

# Port of Hood River

## Waterfront Recreation Annual Report

### October 2021

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*Prepared by Daryl Stafford, Waterfront Manager*

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#### **The following is a summary of waterfront activity for the summer of 2021.**

The purpose of this report is to provide a review of the 2021 season for the Commissioners with information regarding activity on Port-owned waterfront properties.

The Port of Hood River experienced one of its busiest years to date along the Waterfront. Although we were in the midst of a pandemic, it did not slow the number of locals and visitors utilizing the area. With the variety of watersport activities, along with the beauty of the Gorge, the Waterfront in itself has become a tourist attraction and a catalyst for other tourist related activities that support the local economy.

Overall, the feedback from the Waterfront Stakeholders is that kite, SUP, and windsurfing lessons and rentals were similar to or down a bit from last year. Wing lessons and rentals along with the Food Cart businesses were significantly up. Consensus from the vendors was that there was a record number of people in the area, and that the non-watersport visitor numbers continued to grow.

One notable difference this season were the record number of “wingers and foilers” (the latest new watersports). The Hook and Waterfront Park have experienced the greatest increase in usage due to these groups.

Challenges that continue to face the Port from the increased use of Port recreational areas include parking scarcity, dogs off leash, trash, restrooms and sanitation, water safety, and the growing homeless population. Finding summer help was problematic for many businesses, more so than any years past. This issue affected the Port with the summer Facilities Department positions that were never filled. This in turn made it difficult to offer the services and hours that have previously been provided. Some of the

restrooms were never opened and small trash containers were never put out due to the staffing shortage.

## Waterfront Capital Projects

There were several capital projects this year, some now completed, some still in the works. Port staff had challenges due to the difficulty of finding contractors to perform the work. Several projects got shelved due to the sharp increase in the price of materials and labor expenses.



2021 Capital Projects Update as of October 1st:

1. Hood River Yacht Club Restroom ADA ramp was completed in March.
2. Installation of a new software program to manage the Marina & T-Hangar tenant accounts was completed in April.
3. The Steve Gates Memorial project at Frog Beach was finished in April.
4. Marina Park Picnic Shelter and Sheds were repainted in July.
5. Life Jacket Kiosks installed at the Event Site and Frog Beach in July.
6. Professional dock repairs to the end of B-Dock completed in August.
7. Hook Rigging Areas - Grant was awarded from Travel Oregon for \$40,000 with a match of \$5,000 from the Port for the construction of two rigging areas at the Hook and signage for the Waterfront. As of October 1, Bell Design has completed the engineering and the project is scheduled to go out to bid. Project completion date is expected in December.
8. Marina Boat Ramp float replacement - Grant was awarded from the Oregon State Marine board for \$132,300 with cash a match of \$127,646 from the Port. The Port will also contribute \$24,696 admin match and \$9,250 force account labor, materials and equipment. As of October 1, Stu Cato has been hired to provide the engineering for the grading and Andrew Jansky has been retained to consult on the engineering for the manufacturing of the ramps. Project completion expected in May 2022.



## Events and Picnic Shelter

All large events that cancelled in 2020 due to Covid-19 returned in 2021 and reported very successful outcomes. Total event revenue to the Port was \$17,400. For comparison, there were no events held in 2020, and the event revenue in 2019 was \$26,680. The decline in revenue since 2019 is attributed to a few of the larger events scaling back in size, and many of the smaller events cancelling due to Covid-19 concerns.

Notable large events:

- The Hood River Eyeopeners Lions Club 4<sup>th</sup> of July Fireworks display took place with an estimated attendance of 10,000 people watching on the Waterfront. It was a huge success.
- The Downwind Paddle Champs (800 participants) outrigger and surfski race that is held in July moved their event headquarters from the Waterfront Park to Stevenson to accommodate hosting more people. They ran races ending at the Waterfront Park and

shuttled people back to the start. They did not rent any property from the Port as they had in years past.

- The Hood to Coast Windy Relay (800 participants), was a new event held in July at the Marina Green. The event was sold out and hopes to return next year.
- Kiteboard for Cancer (600 participants) had a smaller turnout due to the uncertainty of Covid-19 transmission however they raised a record amount of money, \$220,000 for Project Koru, a kiteboard camp for cancer survivors.
- The All-Wind Sports Industry Trade Show (500 participants) took place the week after Labor Day. All booth space was sold out and they had a record number of attendees. This is a private event where the manufacturers of Kite, Windsurf, SUP, Wing, Foil, wetsuits and accessories showcase their products to retailers.
- Harvest Fest (est. 10,000 attendees) and the Gorge Marathon (est. 1,500 participants) are scheduled to take place at the Event Site in October 2021 pending permission is granted from the State and County Health Departments.



<b>2021 Waterfront Events</b>				
<b>Date Start</b>	<b>Event</b>	<b># People</b>	<b>Location</b>	<b>Cost</b>
3/1/2021	HR Sailing Team- 3 month program	15	Marina SB Dock	donation
3/8/2021	Lacrosse- 3 month program	30	Marina Green	donation
4/15/2021	24 Hour Paddle for Cancer	15	Nichols Basin	donation
4/18/2021	Soccer Kids camps- 2 month program	50	Marina Green	\$800
5/30/2021	CGWA Swaps- 3 Swaps	300	Lot #1	donation
6/12/2021	US Army National Guard	50	Lot #1	donation
6/15/2021	Hood River Middle School Fun Day	50	Marina Green & Park	donation
7/1/2021	Jr. Sailing Program 2 month program	30	Marina SB Dock	donation
7/3/2021	CGWA Swaps- 3 Swaps	500	Lot #1	donation
7/4/2021	Lions Club Eyeopener Fireworks	10,0000	Waterfront	donation
7/5/2021	RiveRun Race Series- 5 races	20	Frog Beach	\$100
7/6/2021	Wet Planet Kayak School- 5 Camps	20	Nichols Basin	\$125
7/15/2021	Paddle Champs HR Race	800	Waterfront Park/Jensen	N/C
7/24/2021	Windy River Relay Hood to Coast	800	Marina Green	\$1600
8/8/2021	Oregon Beach Wrestling Championships	50	Marina Beach	donation
8/9/2021	ABK Windsurfing Clinics	25	Marina Beach	\$250
8/13/2021	SIC Gorge Paddle Challenge- 3 days	400	Jensen West Parking	\$300
8/19/2021	Full Sail Company Picnic	75	Marina Beach & Park	\$200
8/27/2021	Gorge Paddling Center Yoga Retreat	25	Nichols Basin Dock	\$25
8/27/2021	KB4C- 3 days	500	Event Site	\$2,600
9/7/2021	AWSI- 6 days	300	Event Site & Lot #1	\$3,900
10/15/2021	Harvest Fest- 3 days	10,000	Event Site & Lot #1	\$6,000
10/24/2021	Columbia Gorge Marathon	1500	Event Site	\$1,700
<b>Total Revenue</b>				<b>\$ 17,400.00</b>

The Marina Park Picnic Shelter was closed to reservations and events in 2021 due to the staffing shortage in the Facility Department. The Port could not provide the services needed to accommodate large groups. Last year the shelter was closed due to Covid. 2019 the revenue was \$1,700.

## Waterfront Concessions

All Waterfront Concession property leases timed out on October 1, 2020. Existing and new vendors reapplied in November 2020. Port staff reviewed all applications and made their recommendations to the Commission who approved the selection. New concession leases started in the Spring of 2021 with most of them having a 5-year term to set up seasonally for 6 months.

2021 Concession Revenue	
Big Winds	\$ 4,400.00
Brian's	\$ 5,280.00
Cascade Kiteboarding	\$ 3,520.00
Downwinder	\$ 1,645.00
Gorge Groms CGW2	\$0.00
Gorge Jr. Sailing	\$0.00
Gorge Kiteboard School	\$ 3,520.00
Gorge Paddle Center	\$ 2,640.00
Gorge Sailing Ventures	\$ 500.00
Hood River SUP & Kayak	\$ 2,640.00
HR Outrigger Canoe Club	\$ 1,050.00
Kite the Gorge	\$ 2,640.00
New Wind	\$ 3,520.00
Oregon Kiteboarding	\$ 3,520.00
Sandbar Café	\$ 1,865.00
Stawicki Photography	\$ 1,000.00
Stoke on the Water	\$ 50.00
<b>TOTAL</b>	<b>\$ 37,790.00</b>



## Event Site & Port Waterfront Parking

Parking at the Event Site & Jensen West went back to normal protocol for 2021, with the booth open and no restrictions or limitations like we had in 2020. Our Event Site Host, Doug Newcomb, did a great job keeping peace and order as much as any one person could do. A record number of passes were sold, with revenue up 34% from summer 2019, a normal non-Covid year for comparison. Jensen West parking lot & the Hook were utilized much more this season due to the popularity of winging. Total 2021 revenue from Park for Parks kiosk and Way To Park App payments to date (Sept. 30) is \$107,850.85.

Mt. Hood Meadows entered into a Use Agreement with the Port for the use of the Event Site parking lot from mid-November through mid-April for a flat fee of \$600. They used the area for public shuttle pick up/drop off and for the employee busses. Challenges and policy/enforcement considerations for parking include the following:

- The increase of large vans, trailers and RVs utilizing the waterfront- Several online websites show the waterfront as a great place to park (and camp) for big rigs, so many of the visitors were not necessarily parking to recreate. The large rigs parked at the Hook & West Jensen caused congestion due to already tight parking spots. Many areas are not suitable for overlength rigs and pose safety hazards by blocking access for emergency vehicles. Massive rigs are pulling into the Event Site and the traffic flow is not designed for that so vehicles end up driving on the sidewalk to make the turn. Many are too long to fit in the overlength parking stalls.
- Parking enforcement- Port Ordinance 24-2019 does not provide proper language or a mechanism to have vehicles towed, and in certain locations staff is unable to ticket. Coordination with the City Police needs to get addressed. Trailers that are left without vehicles have also become problematic. Signage inconsistencies need to be coordinated once the ordinance is aligned with the City.
- Overnight parking- The Port has a service agreement with Kenton Chandler and HRT Security to provide overnight security patrol coverage on Port Property. HRT helps close parks at night and enforce the Port's no overnight parking policy. Overnight parking violations and trespassing charges have become difficult to enforce due to inconsistencies in Port and City Ordinances. The Marina Moorage continues to fill up with people parking overnight/camping. Warnings are issued in lieu of tickets, due to lack of the ability to enforce.

### 2021 Event Site Parking Lot Stats from January 1<sup>st</sup>- Labor Day

Year	Daily Passes Sold	PreSeason discounted Annual Passes	Annual Passes no discount	Revenue	% Change in revenue from year prior
2021	6874	963	454	\$214,554.93	36%
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%

\*Numbers in the table above do not reflect payments at kiosks, just payment at the booth and passes.

## Marina

The Port has a very active and desirable Marina. Demand for moorage continues to increase. We have a total of 173 slips and 11 boathouses with 100% occupancy. The current waitlist has about 84 people listed. The current anticipated wait for a slip for those at the bottom of the list is around 2-3 years. The demand is greatest for 30' and under length boats. The split this year was 70% power/30% sailboats.

Port Facility staff has been working hard to replace rotted wood on all docks. They are learning how to do repairs that had previously been contracted out which has helped to offset expenses. The Port continues to need a professional team to repair and replace the floats.

Fiscal Year 2020-21 Marina Revenue exceeded Expenses by \$38,450.

Marina Total # of Slips by size:	As of 10/1/21
30' and under = 131 slips	Waitlist= 61
Over 30-45= 29 slips	Waitlist=19
Over 45'= 1 slip	Waitlist=4
Seasonal 20' and under= 6 slips	
Boat Houses= 11	
Jet Skis= 14 spots (Kite Schools Only)	
HRYP dingy storage floats= 3	
Gorge Jr. Sailing dingy storage floats=3	
Shell Dock= 6 slips	
Float Plane = 1 slip	



**Guest Dock-** Transient moorage was slow for larger vessels. The greatest quantity of usage came from day use, which is free of charge. When the Bonneville Pool is open for fishing the Marina boat ramp parking lot has been packed. Due to fishing restrictions below the pool and many reservoirs and lakes having all time low water levels, there has been a real uptick in small boats coming to Hood River from out of area. Revenue from vessels staying overnight January-September was \$3,644.

**Cruise Ships-** In 2020 all cruise ship visits were cancelled due to the pandemic. With strict guidelines in place the State and County allowed the ships to resume service in Spring 2021. ACL has exclusive use of the outside Jetty. They pay \$6,000 per year for an infrastructure fee to help maintain the jetty. The North Jetty Commercial Dock gets rented to other cruise lines and large vessels. There were less visits than in 2019, however, there is great interest in booking reservations moving forward. ACL was able to utilize the new bollard system they installed in 2020 that enables them to secure their vessel in a manner that they can shut down their engines, where in the past they had to keep them running during their entire visit.

Cruise Ships- Revenue estimates	2019	2020	2021
<b>Cruise Line</b>			
American Cruise Lines (ACL)	\$ 8,400	\$ 6,000	\$ 11,250
Linblad Expeditions	\$ 1,500	\$ -	\$ 1,200
Misc Large Vessels	\$ 2,550	\$ -	\$ 400
<b>Total</b>	\$ 12,450	\$ 6,000	\$ 12,850



**Hood River Yacht Club-** The HRYP sponsors the High School Sailing team and teaches private lessons in the summer. The program was smaller this year to adhere to Covid protocols. 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. Monday night free sailing was cancelled for this year but they hope to bring it back next season.

**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 and September-October. The combined youth sailing programs promoted seamanship and taught advanced sailing skills to over 220 young people this summer. Jr. Sailing Program had one of their best seasons yet with full classes and new boats. They are part of several US Sailing programs that provided grants for; national outreach to foster



diversity in sailing, STEM classes for middle school kids, Culture Seed, Girls at the Helm and a new pilot program the the Hood River New School.

**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 moorage, however the Port did not pay the \$5,200 to support patrol services on the Waterfront because the Sheriff’s office did not have sufficient staff to meet the terms of the Agreement to add additional staff. The Port agreed to pay for the Marine vessel’s fuel from June 15- September 15. The total fuel bill for 2021 was \$727. 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 70 hours boat patrol, 138 motorized boater contacts were made and 51 non-motorized contacts.

**MARINA SUMMARY FISCAL YEAR JULY 1, 2020- JUNE 30, 2021**

<b>Fiscal Year 2020-2021 Marina Financials</b>	2017-18	2018-19	2019-20	2020-2021
<b>MARINA EXPENSES</b>				
Personnel Services	\$136,701	\$142,157	\$142,594	\$ 155,622
Materials and Services	\$91,037	\$109,224	\$85,541	\$ 87,295
Interest Expense	\$30,073	\$28,059	\$25,876	\$ 23,428
Depreciation Expense	\$79,870	\$79,870	\$78,759	\$ 77,781
Total	<b>\$337,681</b>	<b>\$359,310</b>	<b>\$332,770</b>	<b>\$344,126</b>
<i>CIP Projects not included in formula</i>	\$ 22,374	\$ 9,063	\$ -	\$ 15,290
<b>MARINA REVENUE</b>				
Marina	\$330,355	\$ 358,829	\$360,444	\$ 373,576
Grants	\$8,425	\$ 7,050	\$7,000	\$ 9,000
<b>Total Marina Revenue</b>	<b>\$338,780</b>	<b>\$365,879</b>	<b>\$367,444</b>	<b>\$382,576</b>
<b>2021 Revenue Exceeding Expenses</b>				<b>\$38,450</b>
<b>2020 Revenue Exceeding Expenses</b>			\$34,674	
<b>2019 Revenue Exceeding Expenses</b>		6,569		
<b>2018 Revenue Exceeding Expenses</b>	\$1,099			

## The Numbers

Waterfront expenses exceeded revenues by \$245,222 for the FY 2020-21, up 84% from FY 2019-20. There was a steep jump in expenses, most caused by the onset of the pandemic. One of the challenges of reporting the season on the Waterfront is that our Fiscal Year reporting falls in the middle of the summer, so these numbers partially reflect what took place in summer 2020. With the outbreak of Covid-19 last year the Port spent a lot of extra time and money implementing changes for compliance with the Government mandates. Signs, staff time, port-a-potties, handwashing stations, PPE, etc. Revenues were down in some areas due to restrictions on parking, prorated rent for concessions or no rent because they chose to not open, and no events took place. The summary below does not include reimbursements from the Government.

**WATERFRONT SUMMARY FISCAL YEAR JULY 1, 2020- JUNE 30, 2021**

<b>Fiscal Year 2020-2021 Waterfront Financials</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-2021</b>
<b>EXPENSES</b>				
<b>Event Site</b>				
Personnel Services	\$80,021	\$102,936	\$97,239	\$ 126,563
Materials and Services	\$46,650	\$58,188	\$54,840	\$ 75,555
Total	<b>\$126,671</b>	<b>\$161,124</b>	<b>\$152,079</b>	<b>\$202,118</b>
<b>Hook, Spit and Nichols</b>				
Personnel Services	\$42,144	\$42,817	\$45,518	\$ 26,073
Materials and Services	\$35,249	\$30,335	\$46,652	38081
Total	<b>\$77,393</b>	<b>\$73,152</b>	<b>\$92,170</b>	<b>\$64,154</b>
<b>Marina Park</b>				
Personnel Services	\$141,524	\$153,425	\$149,177	\$ 172,317
Materials and Services	\$34,167	\$30,335	\$50,153	\$ 65,730
Total	<b>\$175,691</b>	<b>\$183,760</b>	<b>\$199,330</b>	<b>\$238,047</b>
<b>Total Waterfront Recreation Expenses</b>	<b>\$379,755</b>	<b>\$418,036</b>	<b>\$443,579</b>	<b>\$504,319</b>
CIP Projects Not Included in formula	\$28,659		\$50,197	\$ 72,649
<b>REVENUE</b>				
Events, Parking Passes, Parking Fees, Concessions, HRYC	\$183,499	\$ 217,110	\$310,411	\$ 258,897
Grant-Contributed Capital			0\$	\$ 36,000
<b>Total Waterfront Recreation Revenue</b>				
<b>2021 Expenses Exceeding Revenue</b>				<b>(\$245,422)</b>
2020 Expenses Exceeding Revenue			<b>(\$133,168)</b>	
2019 Expenses Exceeding Revenue		<b>(200,926)</b>		
2018 Expenses Exceeding Revenue	<b>(\$196,256)</b>			