

Port of Hood River
MARINA AD-HOC COMMITTEE MEETING MINUTES

Tuesday, September 24, 2014
Marina Center Boardroom

Present: Committee Members: Jon Davies, Jamie Mack, Josh Sceva, Steve Tessmer,
Lance Staughton
Guests: Steve Carlson, Ted Lohr
Staff: Fred Kowell, Michael McElwee, Janet Lerner
Absent: Tammy Lakey

The meeting was called to order at 8:00 a.m. by Commissioner Jon Davies.

There were no additions to the agenda.

Marina Manager Update

Janet Lerner was introduced to the committees as the Interim Marina Manager. The Port is still working on developing more streamlined processes in managing the Wait Lists, Betterment Lists and Subleases. Once those processes are outlined, they will be emailed to the committee for input.

Master Plan

Michael reported that the GFCI project should be complete in two months. Michael spoke about the Marina Master Plan, which has a budget of \$30,000. He has been looking for someone local to design the plan and has found that most of the people with this expertise are in Seattle. Michael will forward consultant names to committee members. To do this project within the budget, the intention is to start with the prior plan done a few years ago and engage the committee's help. It is important to find out what is wanted in the marina. One idea is that the committee updates the plan, then uses the consultant to help with the uplands portion. Another idea was to have the committee meet with the consultant with the existing plan. By November, expect an approach to this project.

Marina Financial Model

Fred discussed the handouts and staff recommendations, which are to 1) recover the cash operating shortfall in our current slip rates and 2) to fund 1/10th of the base depreciation each year over the next 10 years. The first priority must be to recoup the operating loss. There was quite a bit of discussion about the impact of rate increases on tenancy. Perhaps the loss of tenants would offset the gain from the increase. The discussion then turned to other ideas to increase revenue. Possible ideas were as follows. Perhaps a "non-local" fee could be added to the annual moorage. Local would include HR County and Clackamas County. Janet will do a rough evaluation of % local verse non-local. A second idea was to charge for parking and a discussion followed about how to do enforcement. Would the cost outweigh the benefit? Third idea put forth by Jamie was a dry storage. Perhaps this would be in the gravel parking lot, the Port would put fencing. Lastly, there was talk about a campground.

Next Meeting:

October 16 8 a.m. in the Marina Center Boardroom

Meeting adjourned at 9:00 a.m.

Respectfully Submitted: Michael McElwee