

Port of Hood River

2022 Waterfront Recreation Annual Report



Prepared by Daryl Stafford, Waterfront Manager

The following is a summary of waterfront activity during 2022.

The purpose of this report is to provide an overview of the 2022 season for the Commission highlighting activity on Port-owned waterfront properties.

The Port of Hood River experienced unprecedented recreational and spectator use along the waterfront in 2022. A couple observations that really stood out this year were the number of people who have taken up the sport of wing foiling, quantity and size of sprinter type vans that used each parking location, and the Fish Wheel (pictured above) that drifted onto the sandbar posing a hazard to kiteboarders and piqued the curiosity of onlookers.

Challenges that continue to face the Port from the increased use of Port recreational areas include parking scarcity, size of vehicles that exceed the size of parking stalls, dogs off leash, and the growing homeless population seeking shelter on Port property. Finding summer help was challenging for most businesses, more so than any years past. This issue affected the Port with shortages in the summer Facilities Department, Bridge Toll booth, and Parking Enforcement positions. Many positions were never filled. This in turn made it difficult to offer the services and hours that have been provided in years previous.

Waterfront Capital Projects

In 2022 there were several waterfront capital projects, some completed, some finishing up in 2023. Notable mentions:

- The new Hook Rigging Area was completed on March 1, 2022. This project was funded by a \$40,000 grant from Travel Oregon, and contributions from the Port and the CGW2.



- Marina Boat Ramp float replacement - Grant was awarded from the Oregon State Marine Board for \$132,300 with a cash match of \$127,646 from the Port. In October, the ramps arrived. Installation was postponed until 2023 due to the extension of the fishing season and delays with configuration issues that required additional engineering and construction.

Fall Planning: During the Port's 2022 annual Fall planning meeting, the Commission expressed interest in having staff explore opportunities for a potential RV park as a future project at the Maritime building area or at the Marina Green. Staff investigated possibilities and confirmed zoning restrictions at Maritime (currently light industrial) that might be difficult to change. The Marina Green may be an option after the completion of the Bridge Replacement Project, and after clarifying limitations and potential penalties tied to previous grant funding for green spaces/Marina operations that are part of the Oregon Land and Water Conservation Fund (LWCF) Section 6(F)(3). There was also direction from the Commission for staff to start looking into the potential of future development around the Marina once the current bridge is replaced, and to schedule a study.

Events

2022 Event revenue to the Port was \$24,825. For comparison, event revenue in 2021 was \$17,400.

Notable large events:

- July- Waterfront Park: The Downwind Paddle Champs (800 participants) outrigger and surfski event headquartered in Stevenson ending at the Waterfront Park. They did not rent any parking property from the Port as they had in years past, causing major congestion and unsafe parking scenarios.



- July- The Spit: Lions Club Eye Openers Fireworks (est. 10,000 people).
- July- Marina Basin: The Hood to Coast Windy Relay (800 participants) a running relay through the upper valley starting and ending at the Marina Green.
- July Event Site: Kiteboard for Cancer windsport relay (400 participants) raised a record amount of money, \$220,000 for Project Koru, a kiteboard camp for cancer survivors.



- September- Event Site: The All-Wind Sports Industry Trade Show (500 participants) is a private event where the manufacturers of Kite, Windsurf, SUP, Wing, Foil, wetsuits and accessories showcase their products to retailers. They had a record attendance.
- October- Event Site: Harvest Fest (est. 10,000 attendees) is an arts/crafts/food festival showcasing local goods.
- October- Event Site: Gorge Marathon running race (est. 1,500 participants) runs through the upper valley.



2022 Waterfront Events that had Permits with the Port

Start Dat	End Date	Event Name	Location	# People	Revenue
4/23/2022	4/24/2022	24 Hour Paddle for Cancer Fundraiser	Nichols Basin- Frog Beach	10	\$ -
8/8/2022	8/12/2022	ABK Windsurfing Clinics	Marina Beach	15	\$ 250.00
8/15/2022	8/15/2022	ABK Windsurfing Clinics	Marina Beach	15	\$ 250.00
9/7/2022	9/10/2022	AWSI Trade Show- Private Event	Event Site & Lot #1	300	\$ 6,000.00
5/30/2022	5/30/2022	CGW2 Gear Swap Gorge Grom Fundraiser	Lot #1	300	\$ -
7/3/2022	7/3/2022	CGW2 Gear Swap Gorge Grom Fundraiser	Lot #1	300	\$ -
9/4/2022	9/4/2022	CGW2 Gear Swap Gorge Grom Fundraiser	Lot #1	300	\$ -
10/16/2022	10/16/2022	Columbia Gorge Marathon	Event Site	1500	\$ 2,400.00
10/7/2022	10/9/2022	Harvest Fest	Event Site & Lot #1	10,000	\$ 7,575.00
6/13/2022	8/28/2022	Jr. Sailing Program Kids Program	Marina Basin/ SB Dock	30	\$ -
7/8/2022	7/10/2022	KB4C (Kiteboard for Cancer)	Event Site	500	\$ 5,400.00
3/1/2022	6/1/2022	Lacrosse Jr. Program Practice & Games	Marina Green	50	\$ -
7/4/2022	7/4/2022	Lions Club Eyeopener Fireworks	Waterfront	10,0000	\$ -
5/7/2022	5/8/2022	Oregon State High School Sailing Championship	Event Site- West side	50	\$ -
8/27/2022	9/3/2022	Slider Project Kite Park league KPL Team Battle	Marina Beach/Sandbar	30	\$ 800.00
5/30/2022	5/30/2022	Wet Planet Kayak School- First Descents Camp	Nichols Basin	15	\$ 50.00
6/6/2022	6/6/2022	Wet Planet Kayak School- First Descents Camp	Nichols Basin	15	\$ 50.00
6/13/2022	6/13/2022	Wet Planet Kayak School- First Descents Camp	Nichols Basin	15	\$ 50.00
6/20/2022	6/20/2022	Wet Planet Kayak School- Kids Camp	Nichols Basin	15	\$ 50.00
6/27/2022	6/27/2022	Wet Planet Kayak School- Kids Camp	Nichols Basin	15	\$ 50.00
7/5/2022	7/5/2022	Wet Planet Kayak School- Kids Camp	Marina Beach	28	\$ 50.00
7/11/2022	7/11/2022	Wet Planet Kayak School- Kids Camp	Marina Beach	28	\$ 50.00
7/19/2022	7/19/2022	Wet Planet Kayak School- Kids Camp	Nichols Basin	15	\$ 50.00
7/26/2022	7/26/2022	Wet Planet Kayak School- Kids Camp	Marina Beach	28	\$ 50.00
8/2/2022	8/2/2022	Wet Planet Kayak School- Kids Camp	Nichols Basin	15	\$ 50.00
8/9/2022	8/9/2022	Wet Planet Kayak School- Kids Camp	Nichols Basin	15	\$ 50.00
7/23/2022	7/23/2022	Windy River Marathon Relay- Hood to Coast Series	Marina Green	600	\$ 1,600.00
					\$ 24,825.00

Waterfront Concessions

Waterfront Recreation Concessions- The Port offers several different seasonal permits for Waterfront Recreation. There currently are: 7 windsport lesson and rentals; 2 kayak and SUP lesson and rentals; 2 sailing lesson programs and 1 sailboat tour charter; 1 downwind SUP tour guide; 1 pedicab taxi; 1 non-profit windsurf club; 1 non-profit kids SUP program; and 1 outrigger canoe club.



Event Site Dock Food Cart Concessions- The Port had two food carts that were located on the Event Site dock. In January, as part of a Port-wide review of all leases and permits that was previously requested by the Commission, Port staff and legal team performed an evaluation of the food carts and their permits. Expenses incurred to the Port by having the food carts on the dock exceeded revenues over the span of the past 10 years. The Commissioners reiterated their desire to reduce reliance on toll revenue to support Port properties and directed staff to update the permits to reflect current market rates, address concerns over serving alcohol and risk management (the Port has the only food carts in Hood River County that are allowed to sell alcohol), to define permits such that the Port had ultimate control of who the tenant would be if the business were to sell, and at a minimum to cover the Port's expenses. The Sandbar Café signed the 2022 permit, however upon trying to open in June (after craning in and working on the cart for several weeks) they were not able to get certified by the HR County Health department without heavily investing more money in their cart, so they never opened. The Health Department also serves as the local enforcement agency for the DEQ. Increased statewide requirements that were set to go into place in January 2023 (along with concerns of food carts leaking gray water prompted greater restrictions. The Downwinder chose to not sign the revised permit and decided to give up their space on the dock because they were not pleased with the terms/changes to the permit and were upset.

In the Fall of 2022 staff checked in with the Commission regarding future food carts on the dock and they all agreed that it was not in the best interest of the Port to have them in that location, however, they were all in favor of food carts in a new location once plans firmed up for North First Street to the East of Lot #1. The Commission reiterated that desire at the Fall planning session in November.

A portion of space on the dock was filled with the not-for-profit Wylde Wind and Water that teaches youth watersports and water safety.

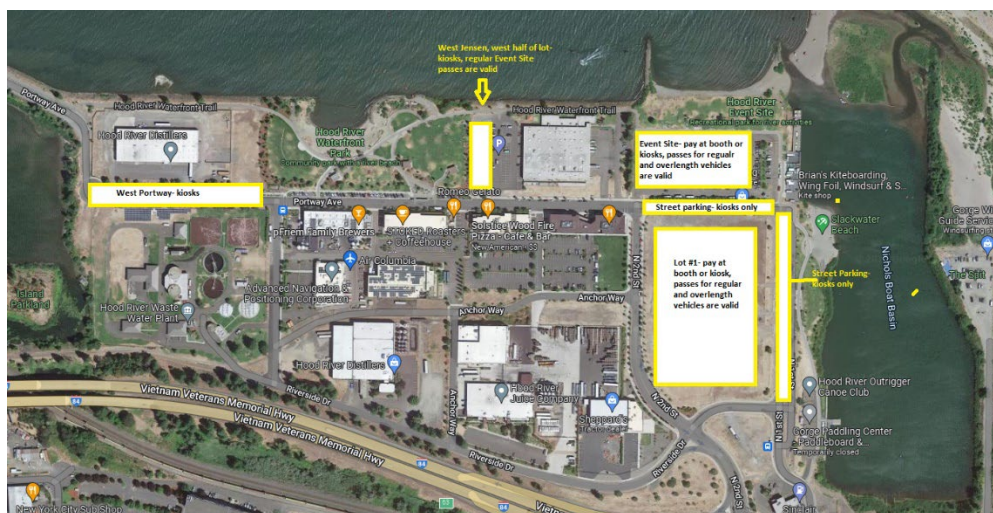


2022 Waterfront Concession revenue totaled \$43,952. For comparison, 2021 revenue was \$37,790.

2022 Waterfront Recreation Concessions			
Concession	Locations	Total Annual Billing as of Oct 2022	Lease Term
Big Winds	Hook	\$ 4,620.00	2021-2025
	Marina Park Shed		
Brian's Windsports	Upper ES Dock- #4	\$ 5,694.00	2021-2025
	Marina Park Shed		
Cascade Kiteboarding	Upper ES Dock- #1	\$ 4,296.00	2021-2025
	Maritime Parking Storage		\$100 Monthly
CGWA- Gorge Groms	Hook	Fees waived by Executive Director	2022
	Maritime Parking Storage		\$100 Monthly
Doug's HR Water Adventures	Upper ES Dock- #5	\$ 3,970.00	2022-2025
	Maritime Parking Storage		\$100 Monthly
Gorge Jr. Sailing	South Basin Dock	Fees waived by Executive Director	2022
Gorge Kiteboard School	Upper ES Dock- #3	\$ 3,846.00	2021-2025
	Marina Park Shed		
Gorge Paddle Center	Nichols Basin	\$ 2,772.00	2021-2025
	Building Rent/Winter Storage		\$200 per month Oct-April
Gorge Sailing Ventures	Marina Commercial Dock	\$ 1,500.00	2022
Hood River Outrigger Canoe Club	Nichols Basin	\$ 1,225.00	2021-2022
Hood River Pedicab	Waterfront	\$ 100.00	2022
Hood River SUP & Kayak	Hook	\$ 2,772.00	2021-2025
Hood River Yacht Club	Club House	\$ 639.49	1/15/2021 - 1/15/2023
	South Basin Dock	\$ 3,000.00	5/1/2021 - 4/30/2023
Kite the Gorge	The Spit	\$ 3,372.00	2021-2025
	Winter Storage Sublease/KTG w/Merlin Electric/Port	\$ (100.00)	11/15/22 -4/15/2023
	Winter Storage Sublease w/Merlin Electric	\$ 500.00	11/15/22 -4/15/2023
Oregon Kiteboarding	Upper ES Dock #4	\$ 4,146.00	2021-2025
	Maritime Parking Storage		\$100 Monthly
Stoke on the Water	Waterfront	\$ 100.00	2022
Wylde Wind & Water	Lower ES Dock- #2	\$ 1,500.00	2022
Total Annual Revenue		\$ 43,952.49	

Event Site & Port Waterfront Parking

In 2022, the Port had five main pay to park areas along the waterfront: West Portway, Jensen West, Event Site, Lot #1, East Portway, and First Street.



The pay to park areas are the primary source of revenue to support the Port waterfront recreational properties. There were three other Port parking areas that are currently free to park: The Hook, The Spit, and the Marina Basin. During Fall Planning there was discussion that each free area presented opportunity for future parking revenue, and that it should be considered for the future, possibly Spring 2023.

Another parking topic that was addressed in 2022 was the size and number of recreational sprinter vans/trucks that people were parking in an unsafe manner making it impossible for emergency vehicles to get through at The Hook and Jensen West parking lot. On February 9th Waterfront Recreation Committee meeting recommended that the Port limit the size of vehicles parking in those areas at their annual meeting. Signs went up at The Hook and at the West Jensen Lot for no vehicles over 22'.



2022 (January 1 – December 31) revenue from the kiosks for paid parking along Portway, Jensen West, 1st Street, Lot #1 and the Event Site totaled \$101, 393. Total Event Site day and season pass revenue totaled \$241,380. Total waterfront parking revenue totaled \$342,773.

Event Site Parking- Does not include Kiosk payments				
Year	Daily Passes	Annual Passes	Revenue	% Change from year prior
2022	4993	1227	\$ 241,380.00	12%
2021	6874	1417	\$ 214,554.93	36%
2020	4682	1005	\$ 157,274.00	-2%
2019	6312	961	\$ 159,709.00	14%
2018	5479	1081	\$ 139,747.00	45%
2017	5197	614	\$ 96,222.00	-1%
2016	5410	788	\$ 96,812.00	-16%
2015	6203	844	\$ 114,128.00	53%

Waterfront Numbers

At the Port's annual 2022 Spring Planning workshop, the Commission consensus was that they would like to budget for year around overnight security, resume full services of open restrooms (normal hours) and trash cans if we have enough summer help, and to add one FT Facilities person.

Waterfront expenses exceeded revenues by \$202,436 for the FY 2021-22, down 18% from FY 2020-21.

WATERFRONT SUMMARY FISCAL YEAR JULY 1, 2021- JUNE 30, 2022

Fiscal Year 2021-2022 Waterfront Financials	2017-18	2018-19	2019-20	2020-21	2021-22
EXPENSES					
Event Site					
Personnel Services	\$80,021	\$102,936	\$97,239	\$126,563	\$116,036
Materials and Services	\$46,650	\$58,188	\$54,840	\$75,555	\$78,253
Total	\$126,671	\$161,124	\$152,079	\$202,118	\$194,289
Hook, Spit and Nichols					
Personnel Services	\$42,144	\$42,817	\$45,518	\$26,073	\$47,340
Materials and Services	\$35,249	\$30,335	\$46,652	\$38,081	\$48,718
Total	\$77,393	\$73,152	\$92,170	\$64,154	\$96,058
Marina Park					
Personnel Services	\$141,524	\$153,425	\$149,177	\$172,317	\$170,095
Materials and Services	\$34,167	\$30,335	\$50,153	\$65,730	\$44,829
Total	\$175,691	\$183,760	\$199,330	\$238,047	\$214,924
Total Waterfront Recreation Expenses	\$379,755	\$418,036	\$443,579	\$504,319	\$505,271
CIP Projects Not Included in formula	\$28,659		\$50,197	\$72,649	\$64,232
REVENUE					
Events, Parking Passes, Parking Fees, Concessions, HRYC	\$183,499	\$217,110	\$310,411	\$258,897	\$302,835
Grant-Contributed Capital			0\$	\$36,000	\$0
Total Waterfront Recreation Revenue	\$183,499	\$217,110	\$310,411	\$294,897	\$302,835
2022 Expenses Exceeding Revenue					- \$202,436
2021 Expenses Exceeding Revenue				-\$245,422	
2020 Expenses Exceeding Revenue			-\$133,168		
2019 Expenses Exceeding Revenue		-\$200,926			
2018 Expenses Exceeding Revenue	- \$196,256				

Marina



Demand for Port Marina moorage slips continues to increase, and far exceeds availability. The Port has a total of 162 boat slips, 6 shell dock slips and 11 boathouses with 100% occupancy. The current boat slip waitlist has 83 applicants. The current anticipated wait for a slip for those at the bottom of the list is around 3 years. The demand is greatest for 30' and under boats. The split this year was 70% power/30% sailboats.

Marina Total # of Slips by size:		12/1/2022
30' and under = 131 slips	67 power / 64 sailboats	Waitlist= 66
Over 30-45= 29 slips	6 power / 25 sailboats	Waitlist=22
Over 45'= 1 slip	1 sailboat	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		

Port Facility staff has been working diligently 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.

Guest Dock- Most of the use for the guest dock is from fisherman and small power boats who put in for the day. There is no charge for use of the dock unless the vessel stays overnight, and parking was free in 2022. Revenue from vessels staying overnight January-September was \$4,548.

Cruise Ships- Total revenue for the cruise ships in 2022 was \$13,775. ACL has exclusive use of the outside Jetty. They pay a \$6,000 per year infrastructure fee to help maintain the jetty. The North Jetty Commercial Dock gets rented to other cruise lines and large vessels visit.

Cruise Ships- Revenue estimates	2019	2020	2021	2022
Cruise Line				
American Cruise Lines (ACL)	\$ 8,400	\$ 6,000	\$ 11,250	\$10,625
Linblad Expeditions	\$ 1,500	\$ -	\$ 1,200	\$3,000
Misc Large Vessels	\$ 2,550	\$ -	\$ 400	\$150
Total	\$ 12,450	\$ 6,000	\$ 12,850	\$13,775



Hood River Yacht Club- The HRYC sponsors the High School Sailing team and teaches private lessons in the summer. They rent 3 bays of dock space on the South Basin Dock that they use for their members for small sailboats that they hand launch. They have a waitlist for space for dock and yard storage. The HRYC also sponsors two very competitive regattas that are held in July and August.



Gorge Jr. Sailing- The combined youth sailing programs that promote seamanship and taught sailing skills to over 220 young people last summer. The 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.



Boathouses- In February of 2022 one of the boathouse tenants removed her failing boathouse and had it demolished. It was in a state of disrepair and deemed at risk for sinking and needed to be removed immediately. The tenant provided the Commission with plans for a replacement that added a second floor, bathroom, and expanded the footprint of the existing agreement. There are no set requirements for boathouses in Hood River



County so this required due diligence from staff of what standards are acceptable to meet Oregon Clean Marina requirements. The boathouse tenants have leases that were issued in 2014 with a 5 year notice of non-renewal that state that any boathouse replacement or remodel must have Commission approval.

This event begged the question to the Commission of what they would like to see for future development in the Marina. For the tenant to make such an investment in a new boathouse, the tenant would need a long term lease commitment from the Port. (See proposed new boathouse sketches to the right) Further, with the bridge replacement project possibly starting in 2026, all leases in the Marina should be annual to give the Port full autonomy for the Marina Basin for staging purposes. All moorage slips & building leases are issued on an annual basis, and the boathouses leases required 5-years notice for termination.



While gathering information, staff found that the current leases were in violation of DEQ law by allowing tenants to have water piped in, but not providing a contiguous DEQ approved sewer system for outgoing gray and black water. Violations of this kind have resulted in large fines for other boathouse owners and entities that rent to them. The Port also learned that by allowing this, it was at risk for losing its Clean Marina status and possibly not qualifying for future grants. The Port immediately self-reported to the OSMB & DEQ seeking guidance on how to best handle the situation. It was decided that disconnecting each boathouse's water source, and the tenants cutting all pipes to sinks and removing port-a-potties would satisfy the requirements. On June 6, 2022, the Port gave notice to the tenants for water shut-off and required removal /decommissioning of boathouse plumbing fixtures. The Commission did not want to install a sewer system for the boathouses so they agreed to provide spigots on the dock for the tenants to have water.

The Commission then directed staff to work on the boathouses lease process for notice of non-renewal, and to prepare a discussion for a future meeting regarding boathouses with a proposal and recommendation for the future of boathouses in the Marina.

At the August 16, 2022 Commission meeting, staff presented the Commission with a list of issues and pros and cons regarding boathouses. Topics such as; future vision, marina best practices, compliance with DEQ law, lease termination, low rates, risk management, outdated leases, replacements, and possible phase out were all discussed. The boardroom was full with lots of public comment both for and against boathouses in the Marina.

The discussion was led by Commissioner Sheppard and included comments from each Commissioner separately. The consensus was unanimous to provide notice of non-renewal of the existing leases (except for the Sheriff's boathouse), and to not offer new leases. There was also Commission consensus to not allow any form of boathouses at the marina and to move towards phase out. On August 24th, 2022 the tenants were given formal notice of lease non-renewal and stated that the term would expire on December 31, 2026. The Commission directed staff to host a roundtable meeting with the tenants to discuss boathouse removal. The boathouse Marina Committee representative, Steve Tessmer, indicated that the tenants wanted to discuss the possibilities of new leases not phase out. The Commission directed staff to only discuss phase out. No other directives were given.

In September, the boathouse tenants were reminded of the Port's November 1, 2022 deadline for meeting DEQ requirements for their flotation to have it encapsulated. Steve Tessmer, the boathouse representative on the Marina Committee, conferred with the head of the OSMB Clean Marina asking if only the visible flotation be required due to the expense, as the tenants were recently given notice of non-renewal of their leases, and he agreed. The Port agreed asking the tenants to meet the minimum requirements of the DEQ and OSMB Clean Marina program.



Water Safety Patrol- The Sheriff's services are an integral part of the Marina and important for water safety in the Bonneville Pool. The Port continued in an IGA with the HR County Sheriff Department to waive the fees for the Marine Sheriff's Boathouse moorage and to pay for the Marine vessel's fuel from June 15- September 15. The total fuel bill for 2022 was \$573. This was much lower than years past due to the Shell Station not having staff available to pump fuel when the Sheriff needed it, so most of the time they had to tow the boat to the county yard to fill it up, which ultimately gave them less time on the water.



The Sheriff's boathouse was in dire need of repair to the flotation and was at risk of sinking. The HRSO thought it might need to get removed from the Marina because when we have heavy snow loads it lowers the boathouse so far that the door won't open and puts the boat inside at risk of sinking. The county had zero funds allocated for the purpose of refurbishing the boathouse. In September the Port paid \$3,000 out of the Marina budget to have professional divers repair the existing flotation and to have additional flotation installed. The Sheriff's office is grateful for the Port's help and pleased with the repairs.



MARINA SUMMARY FISCAL YEAR JULY 1, 2021- JUNE 30, 2022

Fiscal Year 2021-2022 Marina Financials	2018-19	2019-20	2020-21	2021-22
MARINA EXPENSES				
Personnel Services	\$142,157	\$142,594	\$155,622	\$149,802
Materials and Services	\$109,224	\$85,541	\$87,295	\$96,735
Interest Expense	\$28,059	\$25,876	\$23,428	\$20,575
Depreciation Expense	\$79,870	\$78,759	\$77,781	\$76,238
Total	\$359,310	\$332,770	\$344,126	\$343,350
<i>CIP Projects not included in formula</i>	\$9,063	\$0	\$15,290	\$10,479
MARINA REVENUE				
Marina	\$358,829	\$360,444	\$373,576	\$406,615
Grants	\$7,050	\$7,000	\$9,000	\$0
Total Marina Revenue	\$365,879	\$367,444	\$382,576	\$406,615
2021/22 Revenue Exceeding Expenses				\$63,265
2020/21 Revenue Exceeding Expenses			\$38,450	
2019/20 Revenue Exceeding Expenses		\$34,674		
2018/19 Revenue Exceeding Expenses	\$6,569			

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