



INDUSTRIAL/COMMERCIAL FACILITIES • AIRPORT • INTERSTATE BRIDGE • MARINA

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To: Hood River Marina Tenants
From: Michael S. McElwee, Executive Director
Date: November 28, 2014
Re: **2015 Moorage Lease Rates**

This letter is to notify you of the 2015 lease rates and new Terms and Conditions for Marina tenants.

2015 Lease Rates

Throughout most of 2014 the Marina Ad-hoc Committee ("Committee") met frequently to discuss various Marina operating issues, including reasonable allocated expenses and potential revenues. Full financials were prepared and provided for the Committee's use. On November 20, 2014 the Port Commission reviewed the financial information and gave direction that the Marina needed to operate at a minimum break-even point. The Commission then approved an increase in the rates for 2015 of 6.07%. This rate includes: a 3.5% rate increase as a step toward break-even status, plus a 2.57% CPI adjustment for inflation.

Last year, the Commission directed that all boathouse tenants pay for the square footage they occupy. For 2015, the Committee recommended, and the Commission approved, that a minimum boathouse lease rate of \$850 should be established, plus the 6.07% overall rate increase.

Utilities

Starting in 2015, the Committee recommended, and the Commission approved, new utility payments as follows:

Water/Garbage - All slip and boathouse owners will pay a flat \$5/month for water/garbage which will be billed quarterly, at the end of each quarter. The \$5/month charge spreads out the total cost over the year even though most of the use occurs during the summer.

Electrical - All slip and boathouse owners will pay a minimum of \$5/month for electricity, billed quarterly at the end of each quarter. If the usage is more than \$5/month, the actual cost will be billed.

Special Assessments

The Boathouse Dock Replacement and Marina Electrical projects are complete. Thank you for your patience and understanding during construction of these challenging projects. The 2015 Special Assessments that correspond with these projects will remain the same as 2014.

Marina Tenants \$442.55.

Boathouse Tenants \$1650.77

Please note that it is possible either assessment may be adjusted again in 2015 when all actual construction costs are known. As a reminder, the assessment for the Marina Electrical will run for 8 more years; the assessment for the Boathouse Dock Replacement will run for 9 more years.

Lease Renewals

Moorage Agreements are written to carry over year-to-year so no response is required unless you intend to terminate your lease for 2015.

Please notify the Port immediately if you do NOT intend to renew your Lease Agreement for 2015.

Please notify the Port if there are changes to account information that need to be updated, such as mailing address, phone number(s), or email(s).

Lease Payments

In January you will be invoiced for 2015 moorage at the new lease rates.

You may choose to pay for annual moorage with a single payment that is due by January 31; or you may choose to pay half of the moorage lease rate by January 31 with the balance paid in full by April 30.

The two-payment method will incur a carry-over fee of \$15. The Port accepts cash, check and Visa or Mastercard.

Rules & Regulations

On November 20, 2014 the Port Commission agreed to add a 60-day Notice to Vacate to the Rules & Regulations. This means that any Marina tenant will be responsible for lease payments for 60 days after their official termination notice to the Port. It takes a significant amount of staff time to work through the Wait List and/or Betterment List. The notice requirement will help cover the associated staff time and expense. The updated Rules & Regulations will be posted on the Port website by December 1, 2014.

Thank you for your continued commitment to the Hood River Marina. Many of you have been tenants for many years. Over the last two years the Port Commission has placed renewed emphasis on the Marina. We are working to increase safety and improve functionality and will continue to seek improvements that provide for a better boating experience for all tenants and visitors. It is important for the Marina to support its operations without a subsidy from other sources. We understand that any rate increase is difficult and we are working very hard to keep them as low as possible.

Please contact me or Janet Lerner, Interim Marina Manager at 541-386-1645 if you have any questions or suggestions.

Respectfully,

Michael McElwee
Executive Director