

Port of Hood River Waterfront Report

October 2020



Prepared by Daryl Stafford, Waterfront Manager

The following is a summary of waterfront activity for the summer of 2020.

The purpose of this report is to provide a review of the season for the Commission with information regarding activity on Port Waterfront properties.

This year has been like no other. The Covid-19 pandemic changed the course of action for Port staff, locals and visitors utilizing the Waterfront. If there was one word to describe this summer, it would be “BUSY.” Our challenges to balance our area’s wonderful recreational amenities for our visitors and residents, help support local businesses, and ensure compliance with the Governor’s Executive Orders and health authority guidelines for social distancing, sanitation, and other measures to help curb the spread of the virus were numerous.

In order to keep the waterfront open, staff took decisive measures to limit crowding in areas where people tend to congregate, specifically the Event Site, Frog Beach, and the Nichols Basin Dock. The goal was to encourage people to use other areas of the waterfront that were usually less crowded, and we believe we were successful.

We recognize that the recreational waterfront is a catalyst for our regional economy and the lifeline for many members of our community. Our location is convenient for a large number of people due our proximity relative to the Portland metro area. This proximity, along with the current travel restrictions worldwide, resulted in record number of visitors to the Hood River waterfront. We found that many of the people utilizing the waterfront were here not necessarily to recreate but to spectate, so much that they are becoming our largest user group.

Port waterfront recreation expenses exceeded revenues, with the Port spending \$443,579 to fund waterfront recreation sites for FY 2019-20. Some categories were significantly affected by the actions taken in response to the pandemic. The most important of these were:

- All large events were cancelled
- Event Site parking lot restricted to passholders only on weekends in late summer
- Limited number of spaces available in the Event Site by coning off south parallel parking
- Limited Pay to Park spaces on 1st Street by coning off the east side
- Lot 1 closed for overflow parking
- Picnic Shelter closed for the season
- Cruise Ship visits suspended
- Increased expenses for signage
- Restrooms closed and port-a-potties were brought in
- Concessions started late and had prorated rent, and some did not open at all
- No charge for parking at the Event Site during the wildfire evacuation



The good news is that people were still able to utilize the Waterfront, and that we did not have to close it due to Covid. Every location experienced record use. The waterfront continued to face some of the same challenges of the past, along with a few additional:

- Increased demand by various user groups utilizing the Event Site
- Dogs off leash and owners not picking up after them
- Congestion between beach goers and kilters
- Parking lots were full

Waterfront Capital Projects

There were several capital projects this year, some have been completed and some are still underway. The following provides an update as of October 1, 2020:

1. Event Site Cruise Ship Dock Repair
 - a. In Fall of 2019, staff detected rotted support beams on the north end of the dock.

- b. In January 2020, Coffman Engineering completed the evaluation and specs for repairs.
 - c. Due to Covid, the construction was delayed, and unable to take place before the concessions summer season started.
 - d. Tentative Plans are to have the work done in November 2020.
- 2. Nichols Basin boat dock ramp replacement
 - a. In Fall 2019 the Commission approved a new ramp.
 - b. Installation was completed April 2020.
- 3. Steve Gates Memorial Project at Frog Beach
 - a. In Fall 2019 local group gained Commission approval to construct a gathering area at Frog Beach to honor long time local and watersports pioneer Steve Gates.
 - b. December 2019, Mike Zilis from Walker Macy Landscape Architects was hired to guide group through the process for design.
 - c. September 2020, Commission approved final designs to submit to the city for a building permit.
 - d. Construction is scheduled to start November 2020, with landscaping to follow (weather permitting).
 - e. Project completion date is March 2021
- 4. Cruise Ship Bollard Installation on the Marina Jetty
 - a. In Fall 2019 American Cruise Lines approached staff requesting an improved tie-up system for their large ships on the outside of the Marina Basin along the Jetty, to be provided at their expense.
 - b. January 2020, Commission approved installation. Due to Covid and the state of the Cruise Ship industry the project was delayed.
 - c. Early October 2020, Beam Excavation installed the bollards and the project was completed.
- 5. Marina Boat Ramp & Jetty Repairs
 - a. August 2020, staff met on site with Andrew Jansky, an engineer from Flowing Solutions, to perform an evaluation of the work needed to repair both locations.
 - b. Eric from Terra Surveying has provided Mr. Jansky with the needed surveys.
 - c. The evaluations are expected to be ready November 2020.
- 6. Marina Dock Repairs
 - a. Commission-approved repairs to the South Basin Dock and Marina were scheduled to take place March 2020, however due to Covid, those were not able happen before the busy season. Budget allocation was rolled into FY 2020/21 and repairs are tentatively scheduled for November 2020.
 - b. August 2020 the guest transient dock was in need of emergency repair due to failing connections and rotted boards. Tim Clackum, professional diver, completed the repairs.



Events and Picnic Shelter

All large events and picnic shelter reservations were cancelled for 2020, so there was no revenue. Last year, revenue from the shelter was \$1700 and from events was \$39,130.

Waterfront Concessions

With the onset of Covid in March, concessionaire's decisions of whether to open were exceptionally challenging. No one could forecast how things would play out. Most waited until the end of June to open and a few opted out for the season. We did not penalize them for their decisions and prorated their rent. Luckily, the wildfire smoke in September did not happen early in the season, and only affected the last 2 weeks, shutting them down sooner than expected.

Watersport Associations - The Hood River Outrigger Canoe Club (HROCC) and the CGW2 Gorge Groms programs were cancelled for this summer due to social distancing challenges.

All Concessions that decided to open reported a busy summer, many having record days. They were able to rise to the challenges presented to them and do a great job staying in line with the Governors Orders for recreational entities.

Waterfront Concessions with property leases timed out on October 1, 2020 and needed to reapply for new leases. Port Staff reviewed all applications and then made their recommendations to the Commission. The Commission approved the selection and the new lease templates at the last meeting. The new leases will be issued November 2020.

2020 Concessions May 1- October 1		
Concessions	2019 Amount	2020 Amount
Big Winds	\$5,270.36	\$0.00
Brian's	\$5,270.36	\$2,635.18
Cascade Kiteboarding	\$3,515.53	\$1,757.77
Downwinder	\$900.00	\$450.00
Gorge Groms CGW2	\$0.00	\$0.00
Gorge Jr. Sailing	\$0.00	\$0.00
Gorge Kiteboard School	\$3,513.35	\$1,756.68
Gorge Paddle Center	\$2,635.15	\$1,317.58
Gorge Pedicab	\$100.00	\$50.00
Hood River SUP & Kayak	\$2,635.13	\$1,317.57
Kite the Gorge	\$2,635.15	\$1,317.58
New Wind	\$3,513.53	\$1,756.77
Sandbar Café	\$1,125.00	\$0.00
Stawicki Photography	\$1,000.00	\$0.00
Stoke on the Water	\$100.00	\$50.00
TOTAL	\$32,213.56	\$12,409.10

Event Site Parking

Due to Covid our parking plan was greatly altered for this summer. Day passes were not sold on weekends and parking in the Event Site Lot was for pass holders only. Our long time Event Site hosts John and Sharon Chow were unable to join us this year due to travel restrictions at the border. Our part time temp host, Doug Newcomb, did a great job filling in during their absence.



Event Site Parking Stats from January 1st- Labor Day:

Year	Daily Passes	PreSeason	Annual Pass	Revenue	% Change
2020	4682	314	691	\$157,274	-2%
2019	6312	552	409	\$ 159,709.00	14%
2018	5479	603	478	\$ 139,747.00	45%
2017	5197	316	298	\$ 96,222.00	-1%
2016	5410	258	530	\$ 96,812.00	-16%
2015	6203	229	615	\$ 114,128.00	53%



Marina

Demand for moorage continues like years of the past. We have 173 slips and 11 boathouses and are at 100% occupancy. The current waitlist is about 50 people. The demand is greatest for 30' and under length boats. The split this year was 70% power/30% sailboats.

Guest Dock- Transient moorage was slow early in the season however July and August were busy. It was not a great year for small boats due to having one of the windiest summers on record. Travel bans for crossing the border brought several larger boats to the area that would normally headed North to Canada. It has been an excellent year for the fisherman, and they have been putting the boat ramp to good use.

Cruise Ships- All stops were cancelled for this season, therefore the only revenue was the \$6000 flat fee that ACL paid in March for infrastructure maintenance. Last year revenue from their visits totaled \$12,450.

Hood River Yacht Club- The HRYC sponsors the High School Sailing team. Unfortunately this year they were not able to practice or compete due to social distancing requirements. The Yacht Club continues to rent 3 large floats on the South Basin Dock where they store club sailboats and also rent a few spots to members. The local Wednesday night races continued along with a few of the Friday Night Family races, albeit much lower attendance than the past.

Gorge Jr. Sailing- The Port donates 3 large spaces on the South Basin Dock for the non-profit kids sailing program. They allow the High School Sailing team use their boats February – May. This year was quiet due to being able to run groups of people. They did small family unit lessons and womens clinics, keeping the spirit alive and planning to be back next summer running full speed.

Water Safety Patrol- The Port continued in an IGA with the HR County Sheriff Department to waive the fees for the Marine Sheriff's Boathouse and to pay \$5,200 to support patrol services along the Port's waterfront. The Port also agreed to pay for the Marine vessels fuel from June 15- September 15. The total fuel bill for 2020 was \$685. Due to budget cuts the Sheriff's office only had 1 deputy, Adam VandenBos, available for patrol. He combined efforts with Washington Fish and Wildlife Conservation

Officers and the Wasco County Marina Deputy utilizing the HR County vessel. When not accompanied by other officers, Deputy Vandebos spent most of his time onshore being seen, particularly at the boat ramp, educating boaters not in compliance before they went out. With 44 hours boat patrol, 33 motorized boater contacts were made and 36 non-motorized contacts.

Software- Our current system is antiquated and lacking support. Port staff recommended purchasing a new program, Marina Controller, to the Commission and it was approved early October 2020.

FY 2019-20 Marina revenues exceeded expenses by \$31,668.

EXPENDITURES	ACTUAL
Marina	
Personnel Services	\$142,593
Materials and Services	86,983
Interest Expense	25,876
Depreciation Expense	78,759
Total	\$334,211
CIP Projects Not Included in formula	
REVENUE	
Marina	\$361,486
Grants	7,000
Total	365,879

Fiscal Year 2019-2020 Statement of Expense and Revenues	ACTUAL
Event Site Expenses	
Personnel Services	\$97,239
Materials and Services	\$54,840
Total	\$152,079
Hook, Spit and Nichols Expenses	
Personnel Services	\$45,518
Materials and Services	\$46,184
Total	\$91,702
Marina Park Expenses	
Personnel Services	\$149,177
Materials and Services	\$51,594
Total	\$200,771
Total Waterfront Recreation Expenses	\$444,552
CIP Projects Not Included in formula	\$50,197
REVENUE- Events, Parking Passes, Parking Fees, Concessions, HR Yacht Club	\$311,303
Total Waterfront Recreation Revenue	
2020 Expenses Exceeding Revenue	-\$133,249
2019 Expenses Exceeding Revenue	-\$145,596
2018 Expenses Exceeding Revenue	-\$167,306

2017 Expenses Exceeding Revenue	-258,875
2016 Expenses Exceeding Revenue	-\$373,721

FY= 7/1/2019 through 6/31/2020	FY 2017-18	FY 2018-19	FY 2019-20
Event Site- Expenditures			
Personnel Services	\$80,021	\$102,936	\$97,239
Materials and Services	\$46,650	\$58,188	\$54,840
Total	\$126,671	\$161,124	\$152,079
Revenue- Events, Parking, Concessions, Misc.	\$179,211	\$274,073	\$289,062
Total	\$52,540	\$112,949	\$136,983
Hook, Spit and Nichols- Expenditures			
Personnel Services	\$42,144	\$42,817	\$45,518
Materials and Services	\$35,249	\$30,335	\$46,184
Total	\$77,393	\$73,152	\$91,702
Revenue- Events, Concessions, Misc.	\$12,782	\$11,092	\$4,981
Total	(\$64,611)	(\$62,060)	(\$86,721)
Marina Park- Expenditures			
Personnel Services	\$141,524	\$153,425	\$149,177
Materials and Services	\$34,167	\$62,318	\$51,594
Total	\$175,691	\$215,743	\$200,771
Revenue- Picnic Shelter, Events, Concessions, Misc.	\$20,455	\$19,258	\$17,260
Total	(\$155,236)	(\$196,485)	(\$183,511)
Total Waterfront Recreation EXPENDITURES	\$379,755	\$450,019	\$444,552
Total Waterfront REVENUE (includes street parking)	\$212,449	\$304,423	\$311,303
Total	(\$167,306)	(\$145,596)	(\$133,249)

Please Note: FY 2018, 2019 and 2020 include street parking revenues.