibility of Building tenants, and shall maintain the Building Exterior Areas, and Building Common Areas, including stairs, corridors, restrooms, exterior and interior windows, plumbing and electrical equipment serving the Building, roof and elevators, except for equipment owned or leased by Lessee and other building tenants, in reasonably good order and condition except for damage occasioned by the Lessee or Lessee's licensees or invitees, which damage Lessee shall promptly repair or may be repaired by Lessor at Lessee's expense in Lessor's discretion, in

which case Lessee shall promptly reimburse Lessor. Lessor shall cause water and electric services to be provided to the Building. However, in no event shall Lessor be responsible or liable for an interruption or failure in the supply of any utilities to the Building or Leased Premises or for inconvenience or costs incurred by Lessee resulting from Lessor maintenance.

8.2 Lessee Obligations. During the Lease Term Lessee shall at Lessee's sole cost and expense keep the Leased Premises in good order, condition and repair. This obligation shall include, without limitation, the obligation to maintain and repair when damaged, not functioning or worn beyond ordinary wear and tear: floor coverings, wall coverings and paint, casework, ceiling tiles, HVAC exclusively serving the Leased Premises, window coverings, light bulbs, ballasts and fixtures, locks and hardware and all tenant improvements. Lessee shall promptly pay bills for Lessee's utility services provided directly to Lessee and shall reimburse Lessor for utilities services paid for by Lessor as Operating Expenses.

9. Insurance

9.1 Lessee Hold Harmless Agreement. Lessee agrees to indemnify and save Lessor, Lessor's Port Commissioners, officers, employees and agents harmless from any claims by any persons, firms, or corporations arising from business conducted on the Leased Premises or from anything done by Lessee at the Leased Premises, and will further indemnify and save Lessor, Lessor's Port Commissioners, officers, employees and agents, harmless from all claims arising as a result of any breach or default on the part of Lessee under the terms of this Lease, or arising from any willful or negligent act or omission of Lessee's agents, contractors, employees, or licensees in or about the Leased Premises, and from all costs, attorney fees, and liabilities incurred in any action or proceeding brought thereon; and in case any action or proceeding is brought against Lessor, Lessor's Port Commissioners, officers, employees or agents by reason of any such claim, Lessee, upon notice from Lessor covenants to resist and defend such action or proceeding with the assistance of qualified legal counsel.

9.2 Lessee Insurance. On or before the effective date of the Lease and thereafter during the Lease Term, Lessee shall maintain insurance and provide Lessor with current certificates of insurance, including an additional insured endorsement, ensuring coverage of:

(a). Commercial General Liability insurance covering the insured against claims arising out of Lessee's operations, assumed liabilities under this Lease and use of the Leased Premises. The combined single limit shall not be less than Two Million Dollars (\$2,000,000) per occurrence with a Four Million Dollar (\$4,000,000) aggregate limit. Lessee agrees to keep the policy in effect for the duration of the Lease Term. The policy shall name Lessor as additional insured, and expressly include Lessor's Port Commissioners, officers, employees, and agents as additional named insured. The policy shall state that the coverage is primary and will not seek any contribution from any insurance or self-insurance carried by Lessor and shall contain a clause that the insurer will not cancel or change the insurance without first giving Lessor at least fourteen (14) calendar days prior written notice. The insurance shall be provided by an insurance company registered to do business in the State of Oregon, or by a company approved by Lessor.

(b). Property Damage insurance covering (a) all furniture, trade fixtures, equipment, merchandise and all other items of Lessee's property on the Leased Premises and all alterations and other improvements and additions to the Leased Premises whether owned or constructed by Lessee or Lessor pursuant to the Lease. Such insurance shall be written on an "all risks" of physical loss or damage basis, for the guaranteed replacement costs new value without deduction for depreciation of the covered items and in amounts that meet any co-insurance clauses of the policies.

9.3 Building Damage or Destruction. Lessor shall maintain property insurance covering the Building, Exterior Building Areas and Building Common Areas providing protection against "all risk of physical loss". If the Leased Premises or Building are partially destroyed (more than 25%) by fire or other casualty, Lessor may decide to repair the Leased Premises or Building, or not, in Lessor's sole discretion. Lessor shall notify Lessee in writing of Lessor's intent regarding repair within thirty (30) calendar days after the date of the damage. If Lessor notifies Lessee that Lessor does not intend to repair the damage the Lease shall terminate effectively at the date of the damage. If Lessor notifies Lessee that Lessor intends to repair the damage the Lease shall continue and Lessor shall return the Leased Premises or Building to as good a condition as existed prior to the damage, in a prompt manner reasonable under the circumstances. If Lessee's use of the Leased Premises is disrupted during Lessor's repairs a reasonable portion of the Rent shall be abated during the disruption. In no event shall Lessor be required to repair or replace Lessee's property including Lessee's fixtures, furniture, floor coverings or equipment. In no event shall Lessee be entitled to recover damages from Lessor related to destruction of the Leased Premises or Building or related to repairs undertaken by Lessor.

10. Lessor Funded Tenant Improvements. If Lessor has agreed to make or pay for tenant improvements to the Leased Premises prior to or during the Lease Term, a description of the improvements, costs and Lessee's obligation to pay for such improvements shall be set forth in a separate written agreement that will be an amendment to and become part of this Lease.

11. Tenant Alterations. Lessee shall not make any alterations, additions, or improvements ("Alterations") in, on or to the Leased Premises or any part thereof without the prior written consent of Lessor which Lessor may agree to, with or without conditions, or deny in Lessor's discretion. After receiving a Lessee request to make Alterations Lessor will consider the following, among other issues: (i) the Alterations are nonstructural, do not impair the strength of the Building or any part thereof, and are not visible from the exterior of the Leased Premises; (ii) the Alterations do not affect the proper functioning of the Building heating, ventilation and air conditioning, mechanical, electrical, sanitary or other utilities systems and services of the Building; (iii) Lessor shall have reviewed and approved the final plans and specifications for the Alterations; (iv) Lessee pays Lessor a fee for Lessor's indirect costs, field supervision or coordination in connection with the Alterations equal to five percent (5%) of the actual cost of such Alterations or such other sum as Lessor determines if Lessee agrees; (v) materials used are consistent with existing materials in the Leased Premises and Building and comply with Lessor's Building standards; and (vi) before proceeding with any Alteration, which will cost more than \$10,000, Lessee obtains and delivers to Lessor a performance bond and a labor and materials payment bond for the benefit of Lessor, issued by a corporate surety licensed to do business in Oregon each in an amount equal to one hundred twenty five percent (125%) of the estimated

cost of the Alterations and in form satisfactory to Lessor, or such other security as shall be satisfactory to Lessor.

12. Fixtures and Personal Property. Lessee shall not suffer or give cause for the filing of any lien against the Leased Premises or Building. Lessee shall promptly notify Lessor of, and shall defend, indemnify and save harmless, Lessor from and against any and all construction and other liens and encumbrances filed in connection with Alterations, or any other work, labor, services or materials done for or supplied to Lessee.

At the expiration or earlier termination of the Lease Term Lessee shall remove all furnishings, furniture, equipment, other personal property and trade fixtures from the Leased Premises in a way that does not cause damage to the Leased Premises. If Lessee fails to remove any personal property, this shall be an abandonment of such property, and Lessor may retain Lessee's abandoned property and all rights of Lessee with respect to it shall cease; provided however, that Lessor may give Lessee written notice within 30 days after the Lease expiration or termination date electing to hold Lessee to its obligation of removal. If Lessor elects to require Lessee to remove personal property and Lessee fails to promptly do so, Lessor may affect a removal and place the property in storage for Lessee's account. Lessee shall be liable to Lessor for the cost of removal, transportation to storage, storage, disposal, and other costs incurred by Lessor with regard to such personal property.

13. Condemnation. If more than twenty- five percent (25%) of the Leased Premises and/or Building shall be taken or appropriated under the power of eminent domain or conveyed in lieu thereof, Lessor shall have the right to terminate this Lease. If the Lease is terminated, Lessor shall receive all income, rent award or any interest thereon which may be paid or owed in connection with the exercise of such power of eminent domain or convey in lieu thereof, and Lessee shall have no claim against Lessor or the agency exercising such power or receiving such conveyance for any part of such payments. If Lessor elects not to terminate the Lease, Lessor shall receive any and all income, rent award or any interest thereon paid or owed in connection with such taking, appropriation or condemnation.

14. Signs. Lessee shall not erect or install any signs, flags, lights or advertising media nor window or door lettering or placards visible from outside the Leased Premises or visible from the Building Common Areas or Exterior Common Areas without the prior written consent of Lessor, which Lessor may grant or deny in Lessor's discretion. Lessee agrees to maintain in good condition any signs or displays which are allowed.

15. Leased Premises Condition; Lessor Access. Lessee has inspected the Leased Premises and accepts them in AS IS condition. Lessee shall return the Leased Premises to Lessor in the condition when leased or as improved in good, broom clean condition except for ordinary wear and tear at the termination of this Lease. Any cost to bring the Leased Premises back to an acceptable condition shall be the sole responsibility of Lessee.

Upon termination or expiration of this Lease, Lessor shall inspect the Leased Premises and shall either accept the condition AS IS or require Lessee to remove personal property and/or repair the Leased Premises to a condition that is acceptable including reasonable wear and tear. Any cost to bring the Leased Premises back to an acceptable condition shall be the sole responsibility of Lessee.

Lessor shall have the right to enter upon the Leased Premises at all reasonable hours after twenty four (24) hours oral notice (without notice to protect public health and safety in an emergency) to inspect it or to make repairs, additions or Alterations to the Leased Premises or any property owned or controlled by Lessor. E-mail from Lessor to Lessee (or Lessee's on-site manager if any) may serve as notice of inspection of the Leased Premises. If Lessor deems any repairs reasonably required to be made by Lessee to be necessary, Lessor may give notice that Lessee shall make the same within thirty (30) calendar days (immediately in an emergency involving public health and safety), and if Lessee refuses or neglects to commence such repairs and complete the same satisfactory to Lessor in a timely manner, Lessor may make or cause such repairs to be made. If Lessor makes or causes such repairs to be made Lessee agrees that it will, within 30 days, pay to Lessor the cost thereof and pay Lessor's related costs.

Lessor shall provide up to 5 access keys to the Leased Premises or up to five (5) access cards. Additional keys or lost keys may be purchased from Lessor for \$20 per key. Additional access cards may be purchased from Lessor for \$25 per card. If Lessor is managing a key system which requires issuance of a rekey Lessee shall be responsible for the cost associated with Lessor issuing a rekey.

16. Entire Agreement; Amendments. This Lease contains the entire agreement of the parties with respect to the Leased Premises. No prior agreement, statement, or promise made by any party to the other not contained herein shall be valid or binding. This Lease may not be modified, supplemented or amended in any manner except by written instrument signed by both parties.

17. Quiet Enjoyment. From the date the Lease commences Lessee will have the right to use the Leased Premises consistent with this Lease without hindrance or interruption by Lessor or any other persons claiming by, through or under Lessor, subject, however, to the terms and conditions of this Lease. The foregoing notwithstanding, Lessee agrees that Lessor may make improvements to the Building and adjacent areas which may cause noise or otherwise temporarily disrupt Lessee's quiet enjoyment of the Leased Premises.

18. Waiver. One or more waivers of any covenants or conditions by either party shall not be construed as a waiver of a subsequent breach of the same covenant or condition, and the consent or approval by Lessor to any act by Lessee requiring Lessor's consent or approval shall not be construed as consent or approval to any subsequent similar act by Lessee.

19. Assignment. Lessee agrees not to assign or in any manner transfer this Lease or any estate or interest therein without the previous written consent of Lessor, and not to sublet the Leased Premises or part or parts thereof without like consent. Lessor will not unreasonably withhold its consent.

20. Default. Time is of the essence of performance of all the requirements of this Lease. If any Rent or other sums payable by Lessee to Lessor shall be and remain unpaid for more than ten (10) calendar days after the same are due and payable, or if Lessee shall fail to comply with any term or condition or fulfill any obligation of the Lease (other than the payment of Rent or other charges) within fourteen (14) calendar days after written notice to Lessee specifying the nature of the default with reasonable particularity, or if Lessee shall declare bankruptcy or be insolvent according to law or if an assignment of Lessee's property shall be made for the benefit of

creditors or if Lessee shall abandon the Leased Premises, then in any of said events Lessee shall be deemed in default hereunder. In the event of a default the Lease may be terminated at the option of Lessor. If the Lease is terminated, Lessee's liability to Lessor for Rent and damages shall survive such termination and Lessor may re-enter, take possession of the Leased Premises, and remove any persons or property by legal action or by self-help with the use of reasonable force and without liability for damages. The foregoing remedies shall be in addition to and shall not exclude any other remedy available to Lessor under applicable law.

21. Holdover. If Lessee does not vacate the Leased Premises when the Lease Term expires, Lessor shall have the option to treat Lessee as a month to month tenant, subject to all the provisions of this Lease except the provisions for term and renewal, and at a rental rate equal to one hundred and fifty percent (150%) of the daily prorated amount of the Rent for the last period prior to the date of expiration. Lessor may choose to lower the rental rate and will notify Lessee of such choice in writing once Lessee is holding over. Failure by Lessee to remove fixtures, furnishings, trade fixtures, or other personal property which Lessee is required to remove under this Lease shall constitute a failure to vacate to which this paragraph shall apply. If a month-to-month tenancy results from holdover by Lessee under this paragraph, the tenancy shall be terminable at the end of any monthly rental period on written notice from Lessor given to Lessee not less than ten (10) calendar days prior to the termination date specified in Lessor's notice. Lessee waives any notice which would otherwise be required by this Lease or by law with respect to month-to-month tenancy.

22. Notices. Whenever under this Lease a provision is made for notice of any kind, it shall be deemed sufficient if such notice to Lessee is in writing delivered personally to Lessee's registered agent if any, to the person signing the Lease, or to Lessee's on site manager if any who at the date of this Lease is _____, or sent by certified mail with postage prepaid to the address indicated on the signature page of this Lease; and if such notice is to Lessor, delivered personally to the Executive Director of the Port of Hood River at the Port of Hood River's office located at, 1000 E. Port Marina Drive, Hood River, OR 97031 or sent by certified mail with postage prepaid to the address indicated on the signature page of this Lease. Notice shall be deemed given on the date of personal delivery or if mailed, two business days after the date of mailing.

23. Governing Law and Dispute Resolution. This Lease shall be governed by and construed in accordance with the laws of the State of Oregon. Any dispute involving this Lease may be resolved by court action or mediation if both parties agree. If the parties agree to use a mediator they will each pay one half the costs of mediation. If mediation does not occur or does not result in a resolution satisfactory to both parties the dispute shall be resolved by arbitration. Any arbitration shall be in accordance with the rules of the Arbitration Service of Portland then in effect. The parties shall use a single arbitrator mutually agreeable to them. If they are unable to agree on an arbitrator, or a process to select one, either party may apply to the Hood River County Circuit Court to appoint an arbitrator. The award rendered by an arbitrator shall be binding on the parties and may be entered in the Hood River County Circuit Court. The prevailing party in court action, mediation or arbitration proceeding, including any appeal therefrom or enforcement action, shall be entitled to recover their reasonable attorney's fees and costs and disbursements incident thereto.

24. Authority to Execute. The persons executing this Lease on behalf of Lessee and Lessor warrant that they have the authority to do so.

DATED this ____ day of _____, 20---

Lessee:

Lessor:

Port of Hood River

Signed: _____

Signed: _____

By:

By:

Michael McElwee

Its:

Its:

Executive Director

Address:

Address:

1000 E. Port Marina Drive
Hood River, OR 97031

Email/phone:

Email/phone:

(541) 386-1645

Exhibit A
LEASED PREMISES

Exhibit B
COMMON AREAS AND BUILDING EXTERIOR AREAS

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Commission Memo



Prepared by: Kevin Greenwood
Date: November 2, 2021
Re: Replacement Bridge Management
Contract (RBMC) Procurement Update

The Replacement Bridge Management Contractor (RBMC) will be the lead consultant in planning and managing the technical aspects of the bridge replacement effort. The RBMC will likely be with the project through the end of construction as it will represent the Port's interests in facilitating selection of an engineering firm, reviewing design submittals, formulating public input strategies related to aesthetic treatments on the replacement bridge and other numerous responsibilities necessary to get the bridge built.

The Port completed its internal review on October 1st. The SW Washington Regional Transportation Council (RTC) made modifications on October 7th. Bill Ohle, the Port's outside counsel at Schwabe Williamson in Portland, was then directed to conduct a full legal review. On October 19th, Ohle submitted back to staff a redlined version of the RFP and a legal memo summarizing his comments on the procurement document. Ohle reviewed his edits with the Commission and the Commission authorized a meeting with Commissioner Fox, Klickitat County Commissioner Anderson, Ohle and Port staff, to provide additional input.

On Friday, October 29, staff met with Ohle to make changes to the document. As Mr. Ohle's second draft was not ready at print time, the draft will be distributed to the Commission via email in advance of the November 2 meeting.

The primary modifications from the last review include:

1. Clarifying staff's role in managing the day-to-day activities of the management contractor.
2. More clearly delineating the development, use and approval for annual work orders.
3. Allowing schedules and plans to be negotiated during contracting phase.
4. Assumption of traditional Design-Bid-Build procurement method for construction approach.
5. Addition of first-year work task detail generally as prepared by Commissioner Fox.

ODOT is developing a small procurement team to review the RFP. Their approval of the document is critical since grant reimbursement to the Port is contingent on the contract meeting both state and federal requirements. Upon ODOT review, the RFP will be brought back to the BSWG for review and ultimately to the Port Commission for approval. It is unclear how long ODOT will need to conduct their review. The procurement schedule has been hampered by scheduling conflicts.

Staff seeks any additional changes from the Commission and consensus direction to distribute to the DOTs/FHWA staff for their review. Commission direction is requested.

Recommendation: Discussion.

Commission Memo



Prepared by: Daryl Stafford
Date: November 2, 2021
Re: 2022 T-Hangar Lease Rates

At the October 19th, 2021 meeting, staff provided the Commission with recommendations for the 2022 T-Hangar Rates. The Commission felt further discussion was warranted and requested a 2021 rate survey for comparison. See Attachments “A” and “B”.

Since 2017, the Port has raised T-Hangar rates 6% annually to help achieve eventual break-even status for Airport operations. Staff recommended a continuation of this rate increase for 2022.

There are 36 T-Hangars with 100% occupancy. As of November 1st, there are 31 names on the T-Hangar Wait List. For the FY 2020-21, the Airport had an \$81,522 operating loss before any capital expenditures.

Attached for reference is a spreadsheet of airport Revenues and Expenses (Attachment “C”).

2022 Annual Rate increase options

	2021 Rate	2022 with 6% increase	2022 with 8% increase	2022 with 10% increase
T-Hangar A	\$3,635	\$3,853	\$3,926	\$3,999
T-Hangar B	\$3,671	\$3,891	\$3,965	\$4,038
T-Hangar C	\$4,063	\$4,307	\$4,388	\$4,469

With Commission approval of one of the options listed above during this meeting, staff will be able to provide T-Hangar tenants with more than 30 days notification.

RECOMMENDATION: Discussion. Approve 2022 Airport T-Hangar Lease rates with an ____% increase.

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T-Hangar Rate Summary 2021

Location	Airport	T/Box hangar monthly	Monthly Average	Annual Average
Albany	Albany Municipal Airport	\$80	\$80	\$960
Ashland	Ashland Municipal Airport	\$195-\$309	\$252	\$3,024
Astoria	Port of Astoria Regional Airport	\$110-\$700	\$405	\$4,860
Baker City	Baker City Municipal Airport	\$150-\$250	\$200	\$2,400
Bend	Bend Municipal Airport	\$240-370	\$305	\$3,660
Brookings	Brookings Airport	\$214	\$214	\$2,568
Cave Junction	Illinois Valley Airport	\$189-\$675	\$432	\$5,184
Corvallis	Corvallis Municipal Airport	\$147-\$187	\$167	\$2,004
Estacada	Valley View	\$175	\$175	\$2,100
Grants Pass	Grants Pass Airport	\$198-\$256	\$227	\$2,724
Hermiston	Hermiston Municipal Airport	\$170-\$205	\$188	\$2,256
Hood River	Ken Jernstedt Airfield	\$286-\$339	\$313	\$3,756
John Day	Grant County Regional Airport	\$50-\$100	\$75	\$900
La Grande	La Grande Union County Airport	\$160	\$160	\$1,920
Madras	Madras Municipal Airport	\$150	\$150	\$1,800
McMinnville	McMinnville Municipal Airport	\$150-\$350	\$250	\$3,000
Medford	Rogue Valley International Medford Airport	\$300	\$300	\$3,600
Myrtle Creek	Myrtle Creek Municipal Airport	\$750	\$750	\$9,000
Newberg	Chehalem Airpark	\$3600	\$3,600	\$43,200
Newport	Newport Municipal Airport	\$250	\$250	\$3,000
North Bend	SW Oregon Regional Airport	\$230-\$930	\$580	\$6,960
Pendleton	Eastern Oregon Regional Airport	\$110-\$125	\$118	\$1,416
Portland	Portland Troutdale	\$267	\$267	\$3,204
Prineville	Prineville Airport	\$250-\$1000	\$625	\$7,500
Redmond	Redmond Municipal Airport- Roberts Field	\$182-\$230	\$206	\$2,472
Roseberg	George Felt	\$95-\$150	\$132	\$1,584
Roseberg	Roseberg Regional Airport	\$177-\$242	\$210	\$2,520
Sandy	Sandy River	\$230-\$260	\$245	\$2,940
Scappoose	Scappoose Industrial Airpark	\$156-\$243	\$200	\$2,400
The Dalles	Columbia Gorge Regional	\$150-\$600	\$375	\$4,500
Total Average			\$382	\$4,580

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2021 Oregon Airports Statewide Rates and Charges Survey

Funded By:



<https://www.oregon.gov/aviation>

"YOUR AVIATION DOLLARS AT WORK"

Prepared By:



<https://www.preappinc.com>

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APPENDICES

Appendix A - Survey Results

Appendix B - Definitions

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INTRODUCTION

The purpose of this survey is to collect the rates and charges currently in effect for all of Oregon's public-use airports, including those privately owned¹. Compiled into one comprehensive document, the Oregon Department of Aviation (ODA) provides this resource to assist airport sponsors and operators with benchmarking, developing, and updating Rates and Charges for airports throughout Oregon.



Rates and Charges are the fees imposed by the airport proprietor for aeronautical and nonaeronautical use of airport facilities.

¹ Airports where information was not available for this survey: 7S3-Stark's Twin Oaks, Hillsboro; 2S6-Sportsman Airpark, Newberg; and S48-Country Squire Airpark, Sandy.

BACKGROUND

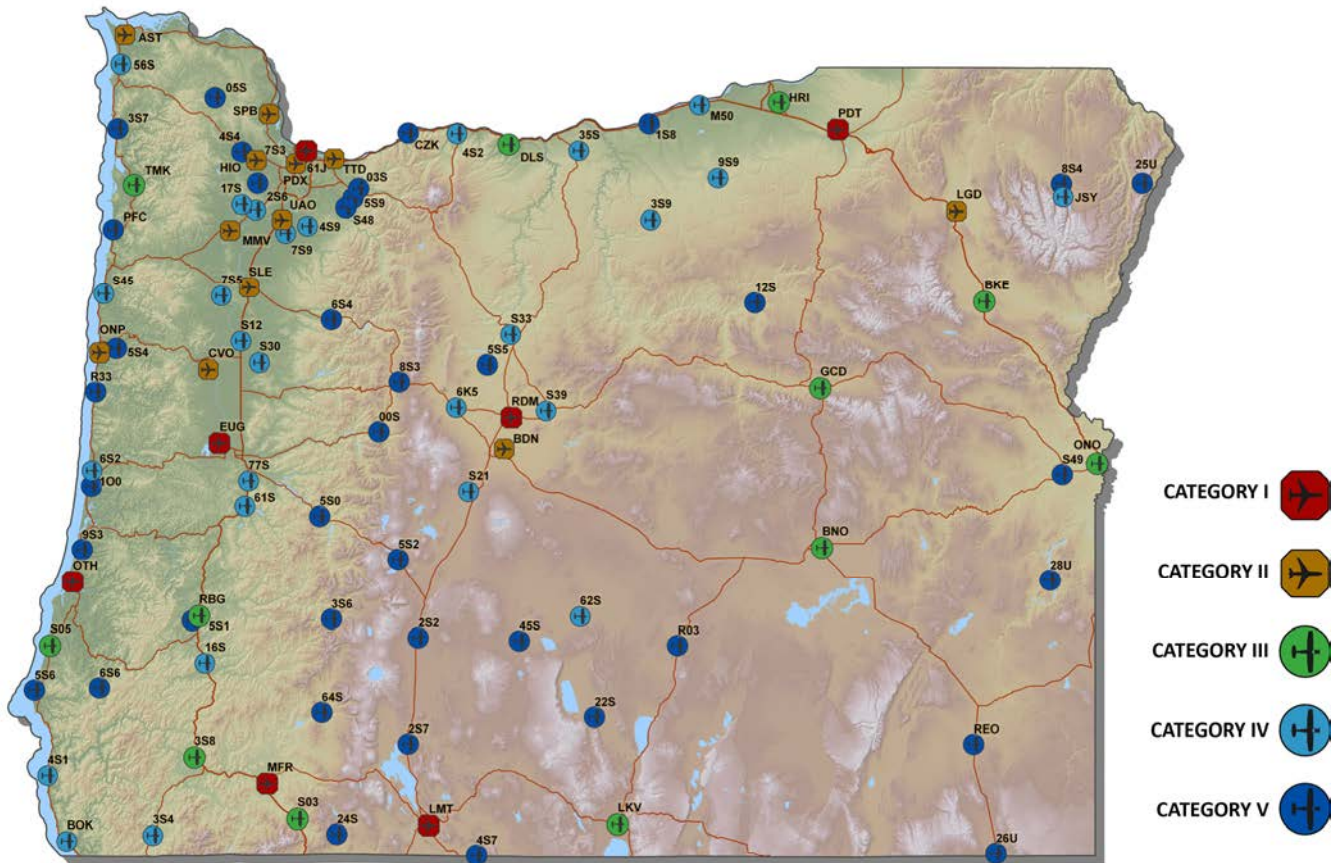
Properly set Rates and Charges support financial self-sustainability, ensure compliance with regulations and grant assurances, and support the airport sponsor with providing a safe and efficient facility. The Federal Aviation Administration (FAA) provides the following principles applicable to Rates and Charges for federally obligated airports.

- **Developed at the local level** - The FAA relies upon airport sponsors, aeronautical users, the market, and institutional arrangements to ensure compliance with applicable requirements.
- **Fair and Reasonable** - The FAA Rates and Charges Policy requires rates, fees, rentals, landing fees, and other service charges imposed on aeronautical users for aeronautical use of airport facilities must be fair and reasonable.
- **Non-discriminatory** - Aeronautical fees may not unjustly discriminate against aeronautical users or user groups.
- **Financially Self-Sustaining** - Airport sponsors must maintain a fee and rental structure that makes the airport as financially self-sustaining as possible, under the circumstances.
- **Revenue Use** - Sponsors may expend revenue generated by the airport only for statutorily allowable purposes.
- **International Operations** - Fees imposed on international operations must also comply with the international obligations of the United States.

Policies Applicable to Federally Obligated Airports - Airport sponsors that receive financial assistance from FAA-administered airport financial assistance programs are required to comply with federal requirements, which include the following items:

- **FAA 2013 Policy Regarding Rates and Charges**
<https://www.govinfo.gov/content/pkg/FR-2013-09-10/pdf/2013-21905.pdf>
- **FAA Airport Compliance Manual (Order 5190.6B)**
https://www.faa.gov/airports/resources/publications/orders/compliance_5190_6/
- **FAA Airport Improvement Program Grant Assurances**
https://www.faa.gov/airports/aip/grant_assurances/media/airport-sponsor-assurances-aip-2020.pdf

MAP OF OREGON'S PUBLIC USE AIRPORTS



Airport Categories



I. **Commercial Services Airport:** Provide some level of scheduled commercial airline service in addition to supporting a full range of general aviation (GA) aircraft activities. Commercial service includes both domestic and international destination. Objectives call for a minimum runway length of 6,000 feet.



II. **Urban General Aviation Airport:** Support all GA aircraft and accommodate corporate aviation activity, including piston and turbine engine aircraft, business jets, helicopters, gliders, and other GA activity. The most demanding user requirements are business-related. These airports service a large/multi-state geographic region or experience high levels of GA activity. The minimum runway length objective is 5,000 feet.



III. **Regional General Aviation:** Support most twin- and single-engine aircraft and may accommodate occasional business jet operations. These airports support regional transportation needs with a large and often sparsely populated service area. The minimum runway length objective is 4,000 feet.



IV. **Local General Aviation Airport:** Primarily accommodate single-engine GA aircraft, but are capable of accommodating smaller twin-engine GA aircraft. These airports support local air transportation needs and special-use aviation activities. The minimum runway length objective is 3,000 feet.



V. **Remote Access/Emergency Services (RAES):** Primarily support single-engine GA aircraft, special-use aviation activities, access to remote area, or provide emergency service access. These airports should have at least 2,500 feet of runway.

State Provisions

The State of Oregon, through the Department of Aviation (ODA), provides information and support to Airport Sponsor's through a multitude of programs, including the Pavement Maintenance Program, Oregon Aviation Plan, Land Use Compatibility Guidebook, Statewide Disparity Study, and others². Additionally, financial support is available through the Aviation System Action Program (ASAP), which was created in 2015 through House Bill 2075.

The Critical Oregon Airport Relief (COAR) Grant Program is funded by ASAP. Under this grant program, ODA awards grants for the following purposes:

1. To assist Oregon airports with match requirements for FAA Airport Improvement grants.
2. To make grants for emergency preparedness and infrastructure projects, in accordance with the Oregon Resiliency Plan.
3. To make grants for aviation-related economic development.

Public-use airport owners and airport sponsors, both private and public, may be eligible to apply for COAR grants. The maximum grant request is \$150,000 per application. Grant match requirements are determined by category of airport as per the current Oregon Aviation Plan.

Continuing ODA's efforts to support the state's airport system, this Rates and Charges Study was fully funded by the agency. ODA understands Airport Sponsor needs for reliable data in which to make decisions at their airports and understanding how they compare regionally and statewide.

² For more information on services, please visit our website: www.oregon.gov/aviation

USE OF RATES AND CHARGES SURVEY INFORMATION

There is no single approach to airport rate-setting. Each airport sponsor has flexibility in the setting of fees as long as the rate setting methodology used is applied consistently to similarly situated users and conforms with the requirements of applicable rules and regulations. Through this survey, ODA is providing airport sponsors with an additional resource to aid in the benchmarking of existing fees and development and updating of future fees.

Elements unique to each airport's Rates and Charges include market area, existing and planned infrastructure, services, activity types and levels, revenues, expenses, and goals.






It is the position of the FAA that the issue of rates and charges is best addressed at the local level by agreement between users and airports.

RATES AND CHARGES SURVEY PROCESS AND RESULTS

Survey Process

- A survey questionnaire that included the aeronautical, non-aeronautical, and commercial air service rates and charges of interest was drafted in February and finalized in March 2021. Topics included in the survey are noted in the Rates and Charges Survey Item Table below.
- The survey was distributed to Oregon public use airport owners and operators beginning in March 2021.
- Survey collection was completed in May 2021 for all of Oregon’s publicly owned airports and from Oregon’s privately owned, public use airports where information was made available³.

Rates and Charges Survey Items		
 Aeronautical <small>Rates and Charges</small>	 Commercial <small>Rates and Charges</small>	 Non Aeronautical <small>Rates and Charges</small>
<ul style="list-style-type: none"> - Fuel Flowage - Landing - Tie Down - Develop Hangar - Hangar Ground Lease - Lease Terms - Fire Fighting Operations - Through the Fence (TTF) - Fixed Base Operator (FBO) - Specialized Aviation Services Providers - Unmanned Aircraft Systems (UAS) - Insurance Minimums 	<ul style="list-style-type: none"> - Badging - Terminal, Ramp, Gate - Concessionaires 	<ul style="list-style-type: none"> - Agricultural - Restaurant/Concessionaire - Car Rental - Vehicle Parking/Access Fee - Industrial/Commercial Development - Taxi Pick-up/Drop-off - Transportation Network Company (TNC) / Rideshare

For additional background information, see Appendix B

³ Airports where information was not available for this survey: 7S3-Stark’s Twin Oaks, Hillsboro; 2S6-Sportsman Airpark, Newberg; and S48-Country Squire Airpark, Sandy.

Survey Results

Following the collection of the surveys, the results were compiled and made available in July 2021. The Rates and Charges Survey results follow in **Appendix A** of this document. The dataset is also available in a sortable Microsoft® Excel based file on the Oregon Department of Aviation website at <https://www.oregon.gov/aviation/plans-and-programs/>


Summary of Commonly Assessed Rates and Charges

ITEM / UNIT	LOWEST / HIGHEST FEE	TYPICAL FEE RANGE
Fuel Flowage / gallon	\$0.05 / \$0.35	\$0.05 - \$0.15
Hangar Ground Lease (Non-Commercial) / square foot per year	\$0.01722 / \$1.68	\$0.11 - \$0.49
Hangar Ground Lease (Commercial) / square foot per year	\$0.01722 / \$1.10	\$0.10 - \$0.58
Developed Hangar / per month	\$75 / \$4,700	\$110 - \$750
Tie Down - Single Engine / per day	\$3.00 / \$20.00	\$3.00 - \$20.00

Appendix A Rates and Fee Survey Results



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
S12	Albany	Albany Municipal Airport	City	IV	1	2	\$0.06				\$30.00	\$80					\$0.254
R03	Alkali Lake	Alkali Lake State	State	V	N/A	4	\$0.08			\$3.00	\$15.00						\$0.1042
1S8	Arlington	Arlington Municipal	City	V	N/A	4											\$500 - \$750 per acre / year
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3	\$0.07	\$5.17 (Freight Operations)		\$7.00 (small) \$11 (large)	\$49 (small) \$60 (large)	0.254 per sf. (box hangar)		\$195 - \$309		\$245	\$0.21 - \$0.49
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2	\$0.08	\$5.00		\$5.00		\$110 - \$700					\$0.90
UAO	Aurora	Aurora State Airport	State	II	1	2	\$0.08			\$3.00	\$20.00						\$0.03256
BKE	Baker City	Baker City Municipal Airport	City	III	3	5	\$0.10				\$30.00	\$150-\$250					\$0.12
S05	Bandon	Bandon State Airport	State	III	2	3	\$0.08			\$3.00	\$17.50						\$0.2345
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4											
BDN	Bend	Bend Municipal Airport	City	II	3	4	\$0.08				\$45.00	\$240 - \$370 					\$0.36
M50	Boardman	Boardman Airport	Port	IV	3	5											
BOK	Brookings	Brookings Airport	County	IV	2	3	\$0.09			\$5.00		\$213.98 (T-hangar)					\$0.23
BNO	Burns	Burns Municipal Airport	City	III	3	5	\$0.15			\$20.00							\$0.14
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1	\$0.08			\$3.00	\$15.00						\$0.1042
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3				\$10.00	\$100.00	\$189 - \$675					\$0.13 - \$0.383
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4	\$0.08			\$3.00	\$15.00						\$0.1172
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4				\$8.00							
3S6	Clearwater	Toketee State	State	V	N/A	3	\$0.08			\$3.00	\$15.00						\$0.1042
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4	\$0.08			\$3.00	\$17.50						\$0.1042
4S4	Cornelius	Skyport	Private	V	N/A	1				\$5.00 (daily fee) \$10.00 (weekly fee)	\$30.00						
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2	\$0.05	\$0.50				\$147 - \$187 (T-hangar)					\$0.313
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field	State	IV	2	2	\$0.08			\$3.00	\$17.50						\$0.1954
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4	\$0.08			\$3.00	\$15.00						
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2				\$3.00	\$30.00	\$145 - \$600					\$0.280
5S5	Culver	Lake Billy Chinook	Private	V	3	4											
8S4	Enterprise	Enterprise Municipal	City	V	3	5											
5S9	Estacada	Valley View	Private	V	1	1				\$5.00		\$175		\$175			






2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
EUG	Eugene	Eugene Airport -Mahlon Sweet Field	City	I	N/A	2	\$0.06	\$3.41	\$2.73	\$5.00 (single engine) \$6.00 (multi-engine / jet < 12.5k) \$10 (multi-engine / jet > 12.5k) \$5 (Helicopter)	\$50 (single engine) \$60 (multi-engine / jet < 12.5k) \$100 (multi-engine / jet > 12.5k) \$50 (helicopter)						
6S2	Florence	Florence Municipal Airport	City	IV	2	2	\$0.05			\$7.00	\$75.00						\$0.2449
100	Florence	Lake Woahink SPB	Private	V	N/A	5											
S45	Gleneden Beach	Siletz Bay State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.1693
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3				\$4.00							\$0.440
3S8	Grants Pass	Grants Pass Airport	County	III	2	3	\$0.35			\$10.00	\$100.00	\$146 ("Shelter") \$198 - \$256 (T-hangar)					\$0.13 - \$0.383
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5				\$5.00		\$170 - \$205					\$0.170
4S2	Hood River	Ken Jemstedt Airfield	Port	IV	3	1	\$0.06 - \$0.08			\$5.00	\$35.00	\$286.25 - \$338.58					\$0.10 - \$1.68
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1											
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5											
7S5	Independence	Independence State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.2345
GCD	John Day	Grant County Regional Airport	County	III	3	5	\$0.10			\$5.00 (single engine) \$8.00 (multi-engine) \$25 (turbo / jet) \$50 (helicopter)	\$50 (single engine) \$80 (multi-engine) \$200 (turbo jet)	\$50 - \$100		\$75	\$150	\$150	\$0.160
JSY	Joseph	Joseph State Airport	State	IV	3	5	\$0.08			\$3.00	\$17.50						\$0.1433
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4	\$0.08	\$2.00	\$0.50 - \$1.50	Facility / Ramp Fee \$20 / \$10 (Single engine) \$100 / \$50 (Turbo prop) \$125 / \$50 (Light jet) \$150 / \$75 (Medium jet) \$200 / \$100 (Large jet)				\$200			\$0.405 (existing leases) \$0.45 (new leases)
LGD	La Grande	La Grande / Union County Airport	County	III	3	5	\$0.10	\$1.50				\$160					
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3											\$0.120
LKV	Lakeview	Lake County Airport	County	III	2	4				\$5.00	\$30.00			\$125			\$0.200
S30	Lebanon	Lebanon State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.20804
9S9	Lexington	Lexington Airport	County	IV	3	5						\$0.155142 per sf.					
S33	Madras	Madras Municipal Airport	City	IV	3	4	\$0.10			\$3.50 (single engine) \$5.00 (multi-engine)		\$75 ("Community" hangar)		\$150			\$0.110



2021 Oregon Airports Statewide Rates and Charges Survey

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4S7	Malin	Malin	City	V	2	4											\$0.150
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
26U	McDermitt	McDermitt State Airport	State	V	2	5	\$0.08			\$3.00	\$15.00						\$0.1042
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						\$0.1042
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2	\$0.05	\$0.00	\$0.00			\$150 - \$350					\$0.283
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3	\$0.065	\$4.24	\$3.26	\$20.00 (Small GA 0 - 10k) \$40.00 (Large GA > 10.k - 35k) \$70 (Regional jet > 35.1 - 100k) \$90 (Jet > 100k)	\$54.00	\$300					\$0.58696
12S	Monument	Monument Municipal	City	V	3	5											
4S9	Mulino	Mulino State Airport	State	IV	1	1	\$0.08			\$3.00	\$17.50						\$0.1042
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3				\$3.00	\$30.00	\$750					\$0.200
17S	Newberg	Chehalem Airpark	Private	IV	1	2						\$3,600					
ONP	Newport	Newport Municipal Airport	City	II	1	2	\$0.15		\$20.00	\$5.00	\$40.00	\$250 (FBO main hangar)		\$190.89			\$0.240
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3	\$0.12	\$1.80/1000 lbs See notes		\$5.00 - \$75.00		\$230 - \$930					
5S0	Oakridge	Oakridge State	State	V	2	2	\$0.08			\$3.00	\$15.00						\$0.1042
ONO	Ontario	Ontario Municipal Airport	City	III	3	5	\$0.07 - \$.09				\$50 (single engine) \$100 (Twin / turbine)	\$0.1564 per sf.					\$0.1564
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5	\$0.08			\$3.00	\$15.00						\$0.1042
PFC	Pacific City	Pacific City State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
22S	Paisley	Paisley	County	V	2	4											
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5	\$0.05	\$12.00				\$110 - \$125 (T-hangar) \$0.50 - \$1.25 per sf. (Box hangar)					\$0.207
24S	Pinehurst	Pinehurst State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1042
61J	Portland	Portland Downtown Heliport	City	II	1	1											
PDX	Portland	Portland International Airport	Port	I	N/A	1	\$0.1156			Managed by FBO							\$0.810
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1	\$0.105	\$3.68			\$35.00			\$350 - \$525			\$0.410



2021 Oregon Airports Statewide Rates and Charges Survey

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TTD	Portland	Portland -Troutdale Airport	Port	II	1	1	\$0.08	\$2.76			\$35.00	\$267					\$0.290
S39	Prineville	Prineville Airport	County	IV	3	4	\$0.10			\$25 (jet)	\$25 (single engine) \$35 (multi-engine)	\$250 - \$1000					\$0.260
64S	Prospect	Prospect State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1042
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4	\$0.07	\$3.08 (Part 125, 135, 137 only)	\$3.08	\$5.00 (single engine) \$8.00 (multi-engine) \$10.00 (turbo jet) \$10.00 (helicopter)	\$50.00	\$182 - \$230 (T-Hangar) \$0.417 - \$0.667 per sf. (box hangar)					\$0.360
REO	Rome	Rome State	State	V	2	5	\$0.08			\$3.00	\$15.00						\$0.1042
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3	\$0.05			\$3.00 (single engine) \$5.00 (multi-engine)	\$39 (single engine) \$66 (multi-engine)		\$22 - \$39	\$177 - \$242	\$444		\$0.3063
5S1	Roseburg	George Felt	Private	V	N/A	3					\$35.00	\$95 - \$150					
SLE	Salem	Salem McNary Field	City	II	1	2	\$0.08	\$1.00 - \$1.50		\$5.00 (Light) \$8.00 (Medium) \$10 (Large)	\$35 (Light) \$60 (Medium) \$80 (Large)						\$0.350
03S	Sandy	Sandy River	Private	V	N/A	1						\$230 - \$260 (T-hangar) \$1,000 (50' x 50') \$2,500 (~60' x 90') \$1,500 (~48' x 60', long term)					
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1					\$39.00	\$156 - \$243					
56S	Seaside	Seaside Municipal Airport	City	IV	1	2											\$0.125
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4											
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4				\$10.00	\$45.00		\$200 - \$340				
5S6	Sixes	Cape Blanco State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1303
S21	Sunriver	Sunriver Airport	Private	IV	3	4		\$60.00 (medium / large turboprop) \$120.00 (small / medium jet) \$180.00 (large jet)		\$15.00 (single engine) \$20.00 - \$25.00 (multi-engine, small turboprop) \$40 (medium / large turboprop) \$60.00 - \$80.00 (jet) \$20 - \$45 (helicopter)							
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4	\$0.05 - \$0.10			\$5.00	\$35.00	\$150 - \$600 typical \$4,700 for medivac hangar					\$0.380



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
TMK	Tillamook	Tillamook Airport	Port	III	1	2				\$3.00		\$0.25 per sf. / year	\$30.00				\$0.240
5S4	Toledo	Toledo State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
S49	Vale	Miller Memorial Airpark	City	V	3	5											
05S	Vernonia	Vernonia Municipal	City	V	N/A	1					\$25.00						\$0.10 - \$0.35
R33	Waldport	Wakonda Beach State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						\$0.1042
35S	Wasco	Wasco State Airport	State	IV	3	4	\$0.08			\$3.00	\$17.50						\$0.1042

- Notes:
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2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Engress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
S12	Albany	Albany Municipal Airport				30	5 (2)	Yes				\$1,500.00		
R03	Alkali Lake	Alkali Lake State		\$0.1042						\$15 - \$120	\$15 - \$120			
1S8	Arlington	Arlington Municipal			\$500 - \$750 per acre / year	25	5	Yes						
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field		\$0.21 - \$0.49		25		Yes, not all leases				\$1,874.37	\$0.336 - \$0.784 sq. ft. / year (SASO) \$100 - \$350 annual (MSP)	
AST	Astoria	Port of Astoria Regional Airport		\$0.90		Month to Month - non-commercial		Yes				Sponsor Owned		
UAO	Aurora	Aurora State Airport		\$0.03256		25	5	No	\$500.00	\$275.00	\$275.00		\$25.00	
BKE	Baker City	Baker City Municipal Airport		\$0.16		20	5	No	\$75 day for building			Lease area at commercial rate		
S05	Bandon	Bandon State Airport		\$0.2345		25	5	No		\$15 - \$120	\$15 - \$120			
2S2	Beaver Marsh	Beaver Marsh												
BDN	Bend	Bend Municipal Airport		\$0.36		Month to Month - city t-hangars/tiedowns 10 or 20 - corporate/commercial	5 or 10 year Corporate - Commercial (1 or 2)	Depends; Some of the legacy leases have reversion clauses. Newer leases do not.				\$10.82 (Building) \$0.20 (ramp) \$0.33 (fuel farm)		
M50	Boardman	Boardman Airport												
BOK	Brookings	Brookings Airport												
BNO	Burns	Burns Municipal Airport		\$0.14		5	Yes	No	\$300 per month					
CZK	Cascade Locks	Cascade Locks State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
3S4	Cave Junction	Illinois Valley Airport		\$0.13 / \$0.415		20	5		\$500 per day for helitack base on airport		\$100 typical, negotiated annually		\$0.13 / \$0.415	
2S7	Chiloquin	Chiloquin State Airport		\$0.1172		25	5	No		\$15 - \$120	\$15 - \$120			
62S	Christmas Valley	Christmas Valley Airport												
3S6	Clearwater	Toketee State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
3S9	Condon	Condon State Airport - Pauling Field		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
4S4	Cornelius	Skyport												
CVO	Corvallis	Corvallis Municipal Airport		\$0.313		20 years - hangar 40 years - commercial	10 (2) - hangar 10 (2) - commercial	Yes				\$300 per year	\$200 per year (SASO) \$50 per year (MSP)	
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field		\$0.1954		25	5	No		\$15 - \$120	\$15 - \$120			
5S2	Crescent Lake	Crescent Lake State Airport				25	5	No		\$15 - \$120	\$15 - \$120			
77S	Creswell	Creswell Hobby Field Airport		\$0.33 - \$0.36		15	5 (2)	No				\$30.50 - \$611		
5S5	Culver	Lake Billy Chinook												
8S4	Enterprise	Enterprise Municipal												
5S9	Estacada	Valley View												



2021 Oregon Airports Statewide Rates and Charges Survey

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EUG	Eugene	Eugene Airport -Mahlon Sweet Field												
6S2	Florence	Florence Municipal Airport		\$0.2449		20	20	Yes						
100	Florence	Lake Woahink SPB												
S45	Gleneden Beach	Siletz Bay State Airport		\$0.1693		25	5	No		\$15 - \$120	\$15 - \$120			
4S1	Gold Beach	Gold Beach Municipal Airport				5	5 (2)	Yes	\$100 per day	\$360 per year				
3S8	Grants Pass	Grants Pass Airport		\$0.13 - \$0.415		20	5		\$500 a day for helitack base on airport		\$100 typical, negotiated annually	\$627	\$0.13 - \$0.415	
HRI	Hermiston	Hermiston Municipal Airport		\$0.170		20	5 (2)	No				\$1250 per month		Coordination with Airport
4S2	Hood River	Ken Jernstedt Airfield				20		Yes		\$400 per year			No Fee	No Fee
7S9	Hubbard	Lenhardt Airpark												
25U	Imnaha	Memaloose USFS												
7S5	Independence	Independence State Airport		\$0.2345		25	5	No		\$15 - \$120	\$15 - \$120			
GCD	John Day	Grant County Regional Airport		\$0.160		40		Yes	\$0.16 per sf. / year (helibase and SEAT base)					
JSY	Joseph	Joseph State Airport		\$0.1433		25	5	No		\$15 - \$120	\$15 - \$120			
LMT	Klamath Falls	Crater Lake-Klamath Regional		\$0.169 - \$0.22 (existing leases) \$0.10 / \$0.22 (new leases) \$0.35 (Ramp)		20 - 30 - non-commercial 18 - 30 - commercial	10 - non-commercial 10 - 15 - commercial	Yes	\$0.22 per sf. / year			\$0.78 per sf. / year (Building) \$0.10 per sf. / year (Unimproved Areas)	\$0.31	
LGD	La Grande	La Grande / Union County Airport	\$150	\$150		25		No	\$150 ground lease					
9S3	Lakeside	Lakeside Municipal Airport		\$0.250						\$250 - \$300 per year				
LKV	Lakeview	Lake County Airport		\$0.240		25	25	No	BLM lease at commercial rate			Bundle into airport management agreement		
S30	Lebanon	Lebanon State Airport		\$0.20804		25	5	No		\$15 - \$120	\$15 - \$120			
9S9	Lexington	Lexington Airport									\$75 per month			\$200 per day
S33	Madras	Madras Municipal Airport		\$0.110		20	10	No	\$100 per day (Type 1) \$50 per day (Type 2 & 3)			Lease area at hangar and ground lease rates		



2021 Oregon Airports Statewide Rates and Charges Survey

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4S7	Malin	Malin				5								
3S7	Manzanita	Nehalem Bay State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
26U	McDermitt	McDermitt State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
00S	McKenzie Bridge	McKenzie Bridge State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
MMV	McMinnville	McMinnville Municipal Airport		\$0.283		35	5	No				\$810 per month		
MFR	Medford	Rogue Valley International -Medford Airport		\$0.58696		No set length (negotiated)	Varies (2)	Yes typically (negotiated)					\$100 per year	
12S	Monument	Monument Municipal							Negotiated per incident					
4S9	Mulino	Mulino State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
16S	Myrtle Creek	Myrtle Creek Municipal Airport				20		Yes	\$1,000 per day				Pay rent on commercial hangar, no other fees	
17S	Newberg	Chehalem Airpark		\$290 per month										
ONP	Newport	Newport Municipal Airport		\$0.170		15	5 (2)	Yes	\$199 per hour					
OTH	North Bend	Southwest Oregon Regional Airport												
5S0	Oakridge	Oakridge State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
ONO	Ontario	Ontario Municipal Airport		\$0.1564					\$0.1564			\$0.1564	\$1,000	
28U	Owyhee Reservoir	Owyhee Reservoir State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
PFC	Pacific City	Pacific City State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
22S	Paisley	Paisley							\$250 per day / aircraft					
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton		\$0.207		30	10 (2)	Yes (two primary options)		0.207 per sf. / year	0.207 per sf. / year	Ground lease rate or building rent	Variable cost	Based off op frequency and leasehold footprint
24S	Pinehurst	Pinehurst State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
61J	Portland	Portland Downtown Heliport												
PDX	Portland	Portland International Airport		\$0.810		30		Yes						
HIO	Portland	Portland -Hillsboro Airport		\$0.410		5 - 10 - non-commercial 30 - commercial		Yes					\$100 application fee per operator	



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TTD	Portland	Portland -Troutdale Airport		\$0.290		5 - 10		Yes					\$100 application fee per operator	
S39	Prineville	Prineville Airport		\$0.260		30	10	No						\$100 per day
64S	Prospect	Prospect State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
RDM	Redmond	Redmond Municipal Airport -Roberts Field		\$0.360		Varies, corporate / commercial typically 20 years	Varies, corporate / commercial typically 5 (2)	Yes				\$0.30 per sf. base land rent plus fuel tank and avionics hangar rental		
REO	Rome	Rome State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
RBG	Roseburg	Roseburg Regional Airport		\$0.720		5		Yes				\$1545 plus \$783 commercial		
5S1	Roseburg	George Felt												
SLE	Salem	Salem McNary Field		\$0.350		30 - hangars 40 - commercial 50 - certain conditions	Varies (terms included in initial lease)	Land reversion yes; building reversion only if both parties agree at the end of the term to leave the building in place						
03S	Sandy	Sandy River											Included in hangar rate	
8S3	Santiam Junction	Santiam Junction State				25	5	No		\$15 - \$120	\$15 - \$120			
SPB	Scappoose	Scappoose Industrial Airpark		\$0.33 - \$0.485		5 typical	5 (3) typical	Yes, typically			\$200 per month		Charged ground or building lease rate	
56S	Seaside	Seaside Municipal Airport				20		Yes						
45S	Silver Lake	Silver Lake USFS												
6K5	Sisters	Sisters Eagle Air Airport				1	Yes, automatic	No		\$100 per month				
5S6	Sixes	Cape Blanco State Airport		\$0.1303		25	5	No		\$15 - \$120	\$15 - \$120			
S21	Sunriver	Sunriver Airport												
DLS	The Dalles	Columbia Gorge Regional - The Dalles				20	10 - 20	Yes	\$100 - \$500 per month			\$4,800 per month		\$500 per month



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TMK	Tillamook	Tillamook Airport		\$0.240		Month to Month typical		Yes				Sponsor operated		
5S4	Toledo	Toledo State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
S49	Vale	Miller Memorial Airpark	\$1,500	\$1,500 per year		1		No						
05S	Vernonia	Vernonia Municipal				20	10	No						
R33	Waldport	Wakonda Beach State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
35S	Wasco	Wasco State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			

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FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
S12	Albany	Albany Municipal Airport		\$500,000		\$2,000,000 - \$3,000,000	
R03	Alkali Lake	Alkali Lake State					
1S8	Arlington	Arlington Municipal		Depends on operations	\$2,000,000	Depends on operations	
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field		\$1,000,000	\$1,000,000	\$1,000,000	
AST	Astoria	Port of Astoria Regional Airport		\$1M / \$100 thousand in value	\$2M and up	Port Insures as part of Port Insurance Coverage	
UAO	Aurora	Aurora State Airport		\$1,500,000	\$2,000,000	\$5,000,000	
BKE	Baker City	Baker City Municipal Airport		\$100,000	\$1,000,000		\$150 per year for aerial applicators
S05	Bandon	Bandon State Airport					
2S2	Beaver Marsh	Beaver Marsh					
BDN	Bend	Bend Municipal Airport		\$1,000,000	\$2,000,000	\$1,000,000 & Workers comp	Hangar Waitlist deposit fee \$200.00-refundable. Cleaning deposit fee \$150.00-refundable/fully or pro-rated depending on what condition the hangar, office or storage unit is left in. CAM charges, these are charged to tenants within the FBO that share, electricity, water, gas, carpet and window cleaning etc.
M50	Boardman	Boardman Airport					
BOK	Brookings	Brookings Airport					
BNO	Burns	Burns Municipal Airport		\$1,000,000	\$1,000,000	\$1,000,000	\$300 per month for aerial applicators not based at airport
CZK	Cascade Locks	Cascade Locks State Airport					
3S4	Cave Junction	Illinois Valley Airport		\$500,000	\$2,000,000	\$2,000,000	
2S7	Chiloquin	Chiloquin State Airport					
62S	Christmas Valley	Christmas Valley Airport					
3S6	Clearwater	Toketee State					
3S9	Condon	Condon State Airport - Pauling Field					
4S4	Cornelius	Skyport		Aircraft Insurance	Aircraft Insurance		
CVO	Corvallis	Corvallis Municipal Airport					
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field					
5S2	Crescent Lake	Crescent Lake State Airport					
77S	Creswell	Creswell Hobby Field Airport		\$1,000,000	\$1,000,000	\$1,000,000	
5S5	Culver	Lake Billy Chinook					
8S4	Enterprise	Enterprise Municipal					
5S9	Estacada	Valley View					




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EUG	Eugene	Eugene Airport -Mahlon Sweet Field					
6S2	Florence	Florence Municipal Airport					Insurance is on a replacement cost basis to the full insurable amount of the tenants policy. No liability minimums.
100	Florence	Lake Woahink SPB					
S45	Gleneden Beach	Siletz Bay State Airport					
4S1	Gold Beach	Gold Beach Municipal Airport		\$1,000,000	No Rate Set	Port owns fueling operations	
3S8	Grants Pass	Grants Pass Airport		\$500,000	\$2,000,000	\$2,000,000	
HRI	Hermiston	Hermiston Municipal Airport	Coordination with Airport	\$500,000	\$500,000	\$1,600,000	
4S2	Hood River	Ken Jernstedt Airfield	No Fee	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	
7S9	Hubbard	Lenhardt Airpark					Airport has hangar rentals and can be contacted directly for rates
25U	Imnaha	Memaloose USFS					No fees at airport for personal or recreational use by the public. Commercial activities require a Special Use Permit (Contact the Wallowa-Whitman National Forest office).
7S5	Independence	Independence State Airport					
GCD	John Day	Grant County Regional Airport		\$1,000,000	\$1,000,000	FBO County Owned	
JSY	Joseph	Joseph State Airport					
LMT	Klamath Falls	Crater Lake-Klamath Regional		\$1,000,000	\$10,000,000	\$10,000,000	\$0.307 per sf. / year for aerial applicators
LGD	La Grande	La Grande / Union County Airport		\$1,000,000 plus tort claim coverage	\$5,000,000 plus tort claim coverage	FBO County Owned	
9S3	Lakeside	Lakeside Municipal Airport					
LKV	Lakeview	Lake County Airport		Starts at \$500,000 with increase depending on activity	Starts at \$500,000 with increase depending on activity	Starts at \$500,000 with increase depending on activity	
S30	Lebanon	Lebanon State Airport					
9S9	Lexington	Lexington Airport					
S33	Madras	Madras Municipal Airport		\$1,000,000	\$1,000,000	\$1,000,000	





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4S7	Malin	Malin					
3S7	Manzanita	Nehalem Bay State Airport					
26U	McDermitt	McDermitt State Airport					
00S	McKenzie Bridge	McKenzie Bridge State					
MMV	McMinnville	McMinnville Municipal Airport		Oregon Tort Claims Amounts	Oregon Tort Claims Amounts	Oregon Tort Claims Amounts	
MFR	Medford	Rogue Valley International -Medford Airport		\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	
12S	Monument	Monument Municipal					
4S9	Mulino	Mulino State Airport					
16S	Myrtle Creek	Myrtle Creek Municipal Airport		\$2,000,000	\$2,000,000	\$2,000,000	
17S	Newberg	Chehalem Airpark		\$1,000,000		\$10,000,000	
ONP	Newport	Newport Municipal Airport		\$2,000,000	\$2,000,000	\$2,000,000	
OTH	North Bend	Southwest Oregon Regional Airport					 Contact airport for additional rates and charges
5S0	Oakridge	Oakridge State					
ONO	Ontario	Ontario Municipal Airport					
28U	Owyhee Reservoir	Owyhee Reservoir State					
PFC	Pacific City	Pacific City State Airport					
22S	Paisley	Paisley					
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	Based off op frequency and leasehold footprint	\$1,000,000	\$10,000,000	\$10,000,000	Agricultural plane pad lease - \$150 per month
24S	Pinehurst	Pinehurst State Airport					
61J	Portland	Portland Downtown Heliport					
PDX	Portland	Portland International Airport					
HIO	Portland	Portland -Hillsboro Airport					



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
TTD	Portland	Portland -Troutdale Airport		\$1,000,000 aircraft liability \$250,000 fire \$2,000,000 auto	\$1,000,000 general liability \$1,000,000 aircraft liability \$250,000 fire \$1,000,000 auto 100% property replacement	\$1,000,000 general liability \$1,000,000 aircraft fueling \$250,000 pollution \$1,000,000 auto	
S39	Prineville	Prineville Airport		\$1,000,000 occurrence \$2,000,000 aggregate	\$1,000,000 occurrence \$2,000,000 aggregate		
64S	Prospect	Prospect State Airport					
RDM	Redmond	Redmond Municipal Airport -Roberts Field		\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 aircraft liability and pollution exposure per occurrence	Varies \$100,000,000 combined single limit each occurrence and aggregate \$25,000,000 \$5,000,000 Auto \$100,000,000 and \$200,000,000 umbrella	\$2,000,000 occurrence \$10,000,000 aggregate \$1,000,000 aircraft liability and pollution exposure per occurrence Full replacement cost property insurance	 Newer leases include: escalation fee of 3% per year instead of CPI increase but still include FMV adjustments each 5 years; transfer/assignment fee of 3% of sale instead of set amount of \$500.00 each.
REO	Rome	Rome State					
RBG	Roseburg	Roseburg Regional Airport		\$500,000	\$500,000	\$500,000	
5S1	Roseburg	George Felt		Hangar tenants carry policies, no minimums			
SLE	Salem	Salem McNary Field		See notes	See notes	See notes	
03S	Sandy	Sandy River					
8S3	Santiam Junction	Santiam Junction State		Aircraft Insurance	Aircraft Insurance		
SPB	Scappoose	Scappoose Industrial Airpark		\$1,000,000	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	\$50 per day for aerial applicators
56S	Seaside	Seaside Municipal Airport		\$1,000,000			
45S	Silver Lake	Silver Lake USFS					
6K5	Sisters	Sisters Eagle Air Airport		\$1,000,000		\$5,000,000	
5S6	Sixes	Cape Blanco State Airport					
S21	Sunriver	Sunriver Airport					
DLS	The Dalles	Columbia Gorge Regional - The Dalles		\$1,000,000	\$2,000,000	\$2,000,000	



2021 Oregon Airports Statewide Rates and Charges Survey




FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
TMK	Tillamook	Tillamook Airport		\$769,200 single incident \$1,538,300 per occurrence	Commercial Not less than Oregon Tort Claims Not less than \$1M per occurrence with \$2M aggregate \$5M in umbrella coverage		
5S4	Toledo	Toledo State Airport					
S49	Vale	Miller Memorial Airpark		\$100,000 per person \$300,000 - per occurrence \$100,000 - property	\$100,000 per person \$300,000 - per occurrence \$100,000 - property	\$100,000 per person \$300,000 - per occurrence \$100,000 - property	Agricultural plane pad lease - \$1,500 per year
05S	Vernonia	Vernonia Municipal					
R33	Waldport	Wakonda Beach State					
35S	Wasco	Wasco State Airport					

Notes:

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2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
S12	Albany	Albany Municipal Airport	City	IV	1								
R03	Alkali Lake	Alkali Lake State	State	V	N/A								
1S8	Arlington	Arlington Municipal	City	V	N/A	4							
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3							
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2							
UAO	Aurora	Aurora State Airport	State	II	1	2							
BKE	Baker City	Baker City Municipal Airport	City	III	3	5							
S05	Bandon	Bandon State Airport	State	III	2	3							
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4							
BDN	Bend	Bend Municipal Airport	City	II	3	4							
M50	Boardman	Boardman Airport	Port	IV	3	5							
BOK	Brookings	Brookings Airport	County	IV	2	3							
BNO	Burns	Burns Municipal Airport	City	III	3	5							
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1							
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3							
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4							
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4							
3S6	Clearwater	Toketee State	State	V	N/A	3							
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4							
4S4	Cornelius	Skyport	Private	V	N/A	1							
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2							
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field	State	IV	2	2							
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4							
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2							
5S5	Culver	Lake Billy Chinook	Private	V	3	4							
8S4	Enterprise	Enterprise Municipal	City	V	3	5							
5S9	Estacada	Valley View	Private	V	1	1							
EUG	Eugene	Eugene Airport - Mahlon Sweet Field	City	I	N/A	2		\$15 - \$35		\$15 - \$35	\$20 - \$100		
6S2	Florence	Florence Municipal Airport	City	IV	2	2							
100	Florence	Lake Woahink SPB	Private	V	N/A	5							
S45	Gleneden Beach	Siletz Bay State Airport	State	IV	1	2							
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3							
3S8	Grants Pass	Grants Pass Airport	County	III	2	3							
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5							
4S2	Hood River	Ken Jernstedt Airfield	Port	IV	3	1							
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1							
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5							
7S5	Independence	Independence State Airport	State	IV	1	2							
GCD	John Day	Grant County Regional Airport	County	III	3	5							
JSY	Joseph	Joseph State Airport	State	IV	3	5							
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4							
LGD	La Grande	La Grande / Union County Airport	County	III	3	5							
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3							
LKV	Lakeview	Lake County Airport	County	III	2	4							
S30	Lebanon	Lebanon State Airport	State	IV	1	2							



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
9S9	Lexington	Lexington Airport	County	IV	3	5							
S33	Madras	Madras Municipal Airport	City	IV	3	4							
4S7	Malin	Malin	City	V	2	4							
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2							
26U	McDermitt	McDermitt State Airport	State	V	2	5							
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2							
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2							
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3		\$125.00	\$50.00	\$50.00	\$100.00	\$75 per month Gate Use Fee \$50 per turn jet bridge fee (non-signatory aircraft)	Greater of MAG or percentage
12S	Monument	Monument Municipal	City	V	3	5							
4S9	Mulino	Mulino State Airport	State	IV	1	1							
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3							
17S	Newberg	Chehalem Airpark	Private	IV	1	2							
ONP	Newport	Newport Municipal Airport	City	II	1	2							
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3	\$60.00			\$36.00			
5S0	Oakridge	Oakridge State	State	V	2	2							
ONO	Ontario	Ontario Municipal Airport	City	III	3	5							
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5							
PFC	Pacific City	Pacific City State Airport	State	V	1	2							
22S	Paisley	Paisley	County	V	2	4							
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5	\$25.00						\$1.00 per sf. / month typical
24S	Pinehurst	Pinehurst State Airport	State	V	2	3							
61J	Portland	Portland Downtown Heliport	City	II	1	1							
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1							
PDX	Portland	Portland International Airport	Port	I	N/A	1	\$60.00						% Sales or MAG/Varies by lease
TTD	Portland	Portland -Troutdale Airport	Port	II	1	1							
S39	Prineville	Prineville Airport	County	IV	3	4							
64S	Prospect	Prospect State Airport	State	V	2	3							
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4		\$25 - \$75	\$25.00	\$25 - \$75 each 2 years	\$100.00		
REO	Rome	Rome State	State	V	2	5							
5S1	Roseburg	George Felt	Private	V	N/A	3							
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3							
SLE	Salem	Salem McNary Field	City	II	1	2						\$150 Commercial Ramp Aircraft RON Fee Commercial Ramp Other Use: \$50 hour or \$250 eight-hour day Exclusive-use Terminal Space Rent: \$1.50 per sf. / month	
03S	Sandy	Sandy River	Private	V	N/A	1							
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2							



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/ Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1							
56S	Seaside	Seaside Municipal Airport	City	IV	1	2							
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4							
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4							
5S6	Sixes	Cape Blanco State Airport	State	V	2	3							
S21	Sunriver	Sunriver Airport	Private	IV	3	4							
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4							
TMK	Tillamook	Tillamook Airport	Port	III	1	2							
5S4	Toledo	Toledo State Airport	State	V	1	2							
S49	Vale	Miller Memorial Airpark	City	V	3	5							
05S	Vernonia	Vernonia Municipal	City	V	N/A	1							
R33	Waldport	Wakonda Beach State	State	V	N/A	2							
35S	Wasco	Wasco State Airport	State	IV	3	4							

Notes:

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2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
S12	Albany	Albany Municipal Airport	City	IV	1													
R03	Alkali Lake	Alkali Lake State	State	V	N/A													
1S8	Arlington	Arlington Municipal	City	V	N/A	4												
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3												
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2		\$25				\$45.00						Ground rent, generally \$0.75 per sf. / month starting; annual CPI adjustment
UAO	Aurora	Aurora State Airport	State	II	1	2												
BKE	Baker City	Baker City Municipal Airport	City	III	3	5												
S05	Bandon	Bandon State Airport	State	III	2	3												
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4												
BDN	Bend	Bend Municipal Airport	City	II	3	4		\$6.00 sq. ft / year		FBO is set up with this service and Airport does not get a percentage of the fees at this time.	\$120 quarter	\$30 - \$60					\$0.20 per sq. ft. / year	
M50	Boardman	Boardman Airport	Port	IV	3	5												
BOK	Brookings	Brookings Airport	County	IV	2	3												
BNO	Burns	Burns Municipal Airport	City	III	3	5				Courtesy cars - taxi services							600 acres avail	
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1												
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3												
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4												
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4												
3S6	Clearwater	Toketee State	State	V	N/A	3												
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4												
4S4	Cornelius	Skyport	Private	V	N/A	1												
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2											\$0.146 per sf. / year	
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field	State	IV	2	2												
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4												
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2												
5S5	Culver	Lake Billy Chinook	Private	V	3	4												
8S4	Enterprise	Enterprise Municipal	City	V	3	5												
5S9	Estacada	Valley View	Private	V	1	1												
EUG	Eugene	Eugene Airport - Mahlon Sweet Field	City	I	N/A	2		\$70 per acre / year		See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
6S2	Florence	Florence Municipal Airport	City	IV	2	2				\$5 courtesy car (suggested donation)							Prices Negotiable	
100	Florence	Lake Woahink SPB	Private	V	N/A	5												
S45	Glendon Beach	Siletz Bay State Airport	State	IV	1	2												
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3												
3S8	Grants Pass	Grants Pass Airport	County	III	2	3												
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5												
4S2	Hood River	Ken Jernstedt Airfield	Port	IV	3	1												
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1												
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5												
7S5	Independence	Independence State Airport	State	IV	1	2												
GCD	John Day	Grant County Regional Airport	County	III	3	5												
JSY	Joseph	Joseph State Airport	State	IV	3	5												
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4				10% of gross receipts (onsite) 8% of gross receipts (offsite)								
LGD	La Grande	La Grande / Union County Airport	County	III	3	5				Vehicles are provided at no cost								
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3												
LKV	Lakeview	Lake County Airport	County	III	2	4												Lease rate negotiable
S30	Lebanon	Lebanon State Airport	State	IV	1	2												
9S9	Lexington	Lexington Airport	County	IV	3	5												
S33	Madras	Madras Municipal Airport	City	IV	3	4	Ground Lease only											
4S7	Malin	Malin	City	V	2	4												
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2												
26U	McDermitt	McDermitt State Airport	State	V	2	5												
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2												
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2		\$175										
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3			Greater of MAG or Percentage	\$3 cfc charge per rental day 10% of gross revenue for off-site rental cars operating at airport			\$3.00	\$17.00	\$12.00	\$50 per quarter		
12S	Monument	Monument Municipal	City	V	3	5												
4S9	Mulino	Mulino State Airport	State	IV	1	1												
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3				30% of proceeds go to airport								
17S	Newberg	Chehalem Airpark	Private	IV	1	2												
ONP	Newport	Newport Municipal Airport	City	II	1	2	\$200 yearly			18% of sales go to airport	\$225 yearly							
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3												
5S0	Oakridge	Oakridge State	State	V	2	2												
ONO	Ontario	Ontario Municipal Airport	City	III	3	5												



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5												
PFC	Pacific City	Pacific City State Airport	State	V	1	2												
22S	Paisley	Paisley	County	V	2	4												
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5			\$0.15 - \$1.00 per sf. / month	\$1000 flat fee per month							\$0.046 - \$0.069 per sf. / year	
24S	Pinehurst	Pinehurst State Airport	State	V	2	3												
61J	Portland	Portland Downtown Heliport	City	II	1	1												
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1					25 per stall / month							
PDX	Portland	Portland International Airport	Port	I	N/A	1			% Sales or MAG \$1,500 marketing fee per year \$3,500 workplace initiative per year	% Sales or MAG, whichever is greater								
TTD	Portland	Portland -Troutdale Airport	Port	II	1	1				Yes		\$25.00						
S39	Prineville	Prineville Airport	County	IV	3	4												
64S	Prospect	Prospect State Airport	State	V	2	3												
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4				See notes	See notes	See notes	\$1.00 first 1/2 hour \$1.00 second 1/2 hour \$2.00 each additional hour	\$15 per day	\$15 per day	Terminal airport employees included in badge fee \$300 per year (\$90 per quarter, calendar year only) Transient Airline Employees		
REO	Rome	Rome State	State	V	2	5												
5S1	Roseburg	George Felt	Private	V	N/A	3												
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3					\$24 per space exceeding the two designated spaces							\$0.2194 - \$0.3032 per sf. / year
SLE	Salem	Salem McNary Field	City	II	1	2			-\$1,650 monthly guarantee; -3% of gross receipts that exceed \$55k/month -5% of net monthly lottery revenue	Commission: 5% of Gross Revenue Vehicle Parking Spaces: \$10.00/car space/month \$15.00/truck space/month	\$5.00 24-hour period (Customer) \$15 per space / month (Tenant reserved spaces)							Same fees as airport development
03S	Sandy	Sandy River	Private	V	N/A	1												
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2												Included in hangar rate
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1												
56S	Seaside	Seaside Municipal Airport	City	IV	1	2												
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4												
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4												
5S6	Sixes	Cape Blanco State Airport	State	V	2	3												
S21	Sunriver	Sunriver Airport	Private	IV	3	4												



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4		\$1,200 - \$2,000 per year									\$450 per acre / month	
TMK	Tillamook	Tillamook Airport	Port	III	1	2		\$248		Negotiated		\$15.00						Negotiated
5S4	Toledo	Toledo State Airport	State	V	1	2												
S49	Vale	Miller Memorial Airpark	City	V	3	5												
05S	Vernonia	Vernonia Municipal	City	V	N/A	1												
R33	Waldport	Wakonda Beach State	State	V	N/A	2												
35S	Wasco	Wasco State Airport	State	IV	3	4												

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FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
S12	Albany	Albany Municipal Airport			
R03	Alkali Lake	Alkali Lake State			
1S8	Arlington	Arlington Municipal			
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field			
AST	Astoria	Port of Astoria Regional Airport			
UAO	Aurora	Aurora State Airport			Restaurant at Independence pays same ground lease as aeronautical
BKE	Baker City	Baker City Municipal Airport			
S05	Bandon	Bandon State Airport			
2S2	Beaver Marsh	Beaver Marsh			
BDN	Bend	Bend Municipal Airport			Office Space > 500 Sq. ft \$18/sq. ft/year. <or = 500 Sq. ft \$14/sq. ft/year. Processing of Subleases \$386.00 for first two hours and \$189.52 each additional hour. Processing of Assignments to existing Ground leases \$386.00 for first two hours and \$189.52 each additional hour. Processing of Amendments to existing Airport leases \$77.00 for first two hours, \$38.63 each additional hour. Cleaning deposit fee \$150.00-refundable/fully or pro-rated depending on what condition the hangar, office or storage unit is left in. CAM charges, these are charged to tenants within the FBO that share, electricity, water, gas, carpet and window cleaning etc.
M50	Boardman	Boardman Airport			
BOK	Brookings	Brookings Airport			
BNO	Burns	Burns Municipal Airport	Yes		Site fee \$300.00 month (i.e. fire fighting equipment/outside seeding spraying not based on field)
CZK	Cascade Locks	Cascade Locks State Airport			
3S4	Cave Junction	Illinois Valley Airport			
2S7	Chiloquin	Chiloquin State Airport			
62S	Christmas Valley	Christmas Valley Airport			
3S6	Clearwater	Toketee State			
3S9	Condon	Condon State Airport - Pauling Field			
4S4	Cornelius	Skyport			
CVO	Corvallis	Corvallis Municipal Airport			
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field			
5S2	Crescent Lake	Crescent Lake State Airport			
77S	Creswell	Creswell Hobby Field Airport			
5S5	Culver	Lake Billy Chinook			
8S4	Enterprise	Enterprise Municipal			
5S9	Estacada	Valley View			
EUG	Eugene	Eugene Airport -Mahlon Sweet Field	See notes	See notes	




2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
6S2	Florence	Florence Municipal Airport			
100	Florence	Lake Woahink SPB			
S45	Glendon Beach	Siletz Bay State Airport			
4S1	Gold Beach	Gold Beach Municipal Airport			
3S8	Grants Pass	Grants Pass Airport			
HRI	Hermiston	Hermiston Municipal Airport			
4S2	Hood River	Ken Jernstedt Airfield			
7S9	Hubbard	Lenhardt Airpark			
25U	Imnaha	Memaloose USFS			
7S5	Independence	Independence State Airport			
GCD	John Day	Grant County Regional Airport			Office spaces inside terminal rent for \$2.10-\$2.17 per square foot. Travel trailer spaces rent for \$580 per month. Meeting spaces rent for \$15-80 per day. One non-aeronautical ground lease for \$0.33 per sf.
JSY	Joseph	Joseph State Airport			
LMT	Klamath Falls	Crater Lake-Klamath Regional			Airport is in the process of establishing a Leasing Policy. Some of the lease rates and terms may change as a result
LGD	La Grande	La Grande / Union County Airport			
9S3	Lakeside	Lakeside Municipal Airport			
LKV	Lakeview	Lake County Airport			Solar farm at negotiated lease rate ~320 acres - \$67,000/year
S30	Lebanon	Lebanon State Airport			
9S9	Lexington	Lexington Airport			Utility ground lease \$175 per month
S33	Madras	Madras Municipal Airport			Landscaping, lighting and maintenance fee for main road per acre \$25.00 per year
4S7	Malin	Malin			
3S7	Manzanita	Nehalem Bay State Airport			
26U	McDermitt	McDermitt State Airport			
00S	McKenzie Bridge	McKenzie Bridge State			
MMV	McMinnville	McMinnville Municipal Airport			
MFR	Medford	Rogue Valley International -Medford Airport	\$30 monthly for up to 30 pick-ups \$2 per pickup after 30 pick-ups No drop off fee	\$2 per pick-up	Equipment Storage Fee \$0.50 per Sf. / month Fuel Permits - \$250 per Fiscal Year Recurrent Training Fee - \$125 per incident Security Escort Fee - \$150 per hour
12S	Monument	Monument Municipal			
4S9	Mulino	Mulino State Airport			
16S	Myrtle Creek	Myrtle Creek Municipal Airport			
17S	Newberg	Chehalem Airpark			
ONP	Newport	Newport Municipal Airport			Contact airport for additional rates and charges
OTH	North Bend	Southwest Oregon Regional Airport	\$300/year		
5S0	Oakridge	Oakridge State			
ONO	Ontario	Ontario Municipal Airport			



2021 Oregon Airports Statewide Rates and Charges Survey

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28U	Owyhee Reservoir	Owyhee Reservoir State			
PFC	Pacific City	Pacific City State Airport			
22S	Paisley	Paisley			
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton			
24S	Pinehurst	Pinehurst State Airport			
61J	Portland	Portland Downtown Heliport			
HIO	Portland	Portland -Hillsboro Airport			
PDX	Portland	Portland International Airport	\$3.50 each pick-up	\$3.00 - \$20.00	
TTD	Portland	Portland -Troutdale Airport			
S39	Prineville	Prineville Airport			
64S	Prospect	Prospect State Airport			
RDM	Redmond	Redmond Municipal Airport -Roberts Field	\$100 annual operating fee \$1.00 per pick-up No drop off fee	\$100 annual operating fee \$1.00 per pick-up No drop off fee	
REO	Rome	Rome State			
5S1	Roseburg	George Felt			
RBG	Roseburg	Roseburg Regional Airport			Storage Units: \$58 - \$100 Depending on age and size of unit Commercial operators Permit -\$200 Seasonal (3 month) -\$125 Non-Seasonal (quarterly) -\$100 Application Review
SLE	Salem	Salem McNary Field			Lease Application Fee: \$500 Appraisal Appeal Fee: \$250 Site Development Fee: Equal to one year's ground lease rent Special Event Application Fee: \$500.00 Special Event Gate Proceeds: 10% of gross Revenue (waived for free admission or non-profit events) Special Event Vendor Proceeds: 10% of gross Revenue (waived for free admission or non-profit events)
03S	Sandy	Sandy River			
8S3	Santiam Junction	Santiam Junction State			
SPB	Scappoose	Scappoose Industrial Airpark			
56S	Seaside	Seaside Municipal Airport			
45S	Silver Lake	Silver Lake USFS			
6K5	Sisters	Sisters Eagle Air Airport			
5S6	Sixes	Cape Blanco State Airport			
S21	Sunriver	Sunriver Airport			



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
DLS	The Dalles	Columbia Gorge Regional - The Dalles			Cell Tower Lease - \$15,000/year
TMK	Tillamook	Tillamook Airport			
5S4	Toledo	Toledo State Airport			
S49	Vale	Miller Memorial Airpark			
05S	Vernonia	Vernonia Municipal			
R33	Waldport	Wakonda Beach State			
35S	Wasco	Wasco State Airport			

Notes:

1. Data from all of Oregon's publicly owned airports and from Oregon's privately owned, public use airports where information was made available.
2. Survey data was collected between March and May 2021.
3. Survey result fields that contain no value indicates that this field information was not provided in the results survey.
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2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
S12	Albany	Albany Municipal Airport	City	IV	1	2	\$0.06				\$30.00	\$80					\$0.254
R03	Alkali Lake	Alkali Lake State	State	V	N/A	4	\$0.08			\$3.00	\$15.00						\$0.1042
1S8	Arlington	Arlington Municipal	City	V	N/A	4											\$500 - \$750 per acre / year
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3	\$0.07	\$5.17 (Freight Operations)		\$7.00 (small) \$11 (large)	\$49 (small) \$60 (large)	0.254 per sf. (box hangar)		\$195 - \$309		\$245	\$0.21 - \$0.49
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2	\$0.08	\$5.00		\$5.00		\$110 - \$700					\$0.90
UAO	Aurora	Aurora State Airport	State	II	1	2	\$0.08			\$3.00	\$20.00						\$0.03256
BKE	Baker City	Baker City Municipal Airport	City	III	3	5	\$0.10				\$30.00	\$150-\$250					\$0.12
S05	Bandon	Bandon State Airport	State	III	2	3	\$0.08			\$3.00	\$17.50						\$0.2345
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4											
BDN	Bend	Bend Municipal Airport	City	II	3	4	\$0.08				\$45.00	\$240 - \$370					\$0.36
M50	Boardman	Boardman Airport	Port	IV	3	5											
BOK	Brookings	Brookings Airport	County	IV	2	3	\$0.09			\$5.00		\$213.98 (T-hangar)					\$0.23
BNO	Burns	Burns Municipal Airport	City	III	3	5	\$0.15			\$20.00							\$0.14
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1	\$0.08			\$3.00	\$15.00						\$0.1042
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3				\$10.00	\$100.00	\$189 - \$675					\$0.13 - \$0.383
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4	\$0.08			\$3.00	\$15.00						\$0.1172
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4				\$8.00							
3S6	Clearwater	Toketee State	State	V	N/A	3	\$0.08			\$3.00	\$15.00						\$0.1042
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4	\$0.08			\$3.00	\$17.50						\$0.1042
4S4	Cornelius	Skyport	Private	V	N/A	1				\$5.00 (daily fee) \$10.00 (weekly fee)	\$30.00						
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2	\$0.05	\$0.50				\$147 - \$187 (T-hangar)					\$0.313
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field	State	IV	2	2	\$0.08			\$3.00	\$17.50						\$0.1954
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4	\$0.08			\$3.00	\$15.00						
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2				\$3.00	\$30.00	\$145 - \$600					\$0.280
5S5	Culver	Lake Billy Chinook	Private	V	3	4											
8S4	Enterprise	Enterprise Municipal	City	V	3	5											
5S9	Estacada	Valley View	Private	V	1	1				\$5.00		\$175		\$175			






2021 Oregon Airports Statewide Rates and Charges Survey

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EUG	Eugene	Eugene Airport -Mahlon Sweet Field	City	I	N/A	2	\$0.06	\$3.41	\$2.73	\$5.00 (single engine) \$6.00 (multi-engine / jet < 12.5k) \$10 (multi-engine / jet > 12.5k) \$5 (Helicopter)	\$50 (single engine) \$60 (multi-engine / jet < 12.5k) \$100 (multi-engine / jet > 12.5k) \$50 (helicopter)						
6S2	Florence	Florence Municipal Airport	City	IV	2	2	\$0.05			\$7.00	\$75.00						\$0.2449
100	Florence	Lake Woahink SPB	Private	V	N/A	5											
S45	Gleneden Beach	Siletz Bay State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.1693
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3				\$4.00							\$0.440
3S8	Grants Pass	Grants Pass Airport	County	III	2	3	\$0.35			\$10.00	\$100.00	\$146 ("Shelter") \$198 - \$256 (T-hangar)					\$0.13 - \$0.383
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5				\$5.00		\$170 - \$205					\$0.170
4S2	Hood River	Ken Jemstedt Airfield	Port	IV	3	1	\$0.06 - \$0.08			\$5.00	\$35.00	\$286.25 - \$338.58					\$0.10 - \$1.68
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1											
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5											
7S5	Independence	Independence State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.2345
GCD	John Day	Grant County Regional Airport	County	III	3	5	\$0.10			\$5.00 (single engine) \$8.00 (multi-engine) \$25 (turbo / jet) \$50 (helicopter)	\$50 (single engine) \$80 (multi-engine) \$200 (turbo jet)	\$50 - \$100		\$75	\$150	\$150	\$0.160
JSY	Joseph	Joseph State Airport	State	IV	3	5	\$0.08			\$3.00	\$17.50						\$0.1433
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4	\$0.08	\$2.00	\$0.50 - \$1.50	Facility / Ramp Fee \$20 / \$10 (Single engine) \$100 / \$50 (Turbo prop) \$125 / \$50 (Light jet) \$150 / \$75 (Medium jet) \$200 / \$100 (Large jet)				\$200			\$0.405 (existing leases) \$0.45 (new leases)
LGD	La Grande	La Grande / Union County Airport	County	III	3	5	\$0.10	\$1.50				\$160					
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3											\$0.120
LKV	Lakeview	Lake County Airport	County	III	2	4				\$5.00	\$30.00			\$125			\$0.200
S30	Lebanon	Lebanon State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.20804
9S9	Lexington	Lexington Airport	County	IV	3	5						\$0.155142 per sf.					
S33	Madras	Madras Municipal Airport	City	IV	3	4	\$0.10			\$3.50 (single engine) \$5.00 (multi-engine)		\$75 ("Community" hangar)		\$150			\$0.110



2021 Oregon Airports Statewide Rates and Charges Survey

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4S7	Malin	Malin	City	V	2	4											\$0.150
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
26U	McDermitt	McDermitt State Airport	State	V	2	5	\$0.08			\$3.00	\$15.00						\$0.1042
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						\$0.1042
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2	\$0.05	\$0.00	\$0.00			\$150 - \$350					\$0.283
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3	\$0.065	\$4.24	\$3.26	\$20.00 (Small GA 0 - 10k) \$40.00 (Large GA > 10.k - 35k) \$70 (Regional jet > 35.1 - 100k) \$90 (Jet > 100k)	\$54.00	\$300					\$0.58696
12S	Monument	Monument Municipal	City	V	3	5											
4S9	Mulino	Mulino State Airport	State	IV	1	1	\$0.08			\$3.00	\$17.50						\$0.1042
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3				\$3.00	\$30.00	\$750					\$0.200
17S	Newberg	Chehalem Airpark	Private	IV	1	2						\$3,600					
ONP	Newport	Newport Municipal Airport	City	II	1	2	\$0.15		\$20.00	\$5.00	\$40.00	\$250 (FBO main hangar)		\$190.89			\$0.240
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3	\$0.12	\$1.80/1000 lbs See notes		\$5.00 - \$75.00		\$230 - \$930					
5S0	Oakridge	Oakridge State	State	V	2	2	\$0.08			\$3.00	\$15.00						\$0.1042
ONO	Ontario	Ontario Municipal Airport	City	III	3	5	\$0.07 - \$.09				\$50 (single engine) \$100 (Twin / turbine)	\$0.1564 per sf.					\$0.1564
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5	\$0.08			\$3.00	\$15.00						\$0.1042
PFC	Pacific City	Pacific City State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
22S	Paisley	Paisley	County	V	2	4											
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5	\$0.05	\$12.00				\$110 - \$125 (T-hangar) \$0.50 - \$1.25 per sf. (Box hangar)					\$0.207
24S	Pinehurst	Pinehurst State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1042
61J	Portland	Portland Downtown Heliport	City	II	1	1											
PDX	Portland	Portland International Airport	Port	I	N/A	1	\$0.1156			Managed by FBO							\$0.810
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1	\$0.105	\$3.68			\$35.00			\$350 - \$525			\$0.410



2021 Oregon Airports Statewide Rates and Charges Survey

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TTD	Portland	Portland -Troutdale Airport	Port	II	1	1	\$0.08	\$2.76			\$35.00	\$267					\$0.290
S39	Prineville	Prineville Airport	County	IV	3	4	\$0.10			\$25 (jet)	\$25 (single engine) \$35 (multi-engine)	\$250 - \$1000					\$0.260
64S	Prospect	Prospect State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1042
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4	\$0.07	\$3.08 (Part 125, 135, 137 only)	\$3.08	\$5.00 (single engine) \$8.00 (multi-engine) \$10.00 (turbo jet) \$10.00 (helicopter)	\$50.00	\$182 - \$230 (T-Hangar) \$0.417 - \$0.667 per sf. (box hangar)					\$0.360
REO	Rome	Rome State	State	V	2	5	\$0.08			\$3.00	\$15.00						\$0.1042
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3	\$0.05			\$3.00 (single engine) \$5.00 (multi-engine)	\$39 (single engine) \$66 (multi-engine)		\$22 - \$39	\$177 - \$242	\$444		\$0.3063
5S1	Roseburg	George Felt	Private	V	N/A	3					\$35.00	\$95 - \$150					
SLE	Salem	Salem McNary Field	City	II	1	2	\$0.08	\$1.00 - \$1.50		\$5.00 (Light) \$8.00 (Medium) \$10 (Large)	\$35 (Light) \$60 (Medium) \$80 (Large)						\$0.350
03S	Sandy	Sandy River	Private	V	N/A	1						\$230 - \$260 (T-hangar) \$1,000 (50' x 50') \$2,500 (~60' x 90') \$1,500 (~48' x 60', long term)					
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1					\$39.00	\$156 - \$243					
56S	Seaside	Seaside Municipal Airport	City	IV	1	2											\$0.125
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4											
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4				\$10.00	\$45.00		\$200 - \$340				
5S6	Sixes	Cape Blanco State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1303
S21	Sunriver	Sunriver Airport	Private	IV	3	4		\$60.00 (medium / large turboprop) \$120.00 (small / medium jet) \$180.00 (large jet)		\$15.00 (single engine) \$20.00 - \$25.00 (multi-engine, small turboprop) \$40 (medium / large turboprop) \$60.00 - \$80.00 (jet) \$20 - \$45 (helicopter)							
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4	\$0.05 - \$0.10			\$5.00	\$35.00	\$150 - \$600 typical \$4,700 for medivac hangar					\$0.380



2021 Oregon Airports Statewide Rates and Charges Survey

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TMK	Tillamook	Tillamook Airport	Port	III	1	2				\$3.00		\$0.25 per sf. / year	\$30.00				\$0.240
5S4	Toledo	Toledo State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
S49	Vale	Miller Memorial Airpark	City	V	3	5											
05S	Vernonia	Vernonia Municipal	City	V	N/A	1					\$25.00						\$0.10 - \$.35
R33	Waldport	Wakonda Beach State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						\$0.1042
35S	Wasco	Wasco State Airport	State	IV	3	4	\$0.08			\$3.00	\$17.50						\$0.1042

- Notes:
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2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Engress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
S12	Albany	Albany Municipal Airport				30	5 (2)	Yes				\$1,500.00		
R03	Alkali Lake	Alkali Lake State		\$0.1042						\$15 - \$120	\$15 - \$120			
1S8	Arlington	Arlington Municipal			\$500 - \$750 per acre / year	25	5	Yes						
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field		\$0.21 - \$0.49		25		Yes, not all leases				\$1,874.37	\$0.336 - \$0.784 sq. ft. / year (SASO) \$100 - \$350 annual (MSP)	
AST	Astoria	Port of Astoria Regional Airport		\$0.90		Month to Month - non-commercial		Yes				Sponsor Owned		
UAO	Aurora	Aurora State Airport		\$0.03256		25	5	No	\$500.00	\$275.00	\$275.00		\$25.00	
BKE	Baker City	Baker City Municipal Airport		\$0.16		20	5	No	\$75 day for building			Lease area at commercial rate		
S05	Bandon	Bandon State Airport		\$0.2345		25	5	No		\$15 - \$120	\$15 - \$120			
2S2	Beaver Marsh	Beaver Marsh												
BDN	Bend	Bend Municipal Airport		\$0.36		Month to Month - city t-hangars/tiedowns 10 or 20 - corporate/commercial	5 or 10 year Corporate - Commercial (1 or 2)	Depends; Some of the legacy leases have reversion clauses. Newer leases do not.				\$10.82 (Building) \$0.20 (ramp) \$0.33 (fuel farm)		
M50	Boardman	Boardman Airport												
BOK	Brookings	Brookings Airport												
BNO	Burns	Burns Municipal Airport		\$0.14		5	Yes	No	\$300 per month					
CZK	Cascade Locks	Cascade Locks State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
3S4	Cave Junction	Illinois Valley Airport		\$0.13 / \$0.415		20	5		\$500 per day for helitack base on airport		\$100 typical, negotiated annually		\$0.13 / \$0.415	
2S7	Chiloquin	Chiloquin State Airport		\$0.1172		25	5	No		\$15 - \$120	\$15 - \$120			
62S	Christmas Valley	Christmas Valley Airport												
3S6	Clearwater	Toketee State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
3S9	Condon	Condon State Airport - Pauling Field		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
4S4	Cornelius	Skyport												
CVO	Corvallis	Corvallis Municipal Airport		\$0.313		20 years - hangar 40 years - commercial	10 (2) - hangar 10 (2) - commercial	Yes				\$300 per year	\$200 per year (SASO) \$50 per year (MSP)	
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field		\$0.1954		25	5	No		\$15 - \$120	\$15 - \$120			
5S2	Crescent Lake	Crescent Lake State Airport				25	5	No		\$15 - \$120	\$15 - \$120			
77S	Creswell	Creswell Hobby Field Airport		\$0.33 - \$0.36		15	5 (2)	No				\$30.50 - \$611		
5S5	Culver	Lake Billy Chinook												
8S4	Enterprise	Enterprise Municipal												
5S9	Estacada	Valley View												



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Egress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
EUG	Eugene	Eugene Airport -Mahlon Sweet Field												
6S2	Florence	Florence Municipal Airport		\$0.2449		20	20	Yes						
100	Florence	Lake Woahink SPB												
S45	Gleneden Beach	Siletz Bay State Airport		\$0.1693		25	5	No		\$15 - \$120	\$15 - \$120			
4S1	Gold Beach	Gold Beach Municipal Airport				5	5 (2)	Yes	\$100 per day	\$360 per year				
3S8	Grants Pass	Grants Pass Airport		\$0.13 - \$0.415		20	5		\$500 a day for helitack base on airport		\$100 typical, negotiated annually	\$627	\$0.13 - \$0.415	
HRI	Hermiston	Hermiston Municipal Airport		\$0.170		20	5 (2)	No				\$1250 per month		Coordination with Airport
4S2	Hood River	Ken Jernstedt Airfield				20		Yes		\$400 per year			No Fee	No Fee
7S9	Hubbard	Lenhardt Airpark												
25U	Imnaha	Memaloose USFS												
7S5	Independence	Independence State Airport		\$0.2345		25	5	No		\$15 - \$120	\$15 - \$120			
GCD	John Day	Grant County Regional Airport		\$0.160		40		Yes	\$0.16 per sf. / year (helibase and SEAT base)					
JSY	Joseph	Joseph State Airport		\$0.1433		25	5	No		\$15 - \$120	\$15 - \$120			
LMT	Klamath Falls	Crater Lake-Klamath Regional		\$0.169 - \$0.22 (existing leases) \$0.10 / \$0.22 (new leases) \$0.35 (Ramp)		20 - 30 - non-commercial 18 - 30 - commercial	10 - non-commercial 10 - 15 - commercial	Yes	\$0.22 per sf. / year			\$0.78 per sf. / year (Building) \$0.10 per sf. / year (Unimproved Areas)	\$0.31	
LGD	La Grande	La Grande / Union County Airport	\$150	\$150		25		No	\$150 ground lease					
9S3	Lakeside	Lakeside Municipal Airport		\$0.250						\$250 - \$300 per year				
LKV	Lakeview	Lake County Airport		\$0.240		25	25	No	BLM lease at commercial rate			Bundle into airport management agreement		
S30	Lebanon	Lebanon State Airport		\$0.20804		25	5	No		\$15 - \$120	\$15 - \$120			
9S9	Lexington	Lexington Airport									\$75 per month			\$200 per day
S33	Madras	Madras Municipal Airport		\$0.110		20	10	No	\$100 per day (Type 1) \$50 per day (Type 2 & 3)			Lease area at hangar and ground lease rates		



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4S7	Malin	Malin				5								
3S7	Manzanita	Nehalem Bay State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
26U	McDermitt	McDermitt State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
00S	McKenzie Bridge	McKenzie Bridge State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
MMV	McMinnville	McMinnville Municipal Airport		\$0.283		35	5	No				\$810 per month		
MFR	Medford	Rogue Valley International -Medford Airport		\$0.58696		No set length (negotiated)	Varies (2)	Yes typically (negotiated)					\$100 per year	
12S	Monument	Monument Municipal							Negotiated per incident					
4S9	Mulino	Mulino State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
16S	Myrtle Creek	Myrtle Creek Municipal Airport				20		Yes	\$1,000 per day				Pay rent on commercial hangar, no other fees	
17S	Newberg	Chehalem Airpark		\$290 per month										
ONP	Newport	Newport Municipal Airport		\$0.170		15	5 (2)	Yes	\$199 per hour					
OTH	North Bend	Southwest Oregon Regional Airport												
5S0	Oakridge	Oakridge State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
ONO	Ontario	Ontario Municipal Airport		\$0.1564					\$0.1564			\$0.1564	\$1,000	
28U	Owyhee Reservoir	Owyhee Reservoir State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
PFC	Pacific City	Pacific City State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
22S	Paisley	Paisley							\$250 per day / aircraft					
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton		\$0.207		30	10 (2)	Yes (two primary options)		0.207 per sf. / year	0.207 per sf. / year	Ground lease rate or building rent	Variable cost	Based off op frequency and leasehold footprint
24S	Pinehurst	Pinehurst State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
61J	Portland	Portland Downtown Heliport												
PDX	Portland	Portland International Airport		\$0.810		30		Yes						
HIO	Portland	Portland -Hillsboro Airport		\$0.410		5 - 10 - non-commercial 30 - commercial		Yes					\$100 application fee per operator	



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TTD	Portland	Portland-Troutdale Airport		\$0.290		5 - 10		Yes					\$100 application fee per operator	
S39	Prineville	Prineville Airport		\$0.260		30	10	No						\$100 per day
64S	Prospect	Prospect State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
RDM	Redmond	Redmond Municipal Airport -Roberts Field		\$0.360		Varies, corporate / commercial typically 20 years	Varies, corporate / commercial typically 5 (2)	Yes					\$0.30 per sf. base land rent plus fuel tank and avionics hangar rental	
REO	Rome	Rome State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
RBG	Roseburg	Roseburg Regional Airport		\$0.720		5		Yes				\$1545 plus \$783 commercial		
5S1	Roseburg	George Felt												
SLE	Salem	Salem McNary Field		\$0.350		30 - hangars 40 - commercial 50 - certain conditions	Varies (terms included in initial lease)	Land reversion yes; building reversion only if both parties agree at the end of the term to leave the building in place						
03S	Sandy	Sandy River											Included in hangar rate	
8S3	Santiam Junction	Santiam Junction State				25	5	No		\$15 - \$120	\$15 - \$120			
SPB	Scappoose	Scappoose Industrial Airpark		\$0.33 - \$0.485		5 typical	5 (3) typical	Yes, typically			\$200 per month		Charged ground or building lease rate	
56S	Seaside	Seaside Municipal Airport				20		Yes						
45S	Silver Lake	Silver Lake USFS												
6K5	Sisters	Sisters Eagle Air Airport				1	Yes, automatic	No		\$100 per month				
5S6	Sixes	Cape Blanco State Airport		\$0.1303		25	5	No		\$15 - \$120	\$15 - \$120			
S21	Sunriver	Sunriver Airport												
DLS	The Dalles	Columbia Gorge Regional - The Dalles				20	10 - 20	Yes	\$100 - \$500 per month			\$4,800 per month		\$500 per month



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TMK	Tillamook	Tillamook Airport		\$0.240		Month to Month typical		Yes				Sponsor operated		
5S4	Toledo	Toledo State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
S49	Vale	Miller Memorial Airpark	\$1,500	\$1,500 per year		1		No						
05S	Vernonia	Vernonia Municipal				20	10	No						
R33	Waldport	Wakonda Beach State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
35S	Wasco	Wasco State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			

Notes:

1. Data from all of Oregon's publicly owned airports and from Oregon's privately owned, public use airports where information was made available.
2. Survey data was collected between March and May 2021.
3. Survey result fields that contain no value indicates that this field information was not provided in the results survey.
4. Oregon pdf icon denotes additional information available in Microsoft Excel based file.




2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
S12	Albany	Albany Municipal Airport		\$500,000		\$2,000,000 - \$3,000,000	
R03	Alkali Lake	Alkali Lake State					
1S8	Arlington	Arlington Municipal		Depends on operations	\$2,000,000	Depends on operations	
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field		\$1,000,000	\$1,000,000	\$1,000,000	
AST	Astoria	Port of Astoria Regional Airport		\$1M / \$100 thousand in value	\$2M and up	Port Insures as part of Port Insurance Coverage	
UAO	Aurora	Aurora State Airport		\$1,500,000	\$2,000,000	\$5,000,000	
BKE	Baker City	Baker City Municipal Airport		\$100,000	\$1,000,000		\$150 per year for aerial applicators
S05	Bandon	Bandon State Airport					
2S2	Beaver Marsh	Beaver Marsh					
BDN	Bend	Bend Municipal Airport		\$1,000,000	\$2,000,000	\$1,000,000 & Workers comp	Hangar Waitlist deposit fee \$200.00-refundable. Cleaning deposit fee \$150.00-refundable/fully or pro-rated depending on what condition the hangar, office or storage unit is left in. CAM charges, these are charged to tenants within the FBO that share, electricity, water, gas, carpet and window cleaning etc.
M50	Boardman	Boardman Airport					
BOK	Brookings	Brookings Airport					
BNO	Burns	Burns Municipal Airport		\$1,000,000	\$1,000,000	\$1,000,000	\$300 per month for aerial applicators not based at airport
CZK	Cascade Locks	Cascade Locks State Airport					
3S4	Cave Junction	Illinois Valley Airport		\$500,000	\$2,000,000	\$2,000,000	
2S7	Chiloquin	Chiloquin State Airport					
62S	Christmas Valley	Christmas Valley Airport					
3S6	Clearwater	Toketee State					
3S9	Condon	Condon State Airport - Pauling Field					
4S4	Cornelius	Skyport		Aircraft Insurance	Aircraft Insurance		
CVO	Corvallis	Corvallis Municipal Airport					
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field					
5S2	Crescent Lake	Crescent Lake State Airport					
77S	Creswell	Creswell Hobby Field Airport		\$1,000,000	\$1,000,000	\$1,000,000	
5S5	Culver	Lake Billy Chinook					
8S4	Enterprise	Enterprise Municipal					
5S9	Estacada	Valley View					




2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
EUG	Eugene	Eugene Airport -Mahlon Sweet Field					
6S2	Florence	Florence Municipal Airport					Insurance is on a replacement cost basis to the full insurable amount of the tenants policy. No liability minimums.
100	Florence	Lake Woahink SPB					
S45	Gleneden Beach	Siletz Bay State Airport					
4S1	Gold Beach	Gold Beach Municipal Airport		\$1,000,000	No Rate Set	Port owns fueling operations	
3S8	Grants Pass	Grants Pass Airport		\$500,000	\$2,000,000	\$2,000,000	
HRI	Hermiston	Hermiston Municipal Airport	Coordination with Airport	\$500,000	\$500,000	\$1,600,000	
4S2	Hood River	Ken Jernstedt Airfield	No Fee	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	
7S9	Hubbard	Lenhardt Airpark					Airport has hangar rentals and can be contacted directly for rates
25U	Imnaha	Memaloose USFS					No fees at airport for personal or recreational use by the public. Commercial activities require a Special Use Permit (Contact the Wallowa-Whitman National Forest office).
7S5	Independence	Independence State Airport					
GCD	John Day	Grant County Regional Airport		\$1,000,000	\$1,000,000	FBO County Owned	
JSY	Joseph	Joseph State Airport					
LMT	Klamath Falls	Crater Lake-Klamath Regional		\$1,000,000	\$10,000,000	\$10,000,000	\$0.307 per sf. / year for aerial applicators
LGD	La Grande	La Grande / Union County Airport		\$1,000,000 plus tort claim coverage	\$5,000,000 plus tort claim coverage	FBO County Owned	
9S3	Lakeside	Lakeside Municipal Airport					
LKV	Lakeview	Lake County Airport		Starts at \$500,000 with increase depending on activity	Starts at \$500,000 with increase depending on activity	Starts at \$500,000 with increase depending on activity	
S30	Lebanon	Lebanon State Airport					
9S9	Lexington	Lexington Airport					
S33	Madras	Madras Municipal Airport		\$1,000,000	\$1,000,000	\$1,000,000	





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FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
4S7	Malin	Malin					
3S7	Manzanita	Nehalem Bay State Airport					
26U	McDermitt	McDermitt State Airport					
00S	McKenzie Bridge	McKenzie Bridge State					
MMV	McMinnville	McMinnville Municipal Airport		Oregon Tort Claims Amounts	Oregon Tort Claims Amounts	Oregon Tort Claims Amounts	
MFR	Medford	Rogue Valley International -Medford Airport		\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	
12S	Monument	Monument Municipal					
4S9	Mulino	Mulino State Airport					
16S	Myrtle Creek	Myrtle Creek Municipal Airport		\$2,000,000	\$2,000,000	\$2,000,000	
17S	Newberg	Chehalem Airpark		\$1,000,000		\$10,000,000	
ONP	Newport	Newport Municipal Airport		\$2,000,000	\$2,000,000	\$2,000,000	
OTH	North Bend	Southwest Oregon Regional Airport					 Contact airport for additional rates and charges
5S0	Oakridge	Oakridge State					
ONO	Ontario	Ontario Municipal Airport					
28U	Owyhee Reservoir	Owyhee Reservoir State					
PFC	Pacific City	Pacific City State Airport					
22S	Paisley	Paisley					
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	Based off op frequency and leasehold footprint	\$1,000,000	\$10,000,000	\$10,000,000	Agricultural plane pad lease - \$150 per month
24S	Pinehurst	Pinehurst State Airport					
61J	Portland	Portland Downtown Heliport					
PDX	Portland	Portland International Airport					
HIO	Portland	Portland -Hillsboro Airport					



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FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
TTD	Portland	Portland -Troutdale Airport		\$1,000,000 aircraft liability \$250,000 fire \$2,000,000 auto	\$1,000,000 general liability \$1,000,000 aircraft liability \$250,000 fire \$1,000,000 auto 100% property replacement	\$1,000,000 general liability \$1,000,000 aircraft fueling \$250,000 pollution \$1,000,000 auto	
S39	Prineville	Prineville Airport		\$1,000,000 occurrence \$2,000,000 aggregate	\$1,000,000 occurrence \$2,000,000 aggregate		
64S	Prospect	Prospect State Airport					
RDM	Redmond	Redmond Municipal Airport -Roberts Field		\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 aircraft liability and pollution exposure per occurrence	Varies \$100,000,000 combined single limit each occurrence and aggregate \$25,000,000 \$5,000,000 Auto \$100,000,000 and \$200,000,000 umbrella	\$2,000,000 occurrence \$10,000,000 aggregate \$1,000,000 aircraft liability and pollution exposure per occurrence Full replacement cost property insurance	 Newer leases include: escalation fee of 3% per year instead of CPI increase but still include FMV adjustments each 5 years; transfer/assignment fee of 3% of sale instead of set amount of \$500.00 each.
REO	Rome	Rome State					
RBG	Roseburg	Roseburg Regional Airport		\$500,000	\$500,000	\$500,000	
5S1	Roseburg	George Felt		Hangar tenants carry policies, no minimums			
SLE	Salem	Salem McNary Field		See notes	See notes	See notes	
03S	Sandy	Sandy River					
8S3	Santiam Junction	Santiam Junction State		Aircraft Insurance	Aircraft Insurance		
SPB	Scappoose	Scappoose Industrial Airpark		\$1,000,000	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	\$50 per day for aerial applicators
56S	Seaside	Seaside Municipal Airport		\$1,000,000			
45S	Silver Lake	Silver Lake USFS					
6K5	Sisters	Sisters Eagle Air Airport		\$1,000,000		\$5,000,000	
5S6	Sixes	Cape Blanco State Airport					
S21	Sunriver	Sunriver Airport					
DLS	The Dalles	Columbia Gorge Regional - The Dalles		\$1,000,000	\$2,000,000	\$2,000,000	



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FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
TMK	Tillamook	Tillamook Airport		\$769,200 single incident \$1,538,300 per occurrence	Commercial Not less than Oregon Tort Claims Not less than \$1M per occurrence with \$2M aggregate \$5M in umbrella coverage		
5S4	Toledo	Toledo State Airport					
S49	Vale	Miller Memorial Airpark		\$100,000 per person \$300,000 - per occurrence \$100,000 - property	\$100,000 per person \$300,000 - per occurrence \$100,000 - property	\$100,000 per person \$300,000 - per occurrence \$100,000 - property	Agricultural plane pad lease - \$1,500 per year
05S	Vernonia	Vernonia Municipal					
R33	Waldport	Wakonda Beach State					
35S	Wasco	Wasco State Airport					

Notes:

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4. Oregon pdf icon denotes additional information available in Microsoft Excel based file.






2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
S12	Albany	Albany Municipal Airport	City	IV	1								
R03	Alkali Lake	Alkali Lake State	State	V	N/A								
1S8	Arlington	Arlington Municipal	City	V	N/A	4							
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3							
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2							
UAO	Aurora	Aurora State Airport	State	II	1	2							
BKE	Baker City	Baker City Municipal Airport	City	III	3	5							
S05	Bandon	Bandon State Airport	State	III	2	3							
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4							
BDN	Bend	Bend Municipal Airport	City	II	3	4							
M50	Boardman	Boardman Airport	Port	IV	3	5							
BOK	Brookings	Brookings Airport	County	IV	2	3							
BNO	Burns	Burns Municipal Airport	City	III	3	5							
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1							
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3							
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4							
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4							
3S6	Clearwater	Toketee State	State	V	N/A	3							
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4							
4S4	Cornelius	Skyport	Private	V	N/A	1							
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2							
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field	State	IV	2	2							
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4							
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2							
5S5	Culver	Lake Billy Chinook	Private	V	3	4							
8S4	Enterprise	Enterprise Municipal	City	V	3	5							
5S9	Estacada	Valley View	Private	V	1	1							
EUG	Eugene	Eugene Airport - Mahlon Sweet Field	City	I	N/A	2		\$15 - \$35		\$15 - \$35	\$20 - \$100		
6S2	Florence	Florence Municipal Airport	City	IV	2	2							
100	Florence	Lake Woahink SPB	Private	V	N/A	5							
S45	Gleneden Beach	Siletz Bay State Airport	State	IV	1	2							
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3							
3S8	Grants Pass	Grants Pass Airport	County	III	2	3							
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5							
4S2	Hood River	Ken Jernstedt Airfield	Port	IV	3	1							
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1							
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5							
7S5	Independence	Independence State Airport	State	IV	1	2							
GCD	John Day	Grant County Regional Airport	County	III	3	5							
JSY	Joseph	Joseph State Airport	State	IV	3	5							
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4							
LGD	La Grande	La Grande / Union County Airport	County	III	3	5							
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3							
LKV	Lakeview	Lake County Airport	County	III	2	4							
S30	Lebanon	Lebanon State Airport	State	IV	1	2							



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
9S9	Lexington	Lexington Airport	County	IV	3	5							
S33	Madras	Madras Municipal Airport	City	IV	3	4							
4S7	Malin	Malin	City	V	2	4							
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2							
26U	McDermitt	McDermitt State Airport	State	V	2	5							
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2							
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2							
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3		\$125.00	\$50.00	\$50.00	\$100.00	\$75 per month Gate Use Fee \$50 per turn jet bridge fee (non-signatory aircraft)	Greater of MAG or percentage
12S	Monument	Monument Municipal	City	V	3	5							
4S9	Mulino	Mulino State Airport	State	IV	1	1							
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3							
17S	Newberg	Chehalem Airpark	Private	IV	1	2							
ONP	Newport	Newport Municipal Airport	City	II	1	2							
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3	\$60.00			\$36.00			
5S0	Oakridge	Oakridge State	State	V	2	2							
ONO	Ontario	Ontario Municipal Airport	City	III	3	5							
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5							
PFC	Pacific City	Pacific City State Airport	State	V	1	2							
22S	Paisley	Paisley	County	V	2	4							
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5	\$25.00						\$1.00 per sf. / month typical
24S	Pinehurst	Pinehurst State Airport	State	V	2	3							
61J	Portland	Portland Downtown Heliport	City	II	1	1							
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1							
PDX	Portland	Portland International Airport	Port	I	N/A	1	\$60.00 						% Sales or MAG/Varies by lease
TTD	Portland	Portland -Troutdale Airport	Port	II	1	1							
S39	Prineville	Prineville Airport	County	IV	3	4							
64S	Prospect	Prospect State Airport	State	V	2	3							
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4		\$25 - \$75	\$25.00	\$25 - \$75 each 2 years	\$100.00		
REO	Rome	Rome State	State	V	2	5							
5S1	Roseburg	George Felt	Private	V	N/A	3							
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3							
SLE	Salem	Salem McNary Field	City	II	1	2						\$150 Commercial Ramp Aircraft RON Fee Commercial Ramp Other Use: \$50 hour or \$250 eight-hour day Exclusive-use Terminal Space Rent: \$1.50 per sf. / month	
03S	Sandy	Sandy River	Private	V	N/A	1							
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2							



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1							
56S	Seaside	Seaside Municipal Airport	City	IV	1	2							
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4							
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4							
5S6	Sixes	Cape Blanco State Airport	State	V	2	3							
S21	Sunriver	Sunriver Airport	Private	IV	3	4							
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4							
TMK	Tillamook	Tillamook Airport	Port	III	1	2							
5S4	Toledo	Toledo State Airport	State	V	1	2							
S49	Vale	Miller Memorial Airpark	City	V	3	5							
05S	Vernonia	Vernonia Municipal	City	V	N/A	1							
R33	Waldport	Wakonda Beach State	State	V	N/A	2							
35S	Wasco	Wasco State Airport	State	IV	3	4							

Notes:

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2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
S12	Albany	Albany Municipal Airport	City	IV	1													
R03	Alkali Lake	Alkali Lake State	State	V	N/A													
1S8	Arlington	Arlington Municipal	City	V	N/A	4												
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3												
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2		\$25				\$45.00						Ground rent, generally \$0.75 per sq. / month starting; annual CPI adjustment
UAO	Aurora	Aurora State Airport	State	II	1	2												
BKE	Baker City	Baker City Municipal Airport	City	III	3	5												
S05	Bandon	Bandon State Airport	State	III	2	3												
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4												
BDN	Bend	Bend Municipal Airport	City	II	3	4		\$6.00 sq. ft / year		FBO is set up with this service and Airport does not get a percentage of the fees at this time.	\$120 quarter	\$30 - \$60					\$0.20 per sq. ft. / year	
M50	Boardman	Boardman Airport	Port	IV	3	5												
BOK	Brookings	Brookings Airport	County	IV	2	3												
BNO	Burns	Burns Municipal Airport	City	III	3	5				Courtesy cars - taxi services							600 acres avail	
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1												
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3												
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4												
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4												
3S6	Cleawater	Toketee State	State	V	N/A	3												
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4												
4S4	Cornelius	Skyport	Private	V	N/A	1												
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2											\$0.146 per sq. / year	
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field	State	IV	2	2												
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4												
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2												
5S5	Culver	Lake Billy Chinook	Private	V	3	4												
8S4	Enterprise	Enterprise Municipal	City	V	3	5												
5S9	Estacada	Valley View	Private	V	1	1												
EUG	Eugene	Eugene Airport - Mahlon Sweet Field	City	I	N/A	2		\$70 per acre / year		See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes
6S2	Florence	Florence Municipal Airport	City	IV	2	2				\$5 courtesy car (suggested donation)							Prices Negotiable	



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100	Florence	Lake Woahink SPB	Private	V	N/A	5												
S45	Glendon Beach	Siletz Bay State Airport	State	IV	1	2												
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3												
3S8	Grants Pass	Grants Pass Airport	County	III	2	3												
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5												
4S2	Hood River	Ken Jernstedt Airfield	Port	IV	3	1												
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1												
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5												
7S5	Independence	Independence State Airport	State	IV	1	2												
GCD	John Day	Grant County Regional Airport	County	III	3	5												
JSY	Joseph	Joseph State Airport	State	IV	3	5												
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4				10% of gross receipts (onsite) 8% of gross receipts (offsite)								
LGD	La Grande	La Grande / Union County Airport	County	III	3	5				Vehicles are provided at no cost								
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3												
LKV	Lakeview	Lake County Airport	County	III	2	4												Lease rate negotiable
S30	Lebanon	Lebanon State Airport	State	IV	1	2												
9S9	Lexington	Lexington Airport	County	IV	3	5												
S33	Madras	Madras Municipal Airport	City	IV	3	4	Ground Lease only											
4S7	Malin	Malin	City	V	2	4												
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2												
26U	McDermitt	McDermitt State Airport	State	V	2	5												
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2												
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2		\$175										
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3			Greater of MAG or Percentage	\$3 cfc charge per rental day 10% of gross revenue for off-site rental cars operating at airport			\$3.00	\$17.00	\$12.00	\$50 per quarter		
12S	Monument	Monument Municipal	City	V	3	5												
4S9	Mulino	Mulino State Airport	State	IV	1	1												
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3				30% of proceeds go to airport								
17S	Newberg	Chehalem Airpark	Private	IV	1	2												
ONP	Newport	Newport Municipal Airport	City	II	1	2	\$200 yearly			18% of sales go to airport	\$225 yearly							
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3												
5S0	Oakridge	Oakridge State	State	V	2	2												
ONO	Ontario	Ontario Municipal Airport	City	III	3	5												
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5												
PFC	Pacific City	Pacific City State Airport	State	V	1	2												
22S	Paisley	Paisley	County	V	2	4												



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FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5			\$0.15 - \$1.00 per sf. / month	\$1000 flat fee per month							\$.046 - \$.069 per sf. / year	
24S	Pinehurst	Pinehurst State Airport	State	V	2	3												
61J	Portland	Portland Downtown Heliport	City	II	1	1												
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1					25 per stall / month							
PDX	Portland	Portland International Airport	Port	I	N/A	1			% Sales or MAG \$1,500 marketing fee per year \$3,500 workplace initiative per year	% Sales or MAG, whichever is greater								
TTD	Portland	Portland -Troutdale Airport	Port	II	1	1				Yes		\$25.00						
S39	Prineville	Prineville Airport	County	IV	3	4												
64S	Prospect	Prospect State Airport	State	V	2	3												
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4				See notes	See notes	See notes	\$1.00 first 1/2 hour \$1.00 second 1/2 hour \$2.00 each additional hour	\$15 per day	\$15 per day	Terminal airport employees included in badge fee \$300 per year (\$90 per quarter, calendar year only) Transient Airline Employees		
REO	Rome	Rome State	State	V	2	5												
5S1	Roseburg	George Felt	Private	V	N/A	3												
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3					\$24 per space exceeding the two designated spaces							\$0.2194 - \$0.3032 per sf. / year
SLE	Salem	Salem McNary Field	City	II	1	2			-\$1,650 monthly guarantee; -3% of gross receipts that exceed \$55k/month -5% of net monthly lottery revenue	Commission: 5% of Gross Revenue Vehicle Parking Spaces: \$10.00/car space/month \$15.00/truck space/month	\$5.00 24-hour period (Customer) \$15 per space / month (Tenant reserved spaces)							Same fees as airport development
03S	Sandy	Sandy River	Private	V	N/A	1												
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2												Included in hangar rate
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1												
56S	Seaside	Seaside Municipal Airport	City	IV	1	2												
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4												
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4												
5S6	Sixes	Cape Blanco State Airport	State	V	2	3												
S21	Sunriver	Sunriver Airport	Private	IV	3	4												
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4		\$1,200 - \$2,000 per year									\$450 per acre / month	
TMK	Tillamook	Tillamook Airport	Port	III	1	2		\$248		Negotiated		\$15.00						Negotiated
5S4	Toledo	Toledo State Airport	State	V	1	2												



2021 Oregon Airports Statewide Rates and Charges Survey

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S49	Vale	Miller Memorial Airpark	City	V	3	5												
05S	Vernonia	Vernonia Municipal	City	V	N/A	1												
R33	Waldport	Wakonda Beach State	State	V	N/A	2												
35S	Wasco	Wasco State Airport	State	IV	3	4												

Notes:

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2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
S12	Albany	Albany Municipal Airport			
R03	Alkali Lake	Alkali Lake State			
1S8	Arlington	Arlington Municipal			
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field			
AST	Astoria	Port of Astoria Regional Airport			
UAO	Aurora	Aurora State Airport			Restaurant at Independence pays same ground lease as aeronautical
BKE	Baker City	Baker City Municipal Airport			
S05	Bandon	Bandon State Airport			
2S2	Beaver Marsh	Beaver Marsh			
BDN	Bend	Bend Municipal Airport			Office Space > 500 Sq. ft \$18/sq. ft/year. <or = 500 Sq. ft \$14/sq. ft/year. Processing of Subleases \$386.00 for first two hours and \$189.52 each additional hour. Processing of Assignments to existing Ground leases \$386.00 for first two hours and \$189.52 each additional hour. Processing of Amendments to existing Airport leases \$77.00 for first two hours, \$38.63 each additional hour. Cleaning deposit fee \$150.00-refundable/fully or pro-rated depending on what condition the hangar, office or storage unit is left in. CAM charges, these are charged to tenants within the FBO that share, electricity, water, gas, carpet and window cleaning etc.
M50	Boardman	Boardman Airport			
BOK	Brookings	Brookings Airport			
BNO	Burns	Burns Municipal Airport	Yes		Site fee \$300.00 month (i.e. fire fighting equipment/outside seeding spraying not based on field)
CZK	Cascade Locks	Cascade Locks State Airport			
3S4	Cave Junction	Illinois Valley Airport			
2S7	Chiloquin	Chiloquin State Airport			
62S	Christmas Valley	Christmas Valley Airport			
3S6	Clearwater	Toketee State			
3S9	Condon	Condon State Airport - Pauling Field			
4S4	Cornelius	Skyport			
CVO	Corvallis	Corvallis Municipal Airport			
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field			
5S2	Crescent Lake	Crescent Lake State Airport			
77S	Creswell	Creswell Hobby Field Airport			
5S5	Culver	Lake Billy Chinook			
8S4	Enterprise	Enterprise Municipal			
5S9	Estacada	Valley View			
EUG	Eugene	Eugene Airport - Mahlon Sweet Field	See notes	See notes	
6S2	Florence	Florence Municipal Airport			





2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
100	Florence	Lake Woahink SPB			
S45	Gleneden Beach	Siletz Bay State Airport			
4S1	Gold Beach	Gold Beach Municipal Airport			
3S8	Grants Pass	Grants Pass Airport			
HRI	Hermiston	Hermiston Municipal Airport			
4S2	Hood River	Ken Jemstedt Airfield			
7S9	Hubbard	Lenhardt Airpark			
25U	Imnaha	Memaloose USFS			
7S5	Independence	Independence State Airport			
GCD	John Day	Grant County Regional Airport			Office spaces inside terminal rent for \$2.10-\$2.17 per square foot. Travel trailer spaces rent for \$580 per month. Meeting spaces rent for \$15-80 per day. One non-aeronautical ground lease for \$0.33 per sf.
JSY	Joseph	Joseph State Airport			
LMT	Klamath Falls	Crater Lake-Klamath Regional			Airport is in the process of establishing a Leasing Policy. Some of the lease rates and terms may change as a result
LGD	La Grande	La Grande / Union County Airport			
9S3	Lakeside	Lakeside Municipal Airport			
LKV	Lakeview	Lake County Airport			Solar farm at negotiated lease rate ~320 acres - \$67,000/year
S30	Lebanon	Lebanon State Airport			
9S9	Lexington	Lexington Airport			Utility ground lease \$175 per month
S33	Madras	Madras Municipal Airport			Landscaping, lighting and maintenance fee for main road per acre \$25.00 per year
4S7	Malin	Malin			
3S7	Manzanita	Nehalem Bay State Airport			
26U	McDermitt	McDermitt State Airport			
00S	McKenzie Bridge	McKenzie Bridge State			
MMV	McMinnville	McMinnville Municipal Airport			
MFR	Medford	Rogue Valley International -Medford Airport	\$30 monthly for up to 30 pick-ups \$2 per pickup after 30 pick-ups No drop off fee	\$2 per pick-up	Equipment Storage Fee - \$0.50 per Sf. / month Fuel Permits - \$250 per Fiscal Year Recurrent Training Fee - \$125 per incident Security Escort Fee - \$150 per hour
12S	Monument	Monument Municipal			
4S9	Mulino	Mulino State Airport			
16S	Myrtle Creek	Myrtle Creek Municipal Airport			
17S	Newberg	Chehalem Airpark			
ONP	Newport	Newport Municipal Airport			Contact airport for additional rates and charges
OTH	North Bend	Southwest Oregon Regional Airport	\$300/year		
5S0	Oakridge	Oakridge State			
ONO	Ontario	Ontario Municipal Airport			
28U	Owyhee Reservoir	Owyhee Reservoir State			
PFC	Pacific City	Pacific City State Airport			
22S	Paisley	Paisley			



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton			
24S	Pinehurst	Pinehurst State Airport			
61J	Portland	Portland Downtown Heliport			
HIO	Portland	Portland -Hillsboro Airport			
PDX	Portland	Portland International Airport	\$3.50 each pick-up	\$3.00 - \$20.00	
TTD	Portland	Portland -Troutdale Airport			
S39	Prineville	Prineville Airport			
64S	Prospect	Prospect State Airport			
RDM	Redmond	Redmond Municipal Airport -Roberts Field	\$100 annual operating fee \$1.00 per pick-up No drop off fee	\$100 annual operating fee \$1.00 per pick-up No drop off fee	
REO	Rome	Rome State			
5S1	Roseburg	George Felt			
RBG	Roseburg	Roseburg Regional Airport			Storage Units: \$58 - \$100 Depending on age and size of unit Commercial operators Permit -\$200 Seasonal (3 month) -\$125 Non-Seasonal (quarterly) -\$100 Application Review
SLE	Salem	Salem McNary Field			Lease Application Fee: \$500 Appraisal Appeal Fee: \$250 Site Development Fee: Equal to one year's ground lease rent Special Event Application Fee: \$500.00 Special Event Gate Proceeds: 10% of gross Revenue (waived for free admission or non-profit events) Special Event Vendor Proceeds: 10% of gross Revenue (waived for free admission or non-profit events)
03S	Sandy	Sandy River			
8S3	Santiam Junction	Santiam Junction State			
SPB	Scappoose	Scappoose Industrial Airpark			
56S	Seaside	Seaside Municipal Airport			
45S	Silver Lake	Silver Lake USFS			
6K5	Sisters	Sisters Eagle Air Airport			
5S6	Sixes	Cape Blanco State Airport			
S21	Sunriver	Sunriver Airport			
DLS	The Dalles	Columbia Gorge Regional - The Dalles			Cell Tower Lease - \$15,000/year
TMK	Tillamook	Tillamook Airport			
5S4	Toledo	Toledo State Airport			

 2021 Oregon Airports Statewide Rates and Charges Survey					
FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
S49	Vale	Miller Memorial Airport			
05S	Vernonia	Vernonia Municipal			
R33	Waldport	Wakonda Beach State			
35S	Wasco	Wasco State Airport			

Notes:

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Appendix B

Rates and Charges Glossary and Common Acronyms

Airport Improvement Program (AIP) - Provides grants to public agencies and in some cases, to private owners and entities, for the planning and development of public-use airports that are included in the National Plan of Integrated Airport Systems (NPIAS). The AIP program is administered by the FAA.

Aeronautical Use - All activities that involve or are directly related to the operation of aircraft, including activities that make the operation of aircraft possible and safe. Services located on the airport that are directly and substantially related to the movement of passengers, baggage, mail, and cargo are considered aeronautical uses.

Commercial Air Service - That portion of civil aviation that encompasses scheduled or unscheduled air carriers.

Commercial Use - Usage for commercial purpose with the intent of financial gain.

Federal Aviation Administration (FAA) - The governing body of civil aviation in the United States. The FAA is an operating mode of the U.S. Department of Transportation.

Fixed-Base Operator (FBO) - A business granted the right by the airport sponsor to operate on an airport and provide aeronautical services such as fueling, hangar facilities, tiedown and parking, aircraft rental, aircraft maintenance, flight instruction, etc.

General Aviation (GA) - That portion of civil aviation that encompasses all facets of aviation except air carriers holding a certificate of convenience and necessity, and large aircraft commercial operators.

Hangar - A building made to hold aircraft for storing, maintenance, assembly, etc.

Helipad - A designated area for the takeoff, landing and parking of helicopters.

Landing Fee - A fee typically based on the aircraft maximum gross takeoff weight, usually reported in thousand pound increments.

National Plan of Integrated Airport Systems (NPIAS) - Identifies nearly 3,310 existing and proposed airports that are included in the national airport system, the roles they currently serve, and the amounts and types of airport development eligible for Federal funding under the AIP over the next 5 years. The FAA is required to publish a 5-year estimate of AIP eligible development every two years.

Nonaeronautical Use - All uses of the airport that do not qualify as aeronautical use are considered nonaeronautical. Aviation-related uses that do not need to be located on an airport, such as flight kitchens and airline reservation centers, are considered nonaeronautical uses. Nonaeronautical uses include public parking, rental cars, ground transportation, as well as terminal concessions such as food and beverage and news and gift shops.

Non-Commercial Use - Use for other than a commercial purpose (e.g. Residential or Personal Use).

Oregon Department of Aviation (ODA) - The Oregon Department of Aviation has a mission to provide infrastructure, financial resources, and expertise to ensure a safe and efficient air transportation system.

Rates and Charges - The fees imposed by the airport owner for aeronautical and nonaeronautical use of airport facilities

Sponsor - Owner of the airport.

Tie-Down - An aircraft parking area/spot on the ramp.

Unmanned Aircraft Systems (UAS) or unmanned aerial systems - Includes all items needed to conduct unmanned aircraft operations: vehicle, remote controller, camera, GPS, flight software and any other technology needed to conduct operations.

Transportation Network Company (TNC) - A person or entity that provides prearranged transportation services for compensation using an online-enabled application or platform to connect clients with drivers who use their personal vehicles to provide the requested transportation.

For FAA acronyms and abbreviations go to: <https://www.faa.gov/jobs/abbreviations/>

Appendix C

Individual Airport Survey Respondents

FAA ID	Airport Name	Contact Person	Title
S12	Albany Municipal Airport	Robb Romeo	Transportation Manager
R03	Alkali Lake State	Tony Beach	Deputy Director, State Airports Manager
1S8	Arlington Municipal	Pam Rosenbalm	City Recorder
S03	Ashland Municipal Airport - Sumner Parker Field	Chance Metcalf	Project Manager
AST	Port Of Astoria Regional Airport	Matt McGrath	Deputy Director
UAO	Aurora State Airport	Tony Beach	Deputy Director, State Airports Manager
BKE	Baker City Municipal Airport	Michelle Owen Troy Woydziak	Public Works Director Baker Aircraft
S05	Bandon State Airport	Tony Beach	Deputy Director, State Airports Manager
2S2	Beaver Marsh	Gregory Kackstetter	Airport Owner
BDN	Bend Municipal Airport	Tracy Williams	Airport Manager
M50	Boardman Airport	Lisa Mittelsdorf	Economic Development Director
BOK	Brookings Airport	Jonathan Trost	Deputy Director of Public Works
BNO	Burns Municipal Airport	Walt Sitz	Airport Manager
CZK	Cascade Locks State Airport	Tony Beach	Deputy Director, State Airports Manager
3S4	Illinois Valley Airport	Jason Davis	Airport Director
2S7	Chiloquin State Airport	Tony Beach	Deputy Director, State Airports Manager
62S	Christmas Valley Airport	Glenna Wade	Christmas Valley Parks
3S6	Toketee State	Tony Beach	Deputy Director, State Airports Manager
3S9	Condon State Airport - Pauling Field	Tony Beach	Deputy Director, State Airports Manager
4S4	Skyport	Guy Putman	Airport Manager / Owner
CVO	Corvallis Municipal Airport	Lisa Scherf	Transportation Services Supervisor
61S	Cottage Grove State Airport -Jim Wright Field	Tony Beach	Deputy Director, State Airports Manager
5S2	Crescent Lake State Airport	Tony Beach	Deputy Director, State Airports Manager
77S	Creswell Hobby Field Airport	Shelley Humble	Airport Manager
5S5	Lake Billy Chinook	Roy Eckelman	Airport Manager
8S4	Enterprise Municipal	Lacey McQuead	City Administrator / Recorder / HR Mgr.
5S9	Valley View	Michael Czyz	Airport Manager
EUG	Eugene Airport -Mahlon Sweet Field	Cathryn Stephens	Acting Airport Director
6S2	Florence Municipal Airport	Mike Miller	Public Works Director
100	Lake Woahink SPB	Greg and Jan Murphy	Airport Manager / Owner
S45	Siletz Bay State Airport	Tony Beach	Deputy Director, State Airports Manager
4S1	Gold Beach Municipal Airport	Andy Wright	Port Manager
3S8	Grants Pass Airport	Jason Davis	Airport Director
HRI	Hermiston Municipal Airport	Mark Morgan	Assistant City Manager
4S2	Ken Jernstedt Airfield	Michael McElwee	Executive Director
7S9	Lenhardt Airpark	Glenn Lenhardt	Airport Manager
25U	Memaloose USFS	Miles Hancock	Unit Aviation Manager - USFS
7S5	Independence State Airport	Tony Beach	Deputy Director, State Airports Manager
GCD	Grant County Regional Airport	Haley Walker	Airport Manager
JSY	Joseph State Airport	Tony Beach	Deputy Director, State Airports Manager
LMT	Crater Lake-Klamath Regional	John Barsalou	Airport Director
LGD	La Grande / Union County Airport	Doug Wright	Public Works and Airport Director
9S3	Lakeside Municipal Airport	Ken Robbers	Airport Manager
LKV	Lake County Airport	Tom Andrews	Airport Manager
S30	Lebanon State Airport	Tony Beach	Deputy Director, State Airports Manager
9S9	Lexington Airport	Sandra Pointer	Management Assistant
S33	Madras Municipal Airport	Rob Berg	Airport Manager

FAA ID	Airport Name	Contact Person	Title
4S7	Malin	Isaac Nunn	Assistant City Recorder
3S7	Nehalem Bay State Airport	Tony Beach	Deputy Director, State Airports Manager
26U	McDermitt State Airport	Tony Beach	Deputy Director, State Airports Manager
00S	McKenzie Bridge State	Tony Beach	Deputy Director, State Airports Manager
MMV	McMinnville Municipal Airport	Mike Bisset	Community Development Director
MFR	Rogue Valley International - Medford Airport	Jerry Brienza Amber Judd	Airport Director Director of Finance and Administration
12S	Monument Municipal	Dorothy Jordan	City Recorder / Airport Manager
4S9	Mulino State Airport	Tony Beach	Deputy Director, State Airports Manager
16S	Myrtle Creek Municipal Airport	Sean Negherbon	City Administrator
17S	Chehalem Airpark	Nancy Sturdevant	Airport Manager / Owner
ONP	Newport Municipal Airport	Lance Vanderbeck	Airport Director
OTH	Southwest Oregon Regional Airport	Theresa Cook	Executive Director
5S0	Oakridge State	Tony Beach	Deputy Director, State Airports Manager
ONO	Ontario Municipal Airport	Erik Hartley	Airport Manager
28U	Owyhee Reservoir State	Tony Beach	Deputy Director, State Airports Manager
PFC	Pacific City State Airport	Tony Beach	Deputy Director, State Airports Manager
22S	Paisley	Tom Andrews	Airport Manager
PDT	Eastern Oregon Regional Airport At Pendleton	Steve Chrisman	Economic Development Director and Airport Manager
24S	Pinehurst State Airport	Tony Beach	Deputy Director, State Airports Manager
HIO	Portland -Hillsboro Airport	Steven Nagy Julia Weisenbach	Interim Director of Airport Operations Property Manager
PDX	Portland International Airport	Steven Nagy Julia Weisenbach	Interim Director of Airport Operations Property Manager
TTD	Portland -Troutdale Airport	Steven Nagy Julia Weisenbach	Interim Director of Airport Operations Property Manager
61J	Portland Downtown Heliport	Portland Bureau of Transportation	Portland Bureau of Transportation
S39	Prineville Airport	Kelly Coffelt	Airport Manager
64S	Prospect State Airport	Tony Beach	Deputy Director, State Airports Manager
RDM	Redmond Municipal Airport - Roberts Field	Zachary Bass Tammy Rohach	Airport Director Property Specialist
REO	Rome State	Tony Beach	Deputy Director, State Airports Manager
RBG	Roseburg Regional Airport	Nikki Messenger Kandi Leroue	City Manager Public Works Department
5S1	George Felt	Gil Peterson	Airport Owner
SLE	Salem McNary Field	John Paskell	Airport Manager
03S	Sandy River	Georgia and Jack Hoffman	Airport Owner
8S3	Santiam Junction State	Tony Beach	Deputy Director, State Airports Manager
SPB	Scappoose Industrial Airpark	Craig Allison	Airport Manager (Retired)
56S	Seaside Municipal Airport	Dale McDowell	Public Works Director
45S	Silver Lake USFS	Miles Hancock	Unit Aviation Manager - USFS
6K5	Sisters Eagle Air Airport	David Campbell	Airport Manager
5S6	Cape Blanco State Airport	Tony Beach	Deputy Director, State Airports Manager
S21	Sunriver Airport	Brandon Wright	Airport Manager
DLS	Columbia Gorge Regional - The Dalles	Dave Rasmussen	Airport Manager (Prior)
TMK	Tillamook Airport	Michele Bradley	Port of Tillamook Bay General Manager
5S4	Toledo State Airport	Tony Beach	Deputy Director, State Airports Manager
S49	Miller Memorial Airpark	Todd Fuller	City Manager
05S	Vernonia Municipal	Michael Seager	Airport Manager
R33	Wakonda Beach State	Tony Beach	Deputy Director, State Airports Manager
35S	Wasco State Airport	Tony Beach	Deputy Director, State Airports Manager

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**PORT OF HOOD RIVER
AIRPORT REVENUES AND EXPENDITURES
FOR THE FIVE YEARS ENDED JUNE 30, 2021 AND FY 2021-22 BUDGET**

	Actuals					Budget
	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
<u>Operating Revenues</u>						
T-Hangar Leases	\$ 106,236	\$ 110,912	\$ 119,594	\$ 126,465	\$ 136,322	\$ 143,900
Hangar 1 Lease	31,226	23,200	27,464	28,255	31,762	\$ 40,900
Other Leases	38,119	39,180	46,127	47,069	40,310	\$ 45,000
	<u>175,581</u>	<u>173,292</u>	<u>193,185</u>	<u>201,789</u>	<u>208,394</u>	<u>229,800</u>
Utility Service fee (Water, Garbage)	8,312	6,958	7,092	7,268	8,384	10,000
Electric Reimbursement	6,838	5,861	6,019	5,774	5,411	6,400
Miscellaneous	800	500	3,370	1,185	2,200	11,000
Reimbursement - Property taxes	3,742	3,772	3,415	3,309	3,668	3,800
<i>Operating Revenues</i>	<u>\$ 195,273</u>	<u>\$ 190,383</u>	<u>\$ 213,081</u>	<u>\$ 219,325</u>	<u>\$ 228,057</u>	<u>\$ 261,000</u>
<u>Operating Expenses</u>						
Labor, taxes and burden	\$ 83,877	\$ 129,531	\$ 147,802	\$ 143,550	\$ 145,754	\$ 174,000
Electric, water and garbage	37,067	34,775	33,300	32,957	33,649	41,000
Insurance	8,129	9,128	10,713	12,021	13,771	15,100
Maintenance	54,085	38,066	41,228	52,730	60,343	70,000
Miscellaneous/IT	3,615	15,673	10,293	6,926	12,155	15,000
Professional Services	70,308	21,779	13,802	27,540	39,765	30,000
Property taxes	3,703	3,751	3,803	3,782	4,142	4,400
<i>Operating Expenses before Capital Outlay</i>	<u>260,784</u>	<u>252,703</u>	<u>260,941</u>	<u>279,506</u>	<u>309,579</u>	<u>349,500</u>
<i>Net Cashflow before Capital Outlay</i>	<u>\$ (65,511)</u>	<u>\$ (62,320)</u>	<u>\$ (47,860)</u>	<u>\$ (60,181)</u>	<u>\$ (81,522)</u>	<u>\$ (88,500)</u>
<i>Capital Outlay</i>	<u>(300,438)</u>	<u>(1,993,951)</u>	<u>(424,344)</u>	<u>(1,266,901)</u>	<u>(3,540,909)</u>	<u>(3,838,000)</u>
<i>Capital Grants/Loans</i>	<u>191,011</u>	<u>1,288,808</u>	<u>312,298</u>	<u>1,389,445</u>	<u>2,455,635</u>	<u>3,261,600</u>
<i>Net Cashflow after Capital Outlay and related Grants</i>	<u>\$ (174,938)</u>	<u>\$ (767,463)</u>	<u>\$ (159,906)</u>	<u>\$ 62,363</u>	<u>\$ (1,166,796)</u>	<u>\$ (664,900)</u>

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Commission Memo



Prepared by: Daryl Stafford
Date: November 2, 2021
Re: 2022 Marina Rules & Regulations, Rates

At the October 19th, 2021 meeting, staff provided the Commission with recommendations for the 2022 Marina Rules & Regulations, and rates. Beginning in FY 2015-16, the Port has raised the Marina Rates 6% annually to get the Marina operations closer to break even status. The Marina has reached and exceeded that benchmark, and therefore staff recommended the CPI rate increase for our region of 3.561%. The Commission felt further discussion was warranted regarding rates and requested a more comprehensive comparison summary of other local Marina 2021 rates. Please see attachments “A” and “B” for these comparisons.

MARINA RATES

In FY 2020-2021, Marina revenues exceeded expenses by \$38,450, establishing the recommended cost recovery fund. The adopted budget for 2022 depicts a positive cashflow from operations, which includes a 3% rate increase. Please see attachment “C” for Marina Revenues & Expenses.

There are various rates for different slip types, sizes, and locations. Please see Attachment “D” with rate option proposals for 2022.

Special Assessments that correspond with the Marina Electrical and Boathouse Dock Replacement projects will remain the same for 2022:

- Marina Tenants Electrical Project: \$442.55 assessed until 2028
- Boathouse Tenants Dock Replacement: \$1,650.77 assessed until 2023

MARINA RULES AND REGULATIONS

As part of an annual review and update practice, staff and the Marina Committee recommend changes to the Marina Rules and Regulations to be implemented in January of the following year. The purpose of the proposed changes is to improve administration efficiency, safety and security, and to encourage best practices for the Marina.

Commission consideration is requested of the following notable changes for 2022, recommended by staff and the Marina Committee:

1. **Responsibility of Boathouse Owners.** Add language to clearly state that any boathouse that Port staff deems in danger of sinking or considered a hazard to Port property or another boathouse should be removed or repaired to the Port’s satisfaction immediately at the expense of the tenant. (See attachment “E” Rules and

Regs, page 14.)

2. **Boathouse Floatation.** Due to the difficulty finding contractors and materials, extend original deadline date of June 1st, 2022 to November 1st 2022 for removal of un-encapsulated floatation (whitebead) and replace with USACE approved floatation or logs (See attached Rules and Regs, page 15.)

Staff requests the Commission consider the changes to the Rules and Regulations along with selection an option for the rate increase for the Moorage Rates to be implemented January 1, 2022. A decision is needed before November 20 so that any changes may be properly communicated to the Marina tenants by December 1, as Port practice is to provide 30 days-notice to tenants before implementation on January 1.

RECOMMENDATIONS:

Approve 2022 Marina Rules and Regulations, subject to legal counsel review.

Approve 2022 Marina moorage lease rates with a 3.561 % increase.

Boathouse — A structure intended to house a boat. Normally never moved or moved with great difficulty.	Floating home — A house built on floats, anchored in place and never moved.	Houseboat — A vessel with a house-like structure designed to be moved occasionally or often. Built on a barge or scow hull, many are self-powered.
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Most structures in PDX are floating homes, and allow liveboards.

The Port classifies the structures in our Marina as Boat Houses, however all of boat houses have large living quarters. Tenants may stay overnight any 3 nights in a 7 day period.

Boat House Rate Survey				
Marina Name	Location	Monthly slip rental fee	Annual Slip Rental Fee	# of Slips
Big Eddy Marina	Columbia River	\$ 950	\$ 11,400	62
Blue Frog Landing	Columbia River	\$ 825	\$ 9,900	12
Bridgeton Harbor Moorage	Columbia River	\$ 850	\$ 10,200	7
Buoy One	Columbia River	\$ 800	\$ 9,600	15
Columbia Crossings - Row 9	Columbia River	\$ 700	\$ 8,400	18
Columbia Way West	Columbia River	\$ 825	\$ 9,900	26
Ducks Moorage	Columbia River	\$ 800	\$ 9,600	30
Five Cedars	Columbia River	\$ 1,000	\$ 12,000	11
Harrison Moorage	Columbia River	\$ 600	\$ 7,200	5
Hood River- \$1.48sq ft =1000sq ft plus utility base fee \$10month. There is an annual assessment of \$1651 that times out in 2023	Columbia River	\$143 moorage & utilities / \$138 assessment Total=\$281	\$1716 w/o assessment ***** * \$3367 including assessment	11
Island Cove Moorage	Columbia River	\$ 1,250	\$ 15,000	57
Kappler's Moorage	Columbia River	\$ 750	\$ 9,000	10
Suttle Road Moorage	Columbia River	\$ 850	\$ 10,200	12
The Dalles- \$1.26sq ft = 1000sq ft	Columbia River	\$ 105	\$ 1,260	11
Wayne's Moorage	Columbia River	\$ 1,000	\$ 12,000	5
Wil-Jan Moorage	Columbia River	\$ 800	\$ 9,600	10
Bridgeview Moorage	Multnomah Channel	\$ 600	\$ 7,200	17
Fred's Marina	Multnomah Channel	\$ 700	\$ 8,400	3
Larson's Moorage	Multnomah Channel	\$ 900	\$ 10,800	38
Marina Way	Multnomah Channel	\$ 325	\$ 3,900	17
Mayfair Moorage	Multnomah Channel	\$ 675	\$ 8,100	17
McCuddy's Big Oak Marina	Multnomah Channel	\$ 650	\$ 7,800	24
McCuddy's Landing	Multnomah Channel	\$ 650	\$ 7,800	32
Multnomah Channel Yacht Club	Multnomah Channel	\$ 600	\$ 7,200	15
Multnomah Yacht Harbor	Multnomah Channel	\$ 600	\$ 7,200	7
Paradise Moorage	Multnomah Channel	\$ 600	\$ 7,200	50
River's Bend	Multnomah Channel	\$ 325	\$ 3,900	20
Rocky Pointe Marina	Multnomah Channel	\$ 807	\$ 9,684	56
Sauvie Island Moorage	Multnomah Channel	\$ 525	\$ 6,300	49
Skyline (was Happy Rock)	Multnomah Channel	\$ 750	\$ 9,000	28
Wapato (formerly Casselman's	Multnomah Channel	\$ 750	\$ 9,000	35
Weilert Moorage	Multnomah Channel	\$ 750	\$ 9,000	4

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2021 Rate Comparison for Marinas Slips along the Columbia

11/2/21

The dollar amounts listed below represent annual average moorages.

They include any annual base charges for water, electric, trash, taxes, etc.

	Marina	Average Annual up to 30' (based on 30')	Average Annual over 30' (based on 38')
1	Big Eddy Marina (Private) Portland	\$3,240	\$4,218
2	Columbia Crossings, Portland OR	\$3,181	\$4,464
3	Port of Arlington	\$720	\$1,026
4	Port of Astoria	\$1,530	\$1,890
5	Port of Brookings	\$1,454	\$1,841
6	Port of Camas	\$1,836	\$2,535
7	Port of Cascade Locks	\$1,060	\$1,428
8	Port of Hood River - includes base utility fee of \$120 per year. There is an assessment of \$443 in addition to the moorage that times out in 2028.	\$1459 W/O assessment ***** \$1902 including assessment	\$1730 w/o assessment ***** \$2173 including assessment
9	Port of Illwaco	\$3,870	\$4,902
10	Port of Kalama	\$1,764	\$2,064
11	Port of Kennewick	\$1,704	\$2,148
12	Port of The Dalles	\$1,440	\$1,824
13	Salpare (Private) Portland	\$3,588	\$4,308
14	St. Helens Marina	\$2,376	\$3,009
15	Steamboat Landing Vancouver WA	\$2,640	\$3,840
16	Tidewater Cove Vancouver WA	\$3,600	\$3,840
	Averages	\$2,244	\$2,844

This summary does not show immenities.
 Additonal charges may apply for electric

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**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
<i>Operating Revenues</i>								
Moorage - including subleases	\$ 157,356	\$ 175,341	\$ 185,313	\$ 194,337	220,547	228,752	243,594	\$ 240,500
Special Assessment	87,031	87,031	87,031	83,619	87,746	84,671	80,530	84,900
	244,387	262,372	272,344	277,956	308,293	313,423	324,124	325,400
Utility Service fee (\$5 Base Electricity, Water, Garbage)		5,334	15,014	10,161	9,930	9,792	9,994	11,000
Electric Reimbursement	10,079	16,385	27,203	19,684	17,514	15,805	15,163	19,000
Miscellaneous	11,536	20,007	20,485	22,554	23,092	21,424	24,120	26,900
Grant	6,244	7,050	7,050	8,425	7,050	7,000	7,000	7,000
<i>Operating Revenues</i>	272,246	311,148	342,096	338,780	365,879	367,444	380,401	389,300
<i>Operating Expenses</i>								
Labor, taxes and burden	128,431	123,977	134,317	136,701	142,157	142,594	155,381	179,600
Electric, water and garbage	18,300	23,540	31,361	27,056	25,103	24,075	25,061	26,000
Insurance	14,681	15,053	12,709	7,473	5,888	6,865	7,398	7,600
Maintenance	15,371	19,729	28,789	29,505	46,196	28,451	10,403	30,000
Miscellaneous	15,287	12,158	11,121	11,658	15,630	10,635	19,316	14,000
Security/IT	5,491	3,547	5,115	4,699	5,377	6,879	5,991	6,000
Professional Services	10,131	11,764	5,675	8,566	7,290	6,330	18,401	35,000
Legal	5,298	2,551	2,369	2,080	3,740	2,306	725	5,000
<i>Operating Expenses before 2010 FlexLease Debt</i>	212,990	212,319	231,456	227,738	251,381	228,135	242,676	303,200
Debt Service - 2010 FlexLease	23,901	28,425	27,820	27,515	26,435	25,670	24,840	28,850
Debt Service - 2013 FlexLease	65,996	70,112	69,076	69,088	66,624	66,196	68,587	66,725
<i>Operating Expenses before Capital Outlay</i>	302,887	310,856	328,352	324,341	344,440	320,001	336,103	398,775
<i>Net Cashflow before Capital Outlay</i>	(30,641)	292	13,744	14,440	21,440	47,443	44,298	(9,475)
<i>Capital Outlay</i>	98,544	\$ 10,973	\$ 45,924	\$ 22,374	9,063	-	15,290	\$ 353,600
<i>Capital Grant</i>		\$ -	\$ 9,961	\$ -	\$ -	\$ -	\$ -	\$ 132,300

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**MARINA MOORAGE RATE SCHEDULE
EFFECTIVE JANUARY 1, 2022**

	2019	2020	2021	Proposed	Proposed	Proposed	Proposed	Assessment in addition to Moorage	Base Fee in addition to Moorage	TOTAL	TOTAL	TOTAL	TOTAL
				Rate with 3.561% CPI increase	Rate with 6% increase	Rate with 8% increase	Rate with 10% increase			Proposed 2022	Proposed 2022	Proposed 2022	Proposed 2022
Moorage Rates - Slips and Boat Houses*													
<u>Moorage Slips - Boats 30 Feet and Under</u>	Rate	Rate	Rate							Total with 3.561 CPI increase	Total with 6% increase	Total with 8% increase	Total Proposed 2022
Annual Rate - Boats Under 30 Feet	\$ 1,161.11	\$ 1,230.77	\$ 1,256.00	\$ 1,300.73	\$ 1,331.36	\$ 1,356.48	\$ 1,381.60	\$ 442.55	\$ 120.00	\$ 1,863.28	\$ 1,893.91	\$ 1,919.03	\$ 1,944.15
Annual Rate for C Dock Eastside - Boats Under 30 Feet	\$ 1,317.25	\$ 1,396.29	\$ 1,425.00	\$ 1,475.74	\$ 1,510.50	\$ 1,539.00	\$ 1,567.50	\$ 442.55	\$ 120.00	\$ 2,038.29	\$ 2,073.05	\$ 2,101.55	\$ 2,130.05
Annual Rate for C Dock South - Boats Under 30 Feet	\$ 1,233.51	\$ 1,307.52	\$ 1,334.00	\$ 1,381.50	\$ 1,414.04	\$ 1,440.72	\$ 1,467.40	\$ 442.55	\$ 120.00	\$ 1,944.05	\$ 1,976.59	\$ 2,003.27	\$ 2,029.95
					\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -
<u>Moorage Slips - Boats Over 30 Feet</u>													
Annual Rate - per Foot per month	\$ 3.17	\$ 3.36	\$ 3.43	\$ 3.56	\$ 3.64	\$ 3.70	\$ 3.77	\$ 442.55	\$ 120.00	Length*rate + \$562.55			
Annual Rate for C Dock South - per foot per month	\$ 3.36	\$ 3.56	\$ 3.63	\$ 3.76	\$ 3.85	\$ 3.92	\$ 3.99	\$ 442.55	\$ 120.00	Length*rate + \$562.55			
					\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -
<u>Floatplane Slips - Transient Floatplane Moorage NOT Available</u>													
Annual Rate - Minimum \$850 plus increase	\$ 1,138.25	\$ 1,206.54	\$ 1,231.00	\$ 1,275.94	\$ 1,304.86	\$ 1,329.48	\$ 1,354.10		\$ 120.00	\$ 1,395.94	\$ 1,424.86	\$ 1,449.48	\$ 1,474.10
					\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -
<u>Boathouse Slips</u>													
Annual Rate - Rate per /SQ FT/YR	\$ 1.37	\$ 1.45	\$ 1.48	\$ 1.53	\$ 1.57	\$ 1.60	\$ 1.63	\$ 1,650.77	\$ 120.00	SQ ft * rate + \$1770.77			

<u>Visitor Dock Fee Schedule</u>	Overnight no power Guest Rate	Overnight with Power Guest Rate
<u>Length</u>		
Under 20 Feet	\$ 12.00	NA
20-29 Feet	\$ 20.00	\$ 25.00
30-39 Feet	\$ 25.00	\$ 30.00
40-49 Feet	\$ 30.00	\$ 35.00
50-59 Feet	\$ 40.00	\$ 45.00

	2021 Rate	proposed 2022 Rate with 3.561 CPI increase	proposed 2022 Rate with 6% CPI increase	proposed 2022 Rate with 8% CPI increase	proposed 2022 Rate with 10% CPI increase
<u>Seasonal Moorage Lottery</u>					
6 Slips available for under 20' May-October	\$845	\$875.85	\$895.70	\$912.60	\$929.50
<u>Shell Dock Storage</u>					
6 Racks available annual lease August - July	\$348	\$360.71	\$368.88	\$375.84	\$382.80

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PORT OF HOOD RIVER
2022 MARINA MOORAGE RULES & REGULATIONS
Effective January 1, 2022

The purpose of these Rules and Regulations is to promote the safe and efficient operation of the Port of Hood River Marina (“Marina”) and provide better service for boaters and the public. It is the intent of the Port to encourage Tenants to contribute to the efficient operation of the Marina by following the rules and regulations established for this purpose.

The word "Port" as used herein shall mean the Port of Hood River, and when appropriate may mean any person authorized to represent the Port. The word "Tenant" is used to indicate the owner of a boat, boathouse, or floatplane moored legally within the Port of Hood River Marina as per the conditions of a signed Moorage Rental Agreement (“Agreement”) or Boathouse Lease. The words “vessel” and "boat" include boathouses or floatplane where appropriate.

Tenant agrees to comply with all applicable federal, state, county, and city laws and rules, and to comply with all Port ordinances in addition to these Marina Moorage Rules & Regulations. Violations may result in immediate termination of lease agreement.

The Port reserves the right to change the Marina Moorage Rules & Regulations from time to time. Any such changes shall be posted on the Port’s website at www.portofhoodriver.com, and shall be effective on the website posting date unless a later date is specified by the Port. Marina users are responsible for knowing, understanding and complying with the current and updated rules and regulations. Failure to adhere to these rules and regulations may result in moorage termination and penalties. The Port Commission authorizes Port staff, including the Marina Manager, to enforce these rules and regulations by written or verbal directions or any other legal means.

When a boat enters the Marina, it immediately comes under the jurisdiction of the Port and shall be berthed or anchored only where authorized by the Port. Port staff may deny the use of any of the facilities of the Marina or moorage when not in the best interest of the Port or the Marina.

The Marina is a regulated facility owned and operated by the Port. The intended use of a slips is for recreational purposes, not for storage. Any commercial activity in the Marina or on Port property requires a separate Port agreement that may or may not be granted.

The Port was originally certified by the Oregon State Marine Board in 2012 as a “Clean Marina.” Annual surveys are submitted to the OSMB and site visits are conducted every three years for recertification. The Port of Hood River Marina was recertified as a Clean Marina in 2018. Review the Clean Boater information available from the Oregon State Marine Board here: <https://www.oregon.gov/OSMB/boater-info/Pages/Clean-Marinas.aspx>

Information is listed by topic in alphabetic order.

Agreements

Moorage Rental Agreements with the Port will be executed only with the owner of the boat that is to occupy the assigned slip. Leasing a boat slip by a person who is not a boat owner is prohibited unless temporary permission is granted by the Marina Manager in limited circumstances.

Tenants must provide proof of ownership of the vessel that will occupy their assigned slip. Failure or inability to provide satisfactory proof of ownership will result in denial of moorage privileges or termination.

- Documents, including but not limited to the following, will be required:
 - a. Current certificate of Title showing proper owner(s), or loan documents.
 - b. Current State Registration Certificate or USCG Documentation showing owner(s).
 - c. Insurance with proper owner(s) listed.
- Tenant agreements may be denied, or tenancy may be terminated if any information related to an agreement is misrepresented, incomplete, inaccurate or falsified. The Port reserves the right to verify all verbal or written information presented to confirm that the Vessel in an assigned berth is, in fact, owned by the person who signed the Moorage Agreement, and to deny any application for any reason not specifically restricted by law.
- Contact information provided to the Port by the Tenant shall be kept current at all times, including emergency contact information. It is the tenant's responsibility to inform the Port of any changes.
- New tenants that do not have vessels have 60 days from slip acceptance to purchase vessel. Permission for extension must be approved by Marina Manager. Extensions longer than 6 months will not be considered unless there are extreme circumstances, and must be approved by Executive Director.

All tenant boats MUST be moored in the slip assigned to the Tenant in a Moorage Agreement. All boats shall be the appropriate size for the slip and tied up in berths or at moorings according to good maritime practice. The **overall length** of the vessel must NOT exceed the assigned slip allowance without Port approval.

- Tenant acknowledges that Tenant has inspected the assigned slip and is satisfied the slip is in good condition and adequate for the safe mooring of Tenant's boat. Each Tenant accepts the Marina and Slip in their present condition and understands that the Marina dock and slip is being rented "AS-IS".
- The Port reserves the right to relocate any Tenant to another moorage slip at any time, and to allocate the use of any moorage as it deems necessary.
- No offensive activities shall be carried on by a Tenant at or in the immediate vicinity of the Marina. A Tenant shall not engage in any activity that might be dangerous to life or limb nor permit any objectionable noise or odor on Tenant's boat, in the Marina, or on adjacent premises, nor do anything which will create a nuisance or disturb, interfere with or jeopardize the enjoyment of the Marina or of the adjoining property by others. The Port reserves the right in its sole discretion to determine whether an activity is considered "offensive."
- A Tenant shall be responsible for and assure compliance with the terms of these rules and regulations by Tenant's invitees, guests and family members. Any violation or breach by them is a breach by Tenant.

Betterment Lists

A "Betterment List" requesting notice of slip vacancies is available for annual Tenants whose accounts are in good standing with no unpaid balances, and who have met all terms of the current year Rules and Regulations and Lease Agreements. Tenants seeking to change slips should contact the Marina Manager. At the discretion of the Marina Manager, Tenants on the betterment list will be contacted when a slip becomes vacant.

- A Tenant must respond within three (3) business days after offered a vacated slip. If a tenant declines, no response is received or if the Tenant fails to move their vessel within the time allowed, the Tenant's right to occupy the Betterment slip will expire and the slip will be offered to the next person on the list.
- If a Betterment List offer expires, a Tenant who receives but does not accept an offer will retain their place on the Betterment List. However, if a Tenant is offered another Betterment move within twelve (12) months after the Tenant declines or fails to respond to the first Betterment offer within the time allowed, the Tenant will be removed from the Betterment List.
- Outside end slips are exempt from Betterment List requests.

- \$35 will be charged when a Tenant requests a “Betterment” move to a slip with the same length classification. Tenants seeking a boat slip with a different classification should apply for the appropriate “Wait List” and pay an Administrative fee.

Bulletin Board

- All notices will be posted by Port Staff only. Notice requests may be emailed to waterfront@portofhoodriver.com, calling the Marina Manager at (541) 436-0797, or by dropping a notice at the Port office. All notices will be date stamped.
- Notices posted without permission will be REMOVED.
- Event notices may be placed no more than two (2) weeks prior to the event and will be removed the next business day following the event.
- Non-event notices, such as items “For Sale” will be posted for no more than three (3) weeks.

Defaults

The following are a default of a Tenant’s moorage obligations:

- Failure to pay the Port moorage rental as per the Moorage Agreement or any other Marina fees or charges within ten (10) days after Port written notice of non-payment is sent to a Tenant.
- Failure of a Tenant to comply with any of the terms or conditions of any Port Ordinance or Marina rule or regulation within ten (10) days after written notice from the Port is sent to the Tenant. If such noncompliance cannot be cured within ten (10) days but may be cured within a short time thereafter, the Tenant may apply for and receive approval for an extension of time from the Port Executive Director, which may be granted or denied in their discretion.
- If a default is not remedied the Port may:
 - Terminate the moorage lease, evict the Tenant and boat and re-lease the slip.
 - Recover any unpaid rent, charges or fees and any of Port’s direct costs including staff and attorney’s fees, if any, before suit, after suit is filed and on appeal.
 - Take possession of the boat, its apparel, fixtures, equipment and furnishings, and retain possession at the Marina or elsewhere until all charges then owing, and all charges arising thereafter are fully paid, and all violations of the terms of any Moorage Agreement or Port Moorage Rules and Regulations have been cured, or if not cured dispose of the boat and items the Port has taken possession of.
 - These remedies are in addition to and shall not be deemed in lieu of any other rights which the Port may have by virtue of federal and State laws, and local ordinances, including any Port ordinance.
- If a past-due payment default is cured, the tenant may be required, in the Port’s discretion, to make a single payment by January 31 for the following moorage year.

Dinghies and Accessory Watercrafts

- A dinghy is considered a small boat carried or towed for use as a lifeboat or tender by a larger vessel and are typically less than 12 feet in length including any overhangs or protrusions from the Vessel including the motor. Accessory watercrafts or dinghies over 12’ in length are not allowed as secondary watercrafts.
- Accessory watercrafts are considered jet skis, kayaks, skiffs, rowboats, etc.
- Dinghies or accessory watercrafts must be stowed on the Tenant’s vessel or if small enough so as not to interfere with the regular moorage of any vessel (at the discretion of the Marina Manager), moored in the water at the stern or bow of the vessel so as not to exceed maximum overhang criteria and fit in the perimeter of the Tenant’s slip. Dinghies may not be stored on the port or starboard side of the

tenant's vessel.

- Dinghies or accessory watercrafts are not allowed on the docks or dock fingers.
- The Port has discretion to allow or not allow any dinghy or accessory watercraft in the water, based on the size, type or location. If the Port denies permission for maintaining an accessory watercraft at a Tenant's slip the Tenant must immediately remove the watercraft from the water or the slip.
- Non-motorized accessory watercraft including a dinghy, kayak or inflatable, are allowed at no charge if secured within the leased footprint within the slip.
- Fees: \$35 per motorized watercraft, per month, unless watercraft is an inflatable Tender used in service of boat and proper registration and insurance is provided.

Electric Power

- Electrical meters are read and billed every quarter and on termination of a Moorage Agreement by the Port.
- Electricity to the Marina is provided by Pacific Power. The Port does not guarantee the continuity of electrical service to any boat or boathouse.
- All electrical service connections by Marina users and Tenants between Marina outlets and any boat must conform to National and State Electrical Codes. Shore power cords are to be secured so that they cannot cause damage to meter bases. Damage done to meter bases is the financial responsibility of the Vessel Owner.
- Without exception, all shore power cords must be "UL Approved", 30/50amp marine grade weatherproof cords with a twist lock configuration. Cords must be kept in good condition (no signs of corrosion, discoloration, or abnormal wear), be coiled, and kept out of the water. Cords should only be connected to and disconnected from the dock power pedestal when the breaker is in the "OFF" position. Cords should be installed to avoid strain being placed on the connection between cord and receptacle. Careful power cord installation and proper maintenance is critical to maintaining a safe and reliable electrical service.
- Splitters or adapters are not allowed at the shore power pedestal. Tenants are prohibited from plugging splitters or adapters into their shore power cords unless approved by Port Staff.
- Port Marina staff may disconnect undersized or non-compliant cords and may discontinue electrical service to such Tenant. Any damages resulting from disconnection of an unsatisfactory shore power cord will be at the Tenant's sole risk. Tenant expressly authorizes the Port to disconnect any unsuitable shore power cord and releases the Port from any claims resulting from such action. The use of household extension cords or any other cord not complying with the foregoing requirements for shore power connections is strictly prohibited.
- The Marina's main electrical system is designed to cut the power supply to an individual dock if a low-level ground fault is detected or to individual Ground Fault pedestals. It is critical that each Tenant maintain their vessel's electrical system and connection to the dock pedestal to insure no ground faults occur. If the Port determines that a vessel has tripped the GFI system, the Tenant responsible for the vessel shall be notified and access to the Marina power supply shall be immediately terminated until the Tenant can demonstrate to the Port's satisfaction that the ground fault hazard has been resolved and the vessel's electrical system is in good working order. NO EXCEPTIONS.
- The Marina is an area where electrical shock hazards can occur. It is the Tenant's responsibility to ensure that electrical safety is maintained on and around their vessel. Electrical shock, potentially leading to death, can occur in the water up to 50 ft. away from any dock. NO SWIMMING is allowed in the Marina.

Fees

Moorage rates and fees are published online at www.portofhoodriver.com. Tenants are provided 30 days written

notice of any rate adjustments.

- Lease terms are from January 1st through December 31st of any given year.
- Tenants must make the annual payment in full within 60 days of the billing date, January 1st. Invoices will typically be sent on or about January 2nd. Payment in full is due on March 1st. A \$50 per month late fee applies to any unpaid balance after the due date. Tenants who have not made full payment within 90 days of the billing date, (April 1, 2022), identified on the statement will be considered in default.
- Utility Charges: Water/Garbage – each slip and boathouse Tenant will pay a flat \$5/month fee for water and garbage services that will be billed annually in January. This is a non-refundable fee. Electrical – each slip and boathouse Tenant will pay a minimum of \$5/month for electricity that will be billed annually in January, whether or not a Tenant uses electricity. This is a non-refundable fee. If the electrical usage is more than \$5/month, the overage for actual cost will be billed quarterly.
- Quarterly Electric and miscellaneous charges are payable by the Tenant within thirty (30) business days of the statement date. Outstanding electric utility invoices provided by the Port that are 60 days past due will incur a \$15 per month late fee.
- The Port reserves the right to terminate a moorage lease at any time if moorage payments or Marina charges are not paid by a Tenant when due.
- Time and materials charges may be charged to the Tenant if Port staff spends substantial time or incurs costs attending to boats in danger of sinking or that may be causing damages to other boats or Port property.
- Fee for motorized accessory watercraft in water is \$35 per month, unless watercraft is an inflatable Tender used in service of the vessel of record. Proper registration and insurance must be provided, and watercraft must fit in the leased footprint of the slip.

Garbage/Water

Garbage receptacles are available at or near the Marina gate for use by Marina Tenants. Recycling is the responsibility of the tenant.

- See “Fees” section regarding the annual garbage and water charges.
- Garbage or other refuse of any type must always be placed in appropriate container. It may not be left at the Tenant’s slip or on the walkways. Marina garbage receptacles may not be used for disposal of personal belongings brought from home or elsewhere, unrelated to Marina activities.
- Water is turned off in the Marina generally early October through April.
- It is a violation of federal and state laws to put refuse of any kind in the water. This includes fish parts.

Guest Moorage

- No Tenant may allow a guest to moor a boat in the Tenant slip unless the guest has signed a sublease agreement previously approved by the Port.
- Visitors may use the boat launch guest dock at the Marina. Overnight fees apply and use of the guest dock shall not exceed the maximum limits posted.
- Guest moorage is not allowed for floatplanes in the Marina without prior approval of the Port Executive Director.
- Tenants with vessels moored at guest dock must pay for usage unless permission is granted by Marina Manager.

Hold Harmless

- Tenants agree at all times to release the Port from any claim of liability and hold the Port harmless against any and all claims and demands arising from the negligence or wrongful acts of the Tenant,

their agents, invitees or employees, and Tenant does specifically acknowledge and agree that the Port is not liable under any circumstances for any loss or damage to Tenant's boat, person or property, except as the result of intentional misconduct on the part of the Port.

- Port may provide or make available utility services at the Marina; however, Port shall not be liable to Tenants or others resulting from, or be responsible to pay any costs associated with, an interruption in or failure to supply electricity or any other utility service at the Marina.
- The Port is not responsible for any losses or damage to boats, boathouses or airplanes in the Marina. Each Tenant will be responsible for damages that he or she causes to other boats, structures, property or to persons in the Marina.

Insurance

- Appropriate insurance coverage must be maintained by each Tenant. Tenants must at all times during their moorage occupancy keep in effect a marine/watercraft insurance policy with general liability limits of at least \$500,000.
- Floatplane Tenants must keep in effect aircraft liability insurance with minimum coverage of \$1,000,000.
- Without exception, the Port of Hood River, located at 1000 E. Port Marina Drive, Hood River OR 97031, shall be named as additional insured on all insurance policies required to be maintained by the Tenant in a form acceptable to the Port. A certificate of insurance shall be provided to the Port at the beginning of Tenant's moorage term. The Port may require that a Tenant provide proof of required insurance coverage renewal and at any time during moorage occupancy.
- It is the Tenant's responsibility to provide the Port with annual renewal documentation.
- The Port shall be entitled to receive written notice from a Tenant's insurance carrier thirty days prior to any insurance cancellation or expiration.
- Failure to provide or keep in force insurance required by this section shall be a Tenant violation of these rules and regulations, be a default of the Tenant's Moorage Rental Agreement and be grounds for the Port to terminate the Tenant's lease.
- Required insurance must remain in force even when the vessel is not occupying the slip.

Inspections

Upon receiving a Port request, a boat or boathouse owner must grant permission within 24 hours for an on-board inspection of their vessel or boathouse by the Marina Manager or any other person designated by the Port to assure compliance with applicable Marina Rules and Regulations.

Keys/Key Cards

- Tenants may receive up to two (2) key cards with no charge.
- Tenants may receive a maximum of four (4) cards issued per slip at any given time.
- Tenants shall pay a \$35 non-refundable fee per additional key card issued after two key cards.
- Damaged cards will be de-activated and replaced at no charge for the first two replaced cards.
- Lost Cards will be replaced for a \$35 charge.
- Key cards will be only issued to Marina Tenants.
- South Basin Dock keys shall not be duplicated.

Liveboards

There shall be no continuous living aboard boats or boathouses in the Marina. Tenants and all other persons are absolutely prohibited from living, dwelling in, or on the space or from using the space as a dwelling unit, floating home or residence as defined under the Oregon Landlord and Tenant Act. Tenant shall not use or occupy, nor

permit, the space to be used or occupied for any business user or for any purposes which would constitute waste, nuisance, or damage to the premises. No rentals of any kind are allowed. Tenants may not stay overnight on their boats in the Marina or boathouse for more than 3 nights in any seven-day period. This privilege may be reviewed or revoked by the Port in its discretion. Violation of this policy may result in eviction and termination of a Tenant's lease.

Maintenance and Vessel Repairs

- No major repairs or activities, as defined by the Oregon State Marine Board Clean Marina Standards, shall be made to boats while in slips or parking lots. In water hull scraping, removal of paint below the water line or sanding above deck is prohibited. No pressure washing of boat hulls in parking lots or boat launches, or anywhere on Port Property.
- The Port maintains a "NO Discharge" policy in the Marina. All work on vessels in the water must comply with the OSMB Best Management Practices and the Department of Ecology. Vessel Owners shall abide by all Port, City, State, U.S Coast Guard, and other applicable regulations.
- All Tenant maintenance activities to be undertaken by a Tenant which may affect other boats, persons or the Marina must be reported by the Tenant to the Port in advance by phone, email sent to waterfront@portofhoodriver.com, or in person to Port staff to ensure the Tenant has permission for the proposed activity and for appropriate follow-up after maintenance activities are undertaken.
- Tenants will be notified at least 24-hours in advance of any scheduled maintenance work affecting all slips so that Tenants have the option to be being present when the work is done.
- Any alteration of a Marina slip is subject to prior written approval by the Port.
- All Marina users and Tenants must use biodegradable, non-toxic, phosphate free cleaners and/or soaps when cleaning their boat.

Notice to Tenants

- News of interest from the Port to the Tenants will be by means of email. Tenants will need to update spam filters to allow mail from the portofhoodriver.com domains. It is the responsibility of the Tenant to inform the Marina Manager of any changes in their email, address or phone number.
- Port notification of Marina Rules and Regulations including new rules and modifications shall be effective when posted on the Port's website at www.portofhoodriver.com. It is the Tenant's responsibility to know them. Tenants may obtain a copy online or request to have one mailed.
- Port notice to Tenant of a lease or rule and regulation violation, account default or termination shall either be personally delivered or sent certified mail to the Tenant's address on file. All notices to the Port shall either be personally delivered or sent certified mail to the Port. Tenant may change the address and contact information by personally delivering or sending the change via certified mail to the Port.

Parking/Special Events

- Tenant parking in the lot adjacent to the moorage entrance gate is on a first-come basis and a parking space is not guaranteed. Parking shall be in a neat and orderly fashion. The Port may request removal or may remove, at Tenant's expense, any vehicle or trailer parked in an improper manner, as determined by Port.
- Parking for a vehicle or trailer for an extended period exceeding three (3) days must be approved in advance in writing by the Port. Storage of vehicles or trailers is not allowed.
- Boat trailers shall not be parked in the lot adjacent to the moorage entrance gate or anywhere on Port Property without Port written approval.
- Tenants without boats in the water do not qualify for overnight parking of vehicles or trailers without

permission from Port Marina Manager.

- Overnight camping is prohibited in the parking areas, and on all Port property. Port Ordinance 24 Parking rules apply. No person shall occupy their vehicle between the hours of 11p.m.-6.a.m.
- The Port, in its discretion due to special events in the adjacent park area, may limit access to the Marina parking lot and the hours of operations of the Marina facilities. The Port will attempt to provide notice of use limitations at least seven (7) days in advance by email and on the Port's website (www.portofhoodriver.com).
- If the Port posts a sign or signs in the marina area requiring that vehicle parking comply with these regulations or conditions listed on the sign, and a vehicle is parked in violation of sign requirements, the vehicle owner may be cited for violating a Port Ordinance, and if a Tenant is the owner of a vehicle violating posted parking requirements, or if a Tenant allows a guest to park a vehicle violating posted parking requirements, the Port may consider the Tenant to be in breach of the Tenant's Moorage Agreement.

Pets

Dogs MUST always be kept on leashes attached to their person while on Port property, including on the docks. Owners are responsible to pick up after their pets and dispose of the waste in a trash receptacle. Absolutely no waste may go into the water.

Proof of Vessel Ownership & Partnerships

All moorage applicants must provide proof of ownership of the vessel that will occupy their assigned berth. This vessel will become the "vessel of record" for that berth. Failure or inability to provide satisfactory proof of ownership to the Port at any time while vessel is berthed in slip will result in denial of moorage privileges or immediate termination. Original documents showing the proper individual(s) as owner(s), including but not limited to the following, will be required to establish proof of ownership:

1. Current Certificate of Title or financing papers.
2. Current State registration certificate or U.S. Coast Guard documentation papers. Registration information must be provided to the Port on an annual basis.
3. Current Insurance documentation.

The Port does recognize partnerships that are declared **prior** to signing Moorage Rental Agreements. Partners who have ownership in a boat must each provide their name and contact information at the time the agreement is drafted. Partners also must be named on any other Port Agreement, boat title, registration, and insurance coverage prior to occupying the slip.

- One partner must be designated as the "partner of record" and will be considered the primary person responsible for all moorage fees and moorage requirements.
- Moorage Status in the Marina is recognized as the primary responsible partner named in the Moorage Agreement who was the person who signed up on the waitlist for the slip.
- ***Partners taken on after the Agreement has been originated will have no rights to the moorage slip or tenancy in the Marina.***

Registration

- All Vessels entering or leasing moorage in the Marina must have a valid identification permanently affixed to the hull and clearly visible from the outside. It is the Tenants responsibility to know and understand the Vessel registration requirements. Failure to display the registration number on the hull may be cause for moorage agreement termination, refusal of moorage or other access to the Marina.

State or Coast Guard registered vessels shall display registration numbers and a valid registration decal. Documented vessels shall have the documented name of the vessel and a valid registration decal displayed on the hull.

- A current copy of boat registration or Coast Guard Documentation will be presented to Port at the beginning of a moorage lease, and annually thereafter. Failure to provide these copies or failure to keep registration current shall be construed a default and breach of these rules and be grounds for the Port to terminate a Tenant's lease.
- Any Tenant who attempts to retain their assigned slip using a boat that is not registered in the Tenant's name will immediately lose their right to occupy the leased slip and the moorage agreement will be terminated.

Safety/Security

- **No swimming**, diving, fishing, or fish cleaning will be permitted in the Marina. The Marina is an area where electrical shock hazards can occur. It is the Tenant's responsibility to ensure electrical safety is maintained on and around their vessel. Electrical shock, potentially leading to death, can occur in the water up to 50 ft. away from any dock. **FOR YOUR SAFETY PLEASE DO NOT SWIM IN THE MARINA.** For more information on Electrical Shock Drowning go to: <https://www.boatus.com/seaworthy/assets/pdf/electric-shock-drowning-explained.pdf>
- Use of wheeled vehicles such as motorcycles, bicycles, scooters, skateboards or roller skates on moorage walkways or ramps is prohibited.
- Tenants shall accompany children under 16 years and guests at all times.
- The conduct of a Tenant's guest's while in the Marina is the full responsibility of a host Tenant. A host Tenant shall meet all Tenant's guests at the Marina locked gate to let them in and shall accompany their guests at all times while in the Marina.
- Disorderly conduct by Tenants and/or guests is cause for immediate termination of the Moorage Agreement and removal of the Tenant's boat from the Marina. This includes offensive language and loud and rude behavior to others. The Port shall have sole discretion to determine whether conduct is considered disorderly. Please do your part to maintain a family atmosphere at the Marina.
- Boats in the Marina shall be operated according to the Rules of the Road and the Navigation Laws of the United States.
- All boats shall be tied up in berths or at moorings according to good maritime practice. Boats shall be tethered only to the cleats for their assigned slip, and be securely moored with adequate bow, stern and spring lines. No lines shall cross walkways.
- Boats must be tied so that no part of the boat or its attachments extends over the walkway. Bowsprits hanging over the dock float are prohibited.
- All mooring lines must be in good condition and not have any visible fraying.
- The Marina is a NO WAKE ZONE. Boats within the Marina must be operated at a speed less than that which will create a wake.

Sale of Vessel or Change of Vessel

- The assigned slip is for the use of the lessee/Moorage Tenant. In the event the Tenant sells the vessel of record, he/she must either terminate their lease, or purchase another boat within 6 months of the sale and provide proof of ownership to the Port office. The tenant is responsible for providing information on any change of vessel in the assigned slip whether permanent or temporary. Failure to do so is cause for termination of tenant's lease agreement.
- Moorage is non-transferable. The assigned slip is only for the use of the Tenant who is assigned the slip.

If a vessel in the Marina is sold and the new owner would like to continue to keep the vessel in the Marina, the new owner must submit an application for moorage, and be placed on the appropriate waitlist, like any other person seeking moorage at the marina.

- If a tenant sells their vessel and their account is in good standing and tenant has met all terms of their lease agreement and the Rules & Regulations, the tenant may sublease their slip to the new owner for up to 6 months. Sublease must go through the Port and meet all of the terms for subleasing.
- A purchaser of a moorage user's vessel does not acquire the moorage user's assigned moorage slip or any other space in the Marina.
- If the Tenant sells their boat and gives notice to the Marina Manager that they are giving up their slip, the purchasing party may rent the slip as a sublease from the Port for a maximum of 6 months from the date of purchase, subject to prior approval from the Marina Manager. Proof of insurance, bill of sale and copy of registration application is required.
- A Tenant selling their boat does not have authority to transfer their interest in their moorage slip or key cards or to transfer their obligation to pay annual payments to a new boat owner.
- A Tenant may replace their vessel with another so long as it is compatible with their assigned slip, and updated registration, title and insurance information is provided to the Marina Manager prior to placement of the vessel in marina.
- If a Tenant chooses to give up their slip, once vacated, the slip will be offered to the next eligible betterment or waitlist participant in the manner defined in this document. Every effort will be made to rent the slip, and when a new rental agreement has been signed a pro-rated refund will be issued to the owner for any overpaid amount.

Sanitation

All vessels which moor in the Marina must be compliant with all Regulations established by the U.S. Coast Guard or other Federal or State Regulatory Agencies regarding marine sanitation devices and waste discharge. The discharge of treated or untreated sewage or blackwater is not permitted in the marina or any waters of the United States. FREE self-service pump-out facilities and port-a-potty discharge stations are located at the Marina fuel dock. All Marina users, including boat houses, shall use these facilities for the disposal of raw sewage.

Seaworthiness

Vessels moored in the Marina must, at all times, be operable and maintained in a safe seaworthy condition and not constitute a fire hazard or present a risk of sinking. Vessel hull, keel, decking, cabin and mast must be structurally sound and free from dry rot or other similar defects or deficiencies. If a vessel does not comply with these conditions, the vessel owner must immediately remove it from the Marina for repair.

The Marina Manager may ask a Tenant to demonstrate the seaworthiness of their vessel at any time.

- A vessel that in the opinion of the Marina Manager is hazardous to Marina property or facilities, other vessels or persons may be denied permission to remain on Marina premises.
- Any vessel which is poorly maintained, badly deteriorated or may damage persons or property may be required by the Port to be removed from the Marina at the owner's expense upon receipt of written request from the Port. At least thirty (30) day's advance written notice must be given to the vessel's owner to effect repairs except in cases where the Port believes there is an imminent threat or emergency. If a vessel owner who has been requested to remove a vessel from the Marina by the Port is unavailable or available but refuses to act upon such request, the Port shall have the right to cause removal of the vessel from the Marina at the owner's expense, and to terminate the moorage lease.
- Port and its agents and employees shall at all times have immediate access to each Tenant's boat while moored at the Marina in case of emergency: including fighting fires, remedying or preventing any casualty or potential hazard to the boat or the Marina, such as sinking.

- In an emergency situation, contact will be made with the primary Tenant on file. If the Tenant cannot be reached, the person they have designated as their emergency contact person will be called. If it is necessary for Port staff or agents to board a boat, Port and its agents and employees will not be responsible for any damage to the boat. The Port may charge Tenant costs of any Port staff time or contractor time and materials for stabilizing the boat.
- In non-emergency situations, it may be necessary for the Port to board a boat, primarily for purposes of Inspection. In such situations, the Port will contact the primary contact 24 hours in advance and board the boat with permission of the Tenant or accompanied by the Tenant.
- Tenant shall be responsible for any and all damage to the Marina, including a slip, caused by Tenant's boat or activities. Any boat that sinks in the Marina may require professional salvage at the Tenant's expense, as determined by the Port. If the Port believes a vessel is not being promptly and properly removed from the marina by a Tenant the Port may incur salvage expenses to remove the vessel, in which case Tenant will promptly reimburse the Port for those salvage expenses and any related expenses.

Shell Dock

The Port's six shell dock storage spaces located on Dock C are rented on an annual basis from August 1 through July 31. Annual rent is due on August 1. Rules and Regulations specific to shell dock storage are outlined in the Shell Dock Annual Rental Agreement.

Storage on Piers or Dock Fingers

- All users of the Marina or its facilities for moorage or otherwise, shall keep their vessel, boathouse and pier or dock fingers in the vicinity of their vessel, neat, clean, orderly at all times. Tenant slip areas must be maneuverable for the Tenant's vessel and other vessels. Storage of anything by a Tenant on piers or dock fingers is prohibited except in approved dock boxes, chests, or steps.
- Main walkways and slip finger walkways shall be kept obstacle-free of boat supplies, accessories or debris by Tenants and Marina users. Tenant water hoses and electrical cords shall be neatly coiled when not in use. Tenants must remove anything of theirs from the Marina that does not fit onto their boat, dock box or chest.
- Each Tenant must obtain permission from the Port prior to placement of chests, dock boxes, steps, ramps or similar structures in the Marina. All chests and dock boxes must fit within the original triangle space at each slip, must not overhang or be placed in walkways, and must not exceed a height of 36 inches.
- Tenant storage of any potentially hazardous items or materials, batteries, oily rags, open paints, or other flammable or explosive materials are not allowed in dock boxes or chests and shall be immediately removed from Marina slips and the Marina area by Tenants.

Subleasing

- The Port reserves the right to allow or suspend subleasing privileges at any time.
- Marina Wait list applicants shall have first consideration if a sublease becomes available.
- In order to sublease a slip annual tenant's account must have been in good standing for the previous 12 months and tenant must have met all terms of the Rules and Regulations and their Lease Agreement, including the utilization requirement of having their vessel in their slip for at least 3 months out of the previous 12-month period, with the exception of long term voyages or leave of absence granted by the Executive Director.
- Tenant may sublease their slip to another boat owner for a maximum sublease term of 6 continuous months during a calendar year. A sublease of less than 30 days will not be permitted. Any agreement by a Tenant to sublease a slip without prior Port approval is a violation of the Tenant's lease and may result in lease termination.

- Sub Lessees must provide their boat title, proof of insurance, current registration and State ID to the Port prior to a sublease taking effect. Vessel must be seaworthy.
- An annual Tenant who applies for and receives Port permission to sublet a slip is responsible to promptly pay the Port all Marina fees and costs associated with the Tenant's slip when due and to assure their subtenant's compliance with all Marina Rules and Regulations during the sub-tenancy. All Port Marina bills will be sent to the Tenant. Notwithstanding a sub-tenancy, a Tenant is fully responsible to pay all charges that accrue on his/her account while subleasing and for collecting such charges from their sub lessee.
- A Tenant is responsible for the removal of their sub lessee's boat from the Tenant's slip at the expiration of the sublease. A Tenant's violation of this requirement is grounds for termination of the Tenant's lease.
- Monthly Payment of a moorage fee and Marina charges by a subtenant to a Tenant cannot exceed 1/12 the annual moorage fee and Marina charges payable by the Tenant. All sublease payments shall be between a Tenant and their subtenant.
- Sub lessee must abide by Marina Rules and Regulations at all times. Violations will result in immediate termination of the sublease.
- A Tenant is responsible to provide Marina gate cards to their subtenant.
- A subtenant's vessel shall not occupy a Tenant slip until ALL required information and payment of a \$100 administrative fee has been provided to the Port by the Tenant, the subtenant has met with the Marina Manager to review Marina rules & regulations, and the sublease has been approved by the Port. Any proposed change in a sublease must be approved by the Port. If a sublease change is approved, the Tenant is responsible to pay the Port a \$35 fee for each change.
- Sublease Application available by contacting Marina Manager waterfront@portofhoodriver.com

Termination

- A Tenant who wishes to voluntarily terminate their moorage tenancy before the end of the term must notify the Port in writing not less than 60 days prior to the Tenant's proposed termination date. After a termination request is received the Port shall attempt to re-lease the slip for the remainder of the Tenant's term to someone else. The Tenant will be responsible to pay all amounts owed, including moorage lease payments, any special assessment or debt, and any unpaid annual electric or water/garbage charge for three full calendar months following the month in which notification is received by the Port.
- If within the three month period after the Tenant's notice is received by the Port another boat owner executes a lease for the Tenant's slip and signs and provides lease documents satisfactory to the Port, the Tenant's lease shall be terminated and the Tenant shall receive a prorated refund of prepaid moorage and costs paid to the Port after the date a new tenant executes a moorage lease. If no new tenant signs a lease within the three month period the Tenant will remain responsible to pay accruing rent and Marina charges until the slip has been leased to another tenant or until the end of the Tenant's lease term, whichever occurs first.
- If the moorage agreement is terminated because the Tenant is in default the Tenant will receive written notification via Certified Letter US Postal service mail sent to the address stated in the Moorage Agreement.

Unauthorized Moorage

- Tenants who utilize moorage for berthing boats, dinghies or accessory watercrafts that is not leased by the tenant, will result in denial of moorage privileges and/or moorage lease agreement termination.
- No person shall moor a boat adjacent to a Marina boathouse without prior Port permission. Moorage

for an extra boat may be authorized by the Port in advance of moorage in the Port's discretion.

- If a boat, boathouse or floatplane is moored in the Marina without Port permission or the owner has refused or failed to sign a moorage rental agreement acceptable to the Port, the boat, boathouse or floatplane shall be subject to immediate eviction. The owner shall be responsible to comply with all Marina rules and regulations during occupancy, be liable for moorage rental charges based on the monthly moorage rate and may, in the Port's discretion, be charged fees a Marina moorage tenant would be responsible to pay and be required to pay for any damages caused to the Marina.
- A boat, boathouse or floatplane and its tackle, apparel, fixtures, equipment and furnishings may be retained by the Port at the Marina or elsewhere until the owner pays all charges then owing and all charges which thereafter accrue and until all violations of Port moorage rules and regulations are complied with. These remedies are in addition to and shall not be deemed in lieu of any other rights which the Port may have by virtue of federal and State laws, and local ordinances, including any Port Ordinance.

Utilization

Slip must be utilized by Tenant with the vessel of record for at least 3 months out of a 12-month period with the exception of a leave of absence granted by the Executive Director. A leave of absence for up to one year may be granted when:

- There is a defined time period for the leave; and
- The owner's vessel will be located continuously outside of the area or the owner is in a prolonged period of finding, constructing, securing or delivering a new boat to the Marina or special circumstances.
- A tenant who anticipates being gone longer than one year must relinquish their slip and may apply in writing to the Executive Director for extended cruising status. A member granted extended cruising status may be placed at the top of the waitlist for the same size slip on their return.
- Dinghies or vessels under 16' do not qualify for utilization. Tenant must own and moor a state registered vessel 16' and over in slip for a minimum of 3 months in the slip in order to keep the slip.
- Failure to meet requirement may cause lease agreement to not get renewed on January 1st of the upcoming year.

Wait List

- A \$100 administrative fee is charged to be on a Port moorage Wait List. This fee is non-refundable and not applied to moorage. A separate administrative fee shall be paid to be on any separate list. Updated Wait Lists are posted on the Port of Hood River website.
- Port staff will notify Wait List persons of potential slips that are available for lease. A slip will be offered to the top three names on the Wait List concurrently with a deadline of five (5) business days to respond to the offer. A slip will first be offered to the respondent listed in highest of the three people that were contacted, and if they don't accept the offer to the next highest. Persons who receive an offer but do not agree to accept the offer will maintain their current standing on the Wait List.
- Within fifteen (15) days of the acceptance of an offer, the Wait List person who has accepted the offer must enter into a signed lease and make a payment for the prorated moorage.
- Provided however, if the prospective tenant does not own a boat, they will be given thirty (30) days from the date of acceptance to purchase a boat to be placed in the slip or provide proof that a purchase transaction is pending. If the thirty (30) day requirement cannot be met and the prospective Tenant would like to remain on the Wait List, his or her name will be moved to the bottom of the Wait List.
- If a Wait List person is contacted but is non-responsive, they will maintain their current standing on the

Wait List. However, if a second offer is made and the Wait List person is non-responsive or declines the offer, their name will be removed from the Wait List. If the name is removed, and the person wishes to stay on the Wait List, they will be required to pay another \$100 administrative fee for their name to be placed on the Wait List as of the date the application to be on the Wait List is received.

- If a slip becomes available for sublease, the Port will notify Wait List persons unless a Tenant has identified a boater who meets all sublease requirements. Waitlist Application available here: <https://portofhoodriver.com/product/marina-wait-list-entry/>

Waiver

Waiver of performance of any provision herein or of any other applicable laws, rules or regulations by the Port shall not be a waiver of nor prejudice of the Port's right otherwise to require performance of the same provision or any other provision. Time is of the essence of performance of all Tenant moorage agreement requirements and of performance of the terms and conditions of these Port Marina moorage rules and regulations.

Boathouse Policies

The Port is not responsible for any loss or damage to boathouse or watercraft in the Marina. Each owner will be held responsible for damage which he/she may cause to other boathouses or watercrafts in the Marina or for damage to any Port structure. Any boathouse or watercraft that sinks in the Marina shall be removed by the owner at his/her expense.

Responsibilities of Boathouse Owners:

- All Boathouses shall have a state issued identifying number plate displayed in a location that is readily visible from the walkway providing access to the structure.
- A boathouse owner shall maintain his/her boathouse in a safe, neat and attractive condition, consistent with the Port's regulations, policies, and procedures.
- There are no liveaboards, subleases, short term rentals or rentals of any kind allowed in boathouses or vessels berthed in boathouses. See "Liveaboard" Policy.
- Debris, materials or accessories shall not be stored or otherwise allowed to accumulate outside boathouses, whether on or off the space let to the boathouse lessee. Supplies shall not be stored outside boathouses, whether on or off the space let to the boathouse lessee.
- Boat Houses shall comply with general Uniform Fire Code and fire safety compliance. Fire extinguishers and smoke detectors are required and are the responsibility of the tenant to be purchased and maintained.
- A boathouse that in the opinion of Port Staff or the Marina Committee is in danger of sinking, hazardous to Marina property or facilities, other boathouses or persons and determined to be an imminent threat or emergency, may be denied permission to remain on Marina premises and may be required to be removed or repaired to the Port's satisfaction at once.
- Any boathouse which is poorly maintained, badly deteriorated or may damage persons or property may be required by the Port to be removed from the Marina at the owner's expense upon receipt of written request from the Port. At least thirty (60) day's advance written notice must be given to the boathouse's owner to effect repairs, except in cases where the Port believes there is an imminent threat or emergency. If a boathouse owner who has been requested to remove a

boathouse from the Marina by the Port is unavailable or available but refuses to act upon such request, the Port shall have the right to cause removal of the boathouse from the Marina at the owner's expense, and to terminate the moorage lease.

- Adequate flotation must be installed and maintained to ensure the stability of Tenant's boathouse and the safety of neighboring boathouses. Other than logs, any Flotation not encapsulated must be replaced and replacement flotation must be properly encapsulated expanded polystyrene foam or extruded polystyrene foam (XPS) material meeting current USACE specifications **by November 1, 2022.**
- Tenant shall be responsible for any and all damage to the Marina, including a slip, caused by Tenant's boathouse or activities. Any boathouse that sinks in the Marina may require professional salvage at the Tenant's expense, as determined by the Port. If the Port believes a boathouse is not being promptly and properly removed from the marina by a Tenant the Port may incur salvage expenses to remove the boathouse, in which case Tenant will promptly reimburse the Port for those salvage expenses and any related expenses.
- All boathouses shall maintain a reasonable amount of freeboard in a uniform manner for safety reasons and to accommodate snow loads.
- Removal of snow build-up on boathouses will be the responsibility of the boathouse owner.
- The boathouse owner is responsible for providing and maintaining the electricity, meter base, and wire for the connection to the main power source. Installation and upkeep of the water hose or other connection to the main water line will be the responsibility of the boathouse owner.
- The boathouse owner is responsible for providing and maintaining chain and connectors on the boathouse for the attachment to the dock. The boathouse must have adequate structural capabilities to accept moorage attachments. Connections shall have enough clearance between the Port owned dock and the tenant's boathouse to allow space for maintenance work on the docks and utilities. This space can be left open or provide a hinged, removable cover that will provide the required clearance. All mooring connection and revision to existing systems must have prior Port approval.
- Boathouse owners, upon request, will provide access to their boathouses for the purpose of fire, electric, sanitation and safety inspection.
- Boathouse and boat owners must comply with Oregon Clean Marina requirements.
- There shall be no discharge of gray water, blackwater or sewage from a boathouse.
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Responsibilities of the Port:

- The Port will be responsible for supplying and maintaining the electric meter and the connection to the main power source.
- The Port will be responsible for providing connectors on the float for attaching the boathouse to the dock. Port will execute emergency repairs to boathouse attachment/chains at the expense of the boathouse owner.

Rebuilding, Remodeling or Replacement:

- The Port must approve the rebuilding, exterior remodeling or replacement of private boathouses in advance and in writing. Detailed plans of the proposed construction must be submitted to the Port Marina Manager and Executive Director, for approval by the Commission for construction, placement, design and or improvements. Failure to acquire prior authorization to rebuild or remodel may result in work stoppage and possible eviction.
- All construction involving boathouses shall conform to applicable codes of the City of Hood River,

State of Oregon Floating Buildings, Port of Hood River Rules and Regulations and OSMB Clean Marina guidelines. It is the tenant's responsibility to acquire all necessary information.

- Floatation: Boathouses shall be constructed and maintained to provide a flotation system that shall be structurally sound and securely integrated with the framing for the structure. The external surfaces of all flotation devices shall be water resistant and protected from deterioration, or corrosion, and from damage by impact or chafing. The normal freeboard as measured from the waterline to the lowest point on the floor or deck including all dead loads but not live loads, shall not be less than 14 inches. (full specs on Portland Floating Homes .com) Floatation shall meet USACE specifications and shall be fabricated of materials manufactured for marine use. The use of un-encapsulated whitebead foam is strictly prohibited and illegal on Oregon waters. The float and its flotation material shall be 100% warranted for a minimum of 8 years against sinking, becoming waterlogged, cracking, peeling, fragmenting, or losing beads. All floats shall resist puncture and penetration and shall not be subject to damage by animals. Polystyrene flotation material used inside them shall be fire resistant. Floatation must be permanently affixed to the underside of the boathouse.
- Stability- The structure when subject to off-center loading of the live loading, shall not exceed the 4 degrees.
- The use of new or recycled plastic or metal drums or non-compartmentalized air containers for encasement or floats is prohibited.

Sale of a Boathouse:

- A boathouse owner must inform Marina Manager that Boathouse is for sale, and as soon as there is a likely sale or sale pending.
- No boathouse moorage space lease may be sold or assigned without the prior written consent of the Port. A boathouse owner must contact the Marina Manager to obtain current criteria and guidelines applicable to the owner and purchaser to continue or replace a boathouse moorage lease.
- Before a boathouse sale contract is signed the boathouse owner must schedule an inspection of the boathouse and moorage space with the Marina Manager, or another Port staff person or person under Port directive designated by the Marina Manager, to confirm boathouse compliance with OSMB Clean Marina Standards and that the boathouse complies with Port rules and regulations and does not pose any hazards A boathouse owner and buyer must demonstrate to the Port's satisfaction that the boathouse to be sold and all boathouse connections comply with Port requirements.
- A lease of moorage space to a new boathouse owner will be granted by the Port, subject to compliance with this section and satisfactory compliance with the following checklist items.

Check List – Pending Boathouse Sale:

- Inspection of a boathouse, floatation and mooring attachments is satisfactory.
- Buyer completes new lease acceptable to Port to be executed upon receiving satisfactory Inspection.
- Boathouse insurance certificate.
- OSMB title update.
- Proof that a boathouse title transfer is in process which complies with applicable legal requirements.

Bill of Sale transferring ownership:

- FEE: The Port will charge a fee to review and approve a boathouse sale and moorage lease transfer

or new moorage lease based on Port actual costs and Port staff time, plus an administrative fee of \$500. The fee will be assessed to the seller of the boat house.

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