

PORT OF HOOD RIVER

2024 WATERFRONT RECREATION REPORT



Prepared by Daryl Stafford, Waterfront Manager, March 1, 2025

The purpose of this report is to share highlights from the Port of Hood River waterfront operations and recreational activity on the Hood River waterfront. This narrative is for informational purposes only and is not intended to be relied upon for financial purposes or as a final account.

Reflecting on the past 2024 season at the Hood River Waterfront, it is clear to see how much the area means to our community, and it just keeps getting more popular with every passing year. With record crowds, locals and visitors truly enjoyed the water, wind, spectacular views, unique events, and fantastic restaurants. The recreational activity has brought quite a boost to our local businesses.

Wing-foiling continued to dominate the landscape, closely followed by kites, OC1 paddlers, SUPs, wind-foilers, windsurfers, kayakers, e-foils, beachgoers, and onlookers.

Here's a look back at activity on the waterfront and highlights of the past year.

Bridge Toll Revenue & the Waterfront

In 2024 the Port of Hood River Commission finalized the ownership and responsibility for the new bridge replacement to the Hood River-White Salmon Bridge Authority. This transition will impact waterfront recreation and park operations, as the port has long relied on bridge toll revenue to help cover deficits in its waterfront recreation budget.

Historically, bridge toll subsidies have supported park development, maintenance, and operations making the waterfront a key element of Hood River's identity and economy. The Port has been reassessing long-term funding strategies for these spaces.

Balancing Economic Growth & Quality of Life

The Port Commission continually evaluates its mission and values when making decisions. While economic development has traditionally been the foundation of its directives as a revenue-based agency, the increasing demand for recreational access has elevated quality of life as an equally important priority.

As public use of the waterfront grows, so do maintenance costs—placing demands on the Port like those of a Parks & Recreation District, despite the Port receiving very little tax revenue. At the Fall Planning Meeting, the Commission discussed the need for sustainable funding solutions and reiterated to staff to continue with the approach of key financial and operational decisions aiming to sustain the waterfront department, which continues to operate at a deficit.



One of the funding ideas that the Commission is exploring is a custom Gorge license plate program where the proceeds could help support the parks.

Waterfront Recreation Strategic Commission Directives

The Commission gave staff the following directives for 2024 as a result of the **2023 Fall Planning Session**:

- a. Review American Cruise Line development opportunities- **Completed**
- b. Installation of paid parking program on the Waterfront- **Completed**
- c. Adjust parking fees/policies- **Completed**

During the **2024 Fall Planning Session**, the Port Commission affirmed the following principles:

- a. The waterfront recreation budget must be self-sustaining, assuming no future support from bridge toll revenue
- b. Port initiatives should focus on projects generating positive net income
- c. Pursuing practices/projects that will decrease or cover additional operational costs
- d. Safety for our users will continue to be our top priority

2024 Commission Fall Planning **Directives for 2025 Waterfront Recreation** to Staff include:

- a. Develop sustainability plans ensuring each waterfront cost center is self-supporting
- b. Pursue cell tower leases on the waterfront
- c. Establish fair market value to charge private businesses for off-season parking
- d. Conduct a rate study that focuses on how other Ports and Cities lease parking lots
- e. Investigate using “Passport” pay to park App for waterfront parking
- f. Evaluate City of HR’s parking program
- g. Transition from Waterfront & Marina Committees to topic specific stakeholder groups
- h. Close the Event Site Booth
- i. Add quarterly online payment option for the Marina tenants
- j. Allow 3:00am parking for Marina Boat Ramp parking lot during fishing season
- k. Continuing with the Event Site Host program
- l. Re-open the Picnic Shelter for rentals
- m. Require large events to rent appropriate parking for the event
- n. Update waterfront wayfinding signage

- o. Set fee for use of cranes on Port Property for purposes of launching boats
- p. Implement a less expensive option for Waterfront parking- Value Pass

Waterfront Development and Improvements

In 2024, the Port continued to prioritize maintenance over new projects as part of the reduction in spending, so there weren't any major infrastructure additions or improvements. Plans for new parking areas are underway with construction slated to begin in the Spring of 2025.

The Port completed the installation of the informational way-finding pedestals along the Waterfront Trail. They are very interesting with a lot of historical information and pictures, mostly provided by County Commissioner Arthur Babitz. The Port has received a lot of positive feedback on the installations.



Community Engagement



Every summer the waterfront is supported by volunteer efforts. This year **Mike's Ice Cream** contributed and maintained a dog poop station at the Spit and provided over 8,000 poop bags from July until the end of the year. This effort demonstrates the community's dedication to maintaining the beauty of the waterfront. Employees from local based kite/wing distributor **Slingshot** had a corporate beach clean-up as part of their clean beach initiative. The **Hood River Soil & Water Conservation District** hosted 3 puncture vine (goat head) noxious weed pulling volunteer events along the waterfront throughout the summer months. **Doug's Sports** and the **Native Fish Society** staff held a clean up along the banks of the Hood River, and beer was provided afterwards by **Pfriem**.

Water Safety



This year was marked with several near misses on the water with barges and fire scooper planes. With the increase in recreation out in the river channel there has been an increase in people lacking awareness of the Rules of the Road and Maritime Law. There was a call for action to the Marine Sheriff, USCG, CGW2, and the Port to warn user groups of a potential shut down of the barge lanes. The Coast Guard has the authority to close the barge channel to recreation, which would be a disaster for watersport recreation. The Port does not have jurisdiction out on the river however Port staff did support safety efforts. The Port plans on hosting a watersport safety consortium in Spring 2025.

Water Safety Patrol

The Port has two IGA's with the HR Sheriff's Department. One pays for the boat's fuel June 15 – September 15 and the other is for free moorage of the Sheriff's boathouse. The patrol logged 273 hours on the water, performed 43 rescues, and had a fuel cost to the Port of \$2,847. This program is 100% funded by the Oregon State Marine Board and the Port.

Youth & Community Watersports Programs

HR Outrigger Canoe Club (HROCC) kids' outrigger program and the **CGW2 Gorge Grom** windsurfing family club reported record participation over the summer of 2024.

Wylde Wind & Water (WWW) expanded watersport education with 1,053 participants, 1,400 volunteer hours, and bilingual programming. WWW offered free weekly wingfoil orientations, Saturday Community paddles, and free Women's wingfoil clinics. The owner, Fiona Wylde, has been asked by the OSMB to work on a pilot project to use her program as a blueprint for similar programs across the state.



Gorge Jr. Sailing (GJS) had 159 students who enrolled in 6 weeks of sailing lessons held in the Marina Basin. GJS also offered free Monday night introductory sailing sessions while camps were in session.

The **Gorge High School Sailing Team** got 3rd in the districts in Anacortes and had 4 racers that qualified for finals in Annapolis. HRYC & GJS combined to teach adult lessons and had 15 adults participate.



The Port granted \$500 fee waivers to five nonprofits supporting youth watersports.

Waterfront Parking

Pay-to-park areas remained the primary funding source for waterfront recreation, with eight locations charging for parking and three free zones (The Spit, Marina Moorage, and Marina Beach Park), which present future revenue opportunities for the Port.



In 2024, the Port implemented a Marina Boat Ramp parking lot pass and a Senior Boat Ramp parking lot pass to address the needs of the fishing community. The Commission also gave approval for Staff to work on plans for two more waterfront parking lots to accommodate the demand; one to the West of the Maritime building and the other to the South of Ferment near the food cart area.

Parking Revenue

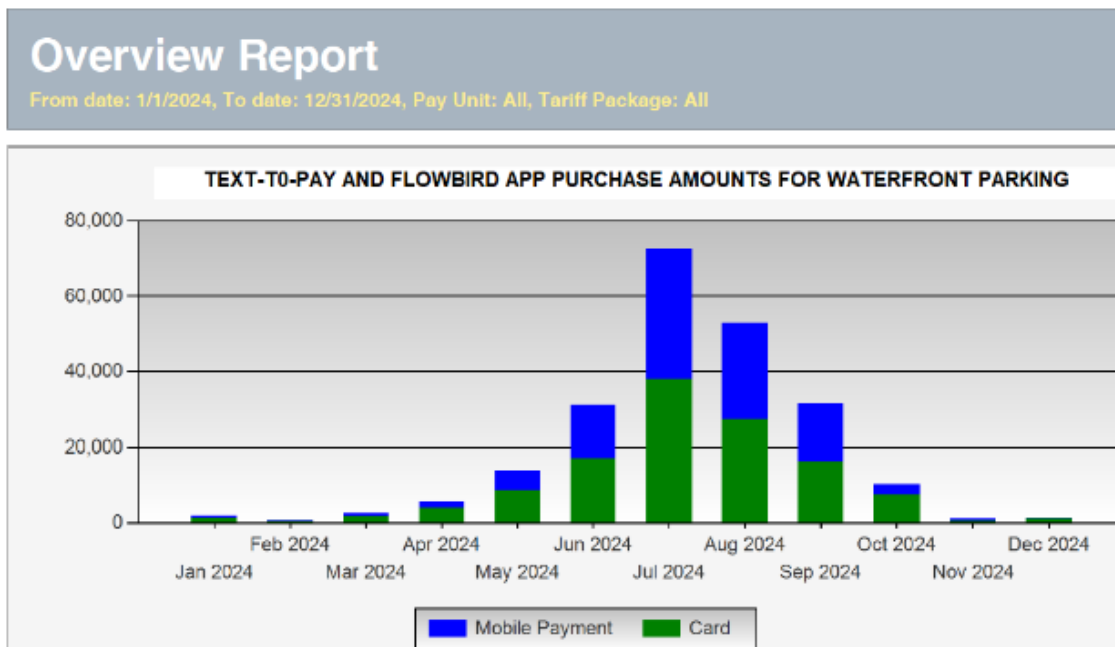
2024 Parking Revenue totaled \$487,978

- Pay-by-text/Flowbird App revenue: \$249,664
- Annual pass revenue: \$238,314
- Pass Sales were down 39%
- Total 2023 parking revenue was \$456,924
- 2024 parking revenue exceeded 2023 by 7%

2024 Waterfront Parking Fee Schedule	2024
Event Site/Jensen West Day Pass regular sized vehicle 20' and under - per hour; \$15/day maximum	\$2.50
Event Site Season Pass regular sized vehicle 20' and under; annual	\$200.00
Event Site Season Pass Oversize vehicles over 20' over; annual	\$350.00
Marina Boat Ramp Pass Regular; annual	\$100.00
Marina Boat Ramp Pass Senior; annual	\$75.00
Waterfront Parking fine- hourly overtime	\$20.00
Waterfront Parking fine- Event Site non payment	\$50.00
Waterfront Parking fine- all locations parking in an unauthorized space	\$50.00
Waterfront Parking fine- overnight	\$90.00
Waterfront Parking fine- Handicap, fire lane, etc.	\$75.00

Yearly Parking Revenue	2021	2022	2023	2024
Total Pass Sales	\$ 270,807	\$ 298,241	\$ 391,055	\$ 238,314
Total Pay-to-Park	\$ 85,775	\$ 85,716	\$ 65,869	\$ 249,664
Total Parking Revenue	\$ 356,582	\$ 383,957	\$ 456,924	\$ 487,978

Parking Statistics- Flowbird





Waterfront Events

The most memorable event for the Port in 2024 was when Port celebrated the 100th anniversary of the Hood River Bridge by hosting the **Centennial Bridge Celebration**. The bridge closed to traffic for a few hours to let the public walk across. Over 4,000 attendees savored the views by taking the unique opportunity to walk from one side to the other. In cooperation with the Hood River History Museum on the Marina Green, local musicians and food vendors, community partners and historic cars entertained guests.



2024 Highlights:

- Large events thrived, while fewer small events (under 100 people) took place.
- Demand was highest for summer months, conflicting with peak recreation season. New events are encouraged between September – May, but weather remains a challenge.
- Parking for events combined with the high demand for recreation parking continues to be a challenge. The Port has revised the Event rules for 2025 to include exclusive parking for events at the Event Site to help ease frustration. Passholders will still have parking in Lot #1 during the events.
- New for 2024 was the Bristol Hospice Stunt Kite Festival held on Lot #1. It was a great success, so they have booked for 2025.
- There was a request for the Nomad Sprinter Van Festival, however it involved the Port allowing the participants to camp on the Waterfront over the span of the weekend (a violation of the Port Ordinance), so the application was denied.
- This year there were record crowds at the boat ramp for fishing. The Bonneville Pool is regulated for fishing days so when the Department of Fish and Wildlife opens it up, the Marina is swamped with anglers from all over the PNW. Commercial sport fisherman and Fishing Tournaments do not have Event permits from the Port, however, the Port does benefit from the Pay-to-Park fees.
- With the completion of the two new waterfront parking lots slated for construction in Spring 2025 there will be opportunities for hosting more events such as farmer’s markets, craft fairs, art exhibits, etc.
- Port staff are exploring additional Parking Apps and improved connectivity for the Pay-to-Park areas along the waterfront as a convenience to customers. Proposals will be presented at the 2025 Port Spring Planning Session.

2024 Waterfront Event Schedule

<i>Start Date</i>	<i>Event Name</i>	<i>Event Fee</i>	<i>Location</i>	<i>Estimated # People</i>
2/24/2024	Hood River Blizzards Special Olympics Polar Plunge	NA	Waterfront Park	150
3/17/2024	Easter Egg Hunt at the Waterfront Park	NA	Waterfront Park	500
3/19/2024	Adult Rubby- Hood River Parks & Rec-practice Every Tuesday 5:30-7:30	15.00 per session	Marina green	15
4/13/2024	Oregon Bass Federation Fishing Tournament/ Club-Cascade Bassmasters	NA	Marina Boat Ramp/Guest Dock	40+ boats
4/15/2024	Hood River New School Ultimate Frisbee PE Class - Every Monday	NA	Marina Green	10
4/15/2024	Youth Soccer practice-Hood River Parks & Rec Monday, Wednesdays, Thursdays	\$15 per session	Marina Green	40
4/20/2024	24 Hour Paddle for Cancer Fundraiser	\$200.00	Event Site	26
4/27/2024	Ciderfest	\$3,200.00	Event Site/ Lot #1	5,000
4/27/2024	Gorge High School Sailing Team regatta	NA	Marina Guest Dock	30
4/27/2024	Oregon Bass Federation Fishing Tournament/ Club-TBF of Oregon	NA	Marina Boat Ramp/Guest Dock	40+ boats
5/11/2024	Oregon Bass Federation Fishing Tournament/ Club-PacNW Basserzz	NA	Marina Boat Ramp/Guest Dock	40+ boats
5/18/2024	Bristol Hospice- Kite Festival	\$325.00	Lot #1	50-100
5/26/2024	CGW2 Gear Swap	\$450.00	Lot #1	300
5/26/2024	Oregon Bass Federation Fishing Tournament/ Club-Mid Valley Bass Club	NA	Marina Boat Ramp/Guest Dock	40+ boats
5/27/2024	Wet Planet Kayak School- First Descents Camp	Part of Series	Marina Beach	24+ staff
6/3/2024	Wet Planet Kayak School- First Descents Camp	Part of Series	Marina Beach	24+ staff
6/10/2024	Wet Planet Kayak School- First Descents Camp	Part of Series	Marina Beach	24+ staff
6/17/2024	Wet Planet Kayak School- First Descents Camp	Part of Series	Marina Beach	24+ staff
6/24/2024	Wet Planet Kayak School- First Descents Camp	Part of Series	Marina Beach	24+ staff
7/1/2024	Jr. Sailing Program Kids Program	Concession Permit	Marina Basin/ SB Dock	30
7/1/2024	Wet Planet Kayak School- First Descents Camp	Part of Series	Marina Beach	24+ staff
7/4/2024	Fireworks	NA	Waterfront	10,000
7/5/2024	KB4C (Kiteboard for Cancer)	\$5,900.00	Event Site	250
7/6/2024	CGW2 Gear Swap	Part of Series	Lot #1	300
7/8/2024	Gorge Downwind Paddle Champs-Canoe/Outrigger Race	\$1,125.00	Stevenson/Waterfront Park/Lot #1 parking	800
7/8/2024	Jr. Sailing Program Kids Program	Concession Permit	Marina Basin/ SB Dock	30
7/10/2024	Wet Planet Kayak School- Adventure Treks	\$525.00	Marina Beach	36+ staff
7/15/2024	Jr. Sailing Program Kids Program	Concession Permit	Marina Basin/ SB Dock	30

7/15/2024	Wet Planet Kayak School- Kids Kayak Camp	Part of Series	Frog Beach, Nichols Basin	12+ staff
7/18/2024	Hood River Watershed Puncturevine Pull	NA	Waterfront- Meet at Stoked	25
7/22/2024	Jr. Sailing Program Kids Program	Concession Permit	Marina Basin/ SB Dock	30
7/22/2024	Wet Planet Kayak School- Kids Kayak Camp	Part of Series	Frog Beach, Nichols Basin	12+ staff
7/29/2024	Jr. Sailing Program Kids Program	Concession Permit	Marina Basin/ SB Dock	30
7/29/2024	Wet Planet Kayak School- Adventure Treks	Part of Series	Marina Beach	36+ staff
8/3/2024	Church picnic- HR Ward	\$200.00	Marina Park	50
8/3/2024	pFriem Anniversary Party	\$800.00	Waterfront Park	1000
8/3/2024	Slider Project/Kite Park League- GKA KPL World Championships	\$1,600.00	Marina Beach	25
8/5/2024	ABK Windsurfing Clinics	\$750.00	Marina Beach	20
8/5/2024	Jr. Sailing Program Kids Program	Concession Permit	Marina Basin/ SB Dock	30
8/12/2024	ABK Windsurfing Clinics	Part of Series	Marina Beach	20
8/12/2024	Jr. Sailing Program Kids Program	Concession Permit	Marina Basin/ SB Dock	30
8/15/2024	Hood River Watershed Puncturevine Pull	NA	Waterfront- Meet at Stoked	25
8/23/2024	Tofurky Employee Party @ Ferment	\$325.00	Lot #1 Parking	150
9/1/2024	CGW2 Gear Swap	Part of Series	Lot #1	300
9/2/2024	AWSI Trade Show- Private Event	\$7,125.00	Event Site & Lot #1	600
9/3/2024	Adult Rugby practice Hood River Parks & Rec	\$15 per session	Marina Green- Every Tuesday 5:50 - 6:30 pm	20
9/7/2024	Oregon Bass Federation Fishing Tournament/ Club-Cascade Bassmasters	NA	Marina Boat Ramp/Guest Dock	40+ boats
9/7/2024	Private Party-Lamb Family Reunion	\$325.00	Marina Park	75
9/13/2024	HR New School Frisbee practice	NA	Marina Green	10
9/16/2024	Kickball- Hood River Parks & Rec	\$250.00	Marina Green	60+
9/19/2024	Hood River Watershed Puncturevine Pull	NA	Waterfront- Meet at Stoked	25
9/21/2024	pFriem Octoberfest	\$800.00	Waterfront Park	1000
10/5/2024	Hops Fest-	\$2,500.00	Event Site	5,000
10/6/2024	HR Bridge 100 Year celebration	NA	HR Bridge	2,000
10/11/2024	Harvest Fest	\$9,900.00	Event Site & Lot #1	10,000
10/12/2024	Oregon Bass Federation Fishing Tournament/ Club-Cascade Bassmasters	NA	Marina Boat Ramp/Guest Dock	40+ boats
10/20/2024	Columbia Gorge Marathon	\$2,400.00	Event Site	1500
11/2/2024	Oregon Bass Federation Fishing Tournament/ Club-Cascade Bassmasters	NA	Marina Boat Ramp/Guest Dock	40+ boats
11/15/2024	Meadows Parking Agreement ES	\$750.00	Event Site Parking Lot	
11/15/2024	Meadows Parking Agreement Portway	\$675.00	East Portway and Lot #1	
11/26/2024	Mt. Hood RR Polar Express Parking Agreement	\$3,600.00	South half of Lot #1	
12/1/2024	CAT Parking Agreement ES	\$2,700.00	Event Site Parking Lot	



2024 Event Revenue totaled: \$26,750, down 23% from 2023 Event Revenue that totaled \$34,765

2024 Event Rates & Fees		
PICNIC SHELTER RESERVATIONS		
Up to 50 people- Picnic table area is available on a first come first served basis.	Non-commercial use of shelter only. 6 picnic tables that seat 6 people each are available. No utility services provided.	
MARINA PARK / HOOK / SPIT / LOT #1/ NICHOLS BEACH		
Up to 50 people	\$200 per day, not exclusive use	
Over 50 people up to 100	\$325 per day, not exclusive use	
Over 100-200 people	\$800 per day- Exclusive use	
MARINA GREEN		
Up to 50 people	\$200 per day, not exclusive use	
50 up to 100 people	\$350 per day, not exclusive use	
100-200 people	\$800 per day, Exclusive use	
Over 200 people	\$1,300 per day, Exclusive use	
EVENT SITE RECREATION PARK	After Labor Day - June 15th	June 16- Labor Day
Up to 50 people	\$200 per day, not exclusive use	\$300 per day, not exclusive use
50 - 100 people	\$375 per day, not exclusive use	\$500 per day, not exclusive use
Over 100 people- Exclusive use of grass area only not including access path to the sandbar. Seasonal parking passes remain valid in the Event Site parking lot.	\$1,500 per day, semi-exclusive use	\$2,200 per day, semi-exclusive use
Over 100 people- Exclusive use of grass area including the Event Site Parking Lot. Public access to the sandbar must be maintained at all times.	\$1,800 per day, Exclusive use	\$2,700 per day, Exclusive use

Waterfront Concessions

Port Waterfront Concessions consist of; 6 windsport schools, 2 kayak/SUP lesson providers, 2 sailing programs, 1 pedicab business, 1 sailboat tour company, 1 Windsurf club, 1 kids' SUP program, and 1 outrigger canoe club.

In April 2024 the Commission approved Resolution No. 2023-24-18 setting Waterfront Recreation Development and Concession permits. This action created a policy for recreation concession proposals and recreation business development for the waterfront. The Resolution divides waterfront recreation into four zones with guidelines for all areas and will be reviewed annually. The Commission reviewed the resolution at the Fall Planning session and did not request any changes.

Some of the requests that the Port could not accommodate or did not meet the guidelines of the Resolution include Houseboat Rental business; Jet Boat Tours; E-Foil Demo Center; Rowing Center; 3 separate Sauna proposals; Food Carts; and an Outdoor CrossFit Gym.

2024 Concession Revenue Totalled: \$47,793 compared to 2023 Revenue that totaled \$47,683



2024 Waterfront Concessions						
Concession	Lease Term/Dates	Locations	Base Rent 2024	Fee Waiver	Total Billing 2024 Includes Jet Ski docking/storage NOT AUDITED	Description
Big Winds	4/15/2021 - 10/15/2025	Hook	\$ 2,910.60		\$ 4,851.00	SUP, Wing Foil- Lesson & rental
	4/15/2021 - 10/15/2025	Marina Park Shed	\$ 1,940.40			
Brian's	4/15/2021 - 10/15/2025	Upper ES Dock- #4	\$ 3,880.80		\$ 5,971.20	SUP, Kite, Wingfoil Lesson & rental
	4/15/2021 - 10/15/2025	Marina Park Shed	\$ 1,940.40			
Cascade Kiteboarding	4/15/2021 - 10/15/2025	Upper ES Dock- #1	\$ 3,880.80		\$ 4,480.80	Kite & Wingfoil Lesson & Rental
		Maritime Parking Storage				
CGW2- Gorge Groms	4/1/24 - 9-30/24	Hook	\$ 1,500.00	\$ 500.00	\$ 1,000.00	SUP & Windsurf club
		Maritime Parking Storage				
Doug's HR Water Adventures	4/15/2022 - 10/15/2025	Upper ES Dock- #5	\$ 3,696.00		\$ 3,846.00	Kite & Wingfoil Lesson & Rental
		Maritime Parking Storage				
Gorge Jr. Sailing	4/1/24 - 3/31/25	South Basin Dock	\$ 1,500.00	\$ 500.00	\$ 1,000.00	Kids Sailing Program
Gorge Kiteboard School	4/15/2021 - 10/15/2025	Upper ES Dock- #3	\$ 1,940.40		\$ 4,030.80	Kite & Wingfoil Lesson & Rental
	4/15/2021 - 10/15/2025	Marina Park Shed	\$ 1,940.40			
Gorge Paddle Center	4/15/2021 - 10/15/2025	Nichols Basin	\$ 2,910.60		\$ 2,910.60	Kayak & SUP lesson & rental
		Building Rent/Winter Storage	\$ 200.00			
Gorge Sailing Ventures	4/15/24 - 10/15/24	Marina Commercial Dock	\$ 1,650.00		\$ 1,650.00	35' Sailboat Charter business
Hood River Outrigger Canoe Club	4/1/24 - 10/21/24	Nichols Basin	\$ 1,500.00	\$ 500.00	\$ 1,000.00	Canoe Club- Adults and children
Hood River Pedicab	5/1/24 - 10/31/24	Mobile Concession	\$ 150.00		\$ 150.00	
Hood River SUP & Kayak	4/15/2021 - 10/15/2025	Hook	\$ 2,910.60		\$ 2,910.60	Kayak & SUP lesson & rental
Hood River Yacht Club	5/1/2024- 4/30/2025	Club House	\$ 679.00		\$ 679.00	Dock Rental
Hood River Yacht Club	5/1/2024- 4/30/2025	South Basin Dock	\$ 3,300.00	\$ 500.00	\$ 2,800.00	
Hood River Yacht Club		Sublease to GJS				
Kite the Gorge	4/15/2021 - 10/15/2025	The Spit	\$ 2,910.60		\$ 3,510.60	Kite & Wingfoil Lesson & Rental
	11/15/22 - 4/15/2023	Winter Storage Sublease w/Mertin Electric/Port	\$ (250.00)			
	11/15/22 - 4/15/2023	Winter Storage Sublease w/Mertin Electric	\$ 500.00		\$ 500.00	
Wylde Wind & Water	4/1/24 - 9/30/24	Lower ES Dock- #2	\$ 1,500.00	\$ 500.00	\$ 1,000.00	Kids SUP & Wing Foil camps

Marina Operations



Marina Moorage & Demand

The demand continues to far exceed supply for slips. There were no fee increases for 2024, however at the Spring Budget Session the Commission approved a 10% fee increase for 2025. There were a few new fees added including a fee for utilization of large cranes to come in to launch boats from the Jetty.

In April the Director of the Oregon Clean Marina Program performed the once every 3-year inspection for certification. The Port received an outstanding report card. This certification helps the Port with grant applications and discounts for materials and programs.

Marina Total # of Slips by size:	Waitlists as of 12/31/2024
30' and under = 131 slips total Occupancy 77 sailboats Occupancy 54 power boats	Waitlist= 84 65% of total available
Over 30'-43= 29 slips total Occupancy 24 sailboats Occupancy 5 power boats	Waitlist=31 107% of total available
Over 45'= 1 slip total Occupancy 1- 65' sailboat	Waitlist=7
Boathouse= 11 slips Occupancy 10- including HR Sheriff	No slips available- Notice of lease non-renewal served on 8/22/22, with expiration 12/31/2026
HRYC dingy storage floats= 3	Managed by HRYC-waitlist exceeds demand
Gorge Jr. Sailing dingy storage floats=3	Port Concession
Shell Dock= 6 slips	Waitlist=4
Float Plane = 1 slip	

100% occupancy for 162 annual slips, 6 seasonal slips, 1 floatplane slip, and 18 kite school jet ski slips.

122 applicants on the waitlist, with a 3 to 4 year estimated wait for new slip holders.

High demand for 30' and under slips (41% powerboats / 59% sailboats).

No Marina expansion until bridge replacement is completed.

Marina Boathouses & Lease Expiration

Except for the Marine Sheriff's boathouse, boathouse leases expire Dec. 31, 2026. The direction from the Commission is for tenants to remove their boathouses at lease-end. In anticipation of the removal the Port will want to budget and plan for refiguration of the dock to best serve the needs of the community.

Guest Dock & Boat Ramp Parking

The dock and ramp are mostly utilized by small powerboats. This year there were less visits from large vessels coming upriver from Portland, possibly due to the navigation challenges with wind, waves, and recreation. Boat Ramp daily parking fees were \$2.50/hour, max \$15 per day. The new Marina Boat Ramp parking passes were well received. Overnight guest docking and waitlist revenue totaled **\$11,302**.

Marina Capital Projects

The only large expenditure for the Marina was for dock repairs that required a certified diving team. KC Marine, a dock repair specialist, replaced rotted B-Dock walers. The total came to \$6,800. All other repairs and maintenance were performed by Port Staff.

The Port does not have any plans for Marina expansion currently due to the unknown needs of the bridge replacement effort. A portion of the upland area is being evaluated for commercial development.

Cruise Ships

In September 2024 ACL, the Hood River White Salmon Bridge Authority, the contractor for bridge project, Cruise Ship liaison for Government Affairs, ship captains and Port Staff met to discuss accessibility and navigation on the river for the cruise ships during the project. All parties agreed that there should be limited disruptions to access and schedules, and that good communication will keep disruptions to a minimum.



ACL Routes and Bridge Access

- Bridge Construction Safety Zone
- No-Go Zone in Red
- Public Safety Zone in Yellow
 - Yellow Line - 300 Yards Downstream from New Bridge
 - Yellow Line - 200 Yards Upstream from New Bridge
- Public will need to cross under the existing bridge in Navigation Channel



2024 Cruise Ship docking revenue totaled **\$16,940**, with ACL paying a \$6,000 annual jetty maintenance fee. ACL has secured long-term agreements with the Port of Cascade Locks and the City of The Dalles, so they are scheduling less dockings at the Port of Hood River due to the challenges of docking at the Marina Jetty. They expressed the desire to build a docking facility at either the Maritime or Jensen Buildings, however the Port Commission was not in favor at this time.

Cruise Ship Revenue	2021	2022	2023	2024
American Cruise Lines (ACL)	\$11,250	\$10,625	\$14,510	\$14,290
Lindblad Expeditions	\$1,200	\$3,000	\$4,900	\$2,350
Misc. Large Vessels	\$400	\$150	\$625	\$300
Total	\$12,850	\$13,775	\$20,035	\$16,940



2024 Hood River Marina Fee Schedule	Moorage/ Rental Fees
Cruise Ship- Marina Basin North Jetty Commercial Dock fee per stop	\$ 350.00
Cruise Ship- Marina Basin North Jetty Commercial Dock Shuttle docking fee per stop	\$ 200.00
Cruise Ship- Marina Outside Bollards Jetty Docking fee per stop	\$ 150.00
Cruise Ship- Marina Outside Bollards Jetty Maintenance fee- annual	\$ 6,000.00
Cruise Ship- Marina Outside Bollards Utility fee per stop	\$ 35.00
Guest Dock overnight at boat ramp 20-29'	\$ 25.00
Guest Dock overnight at boat ramp 30-39'	\$ 30.00
Guest Dock overnight at boat ramp 40-49'	\$ 35.00
Guest Dock overnight at boat ramp 50-59'	\$ 45.00
Guest Dock overnight at boat ramp under 20' per night	\$ 15.00
Guest North Jetty Commercial Dock Private vessel 60-74' per day	\$ 75.00
Guest North Jetty Commercial Dock Private vessel 75-100' per day	\$ 100.00
Guest North Jetty Commercial Dock Private vessel 100-150' per day	\$ 145.00
Hood River Yacht Club- clubhouse- monthly	\$ 679.00
Hood River Yacht Club- South Basin Dock lease- annual	\$ 3,000.00
Hood River Yacht Club public restroom shower fee	\$ 0.75
Moorage Boathouse Slip Annual Assessment Fee	\$ 1,650.77
Moorage Boathouse Slip annual per square foot	\$ 1.66
Moorage Boathouse Slip Base Electric- annual fee	\$ 60.00
Moorage Boathouse Slip Base Water/Garbage- annual fee	\$ 60.00
Moorage Shell Dock- annual fee	\$ 429.00
Moorage Slips 30' and under A, B, and C North West facing- annual	\$ 1,668.00
Moorage Slips 30' and under C-Dock North East facing annual	\$ 1,876.00
Moorage Slips all Boat Docks Annual Assessment fee	\$ 442.55
Moorage Slips Over 30'-35'	\$ 2,028.00
Moorage Slips Over 35'-40'	\$ 2,240.00
Moorage Slips Over 40'-43'	\$ 2,399.00
Moorage Slips End Slip C-Dock North 43'-65'	\$ 3,240.00
Moorage Slip Sublease fee to the Port- set up fee	\$ 150.00
Moorage Dingy & Jet Ski Fee- must fit in the perimeter of slip with vessel- monthly	\$ 50.00
Moorage Annual Payment Late fee- per month	\$ 75.00
Marina Oil Spill Clean Up Fees – charge for each man hour at the established labor, equipment charges extra.	\$xxx
Electrical Service – at current Pacific Power electrical rate	\$xxx
Water Service – at current City of Hood River water rate	\$xxx
Impound Seizure Fee	\$ xxx
Marina Fuel Dock – Fuel rate at current Shell Station fuel price	\$xxx
Crane Access Fee – Per day	\$xxx
Marina Boat Ramp Launch Fee	\$xxx
Marina Boat Ramp Parking Fee	\$xxx
South Basin Dock- Concession Jet Ski slip 6 month term	\$ 150.00
South Basin Dock- Float plane annual	\$ 1,487.00
South Basin Dock- Hood River Yacht Club floats- annual	\$ 3,000.00
South Basin Dock- Jr. Sailing floats- annual term (Included in Concession agreement)	\$ 1,500.00
South Basin Dock- Seasonal Lottery 6 month term	\$ 1,041.00
Sublease Initiation Set Up Fee	\$ 150.00
Sublease Renewal Fee	\$ 35.00
Marina Key card Moorage	\$ 35.00
Marina Key South Basin Dock	\$ 50.00
Marina Wait List Entry Fee - one time fee	\$ 100.00
Marina Betterment Slip Change	\$ 35.00

Summary

The 2024 season at the Hood River Waterfront saw record visitor numbers, highlighting the area's growing popularity. The Port continued to balance economic growth with recreational access, prioritizing self-sustaining operations due to the transition of bridge toll revenue to the new Hood River-White Salmon Bridge Authority.

Key actions included:

- Implementation of paid parking programs, adjustments to parking policies, and exploration of sustainable funding options.
- Continued investment in waterfront maintenance over new development, with plans for additional parking infrastructure in 2025.
- Strong community engagement through volunteer programs and events.
- Increased focus on water safety amid growing river traffic, with a planned water safety consortium in 2025.
- Expansion of youth and community watersports programs, demonstrating a commitment to accessibility and recreation.
- A successful events season, including the Hood River Bridge Centennial Celebration, sports competitions, and new event partnerships.

Challenges and Solutions

Funding the parks is the primary challenge for the Port. The Commission has started a foundation as part of this effort to allow for private donations that would be designated for specific purposes. The foundation will also spearhead the proposed Gorge license plate program.

With a diminished revenue flow and increasing costs across the board, the Port Commission has been working on the balance of “right sizing” Port staff and utilizing contractors. The Port may end up contracting several of the Waterfront services as part of this plan.

Vision

The Port remains committed to maintaining a vibrant waterfront experience while addressing long-term financial sustainability.

Looking ahead, the Port’s goal is to continue improving the waterfront experience while fostering community involvement with economic growth. As the development of the roundabout commences it will pave the way for developing Lot #1 and a potential public transit hub. Potential redevelopment of Marina Buildings 1 & 2 will also present opportunities (the Marina Green is not part of this project).

Conclusion

This summer was a testament to the vibrant spirit of the Hood River waterfront community. The Port extends our thanks to everyone who contributed to a successful season and looks forward to building on these achievements in the future.

SUMMARY WATERFRONT AND MARINA REVENUE & EXPENSES

Waterfront & Marina		2021	2022	2023	2024
Revenue					
a. Marina Cruise Ship Revenue	\$	17,235	\$ 14,100	\$ 17,800	\$ 18,460
b. Marina Moorage/ Guest Dock/Waitlist	\$	393,770	\$ 422,322	\$ 406,172	\$ 420,378
c. Parking	\$	356,582	\$ 383,957	\$ 456,924	\$ 487,978
d. Waterfront Concessions	\$	36,841	\$ 40,988	\$ 51,494	\$ 52,349
e. Waterfront Events	\$	19,190	\$ 26,820	\$ 28,725	\$ 26,750
f. Waterfront Misc. Leases/Grants/Picnic Shelter	\$	-	\$ -	\$ -	\$ 4,000
Total	\$	823,618.00	\$ 888,187.00	\$ 961,115.00	\$ 1,009,915.00
Expenses					
a. Marina	\$	245,647	\$ 274,208	\$ 289,851	\$ 246,091
b. Parking	\$	130,735	\$ 123,542	\$ 119,067	\$ 212,440
c. Waterfront	\$	465,801	\$ 521,156	\$ 589,619	\$ 657,073
Total	\$	842,183	\$ 918,906	\$ 998,537	\$ 1,115,604
***Calendar Year					
Total Net Loss	\$	(18,565)	\$ (30,719)	\$ (37,422)	\$ (105,689)

WATERFRONT PARKING REVENUE & EXPENSES

Port of Hood River Parking Review					
Calendar Year	2021	2022	2023	2024	+/-
Operating Revenue					
Parking - General Season Passes	270,807	298,241	389,630	226,639	(162,991)
Parking - Boat Launch Season Passes	-	-	1,425	11,675	10,250
Parking - Daily by Zone	57,633	52,760	-	241,502	241,502
Parking Fines	28,142	32,956	65,869	8,162	(57,707)
Total Operating Revenue - Waterfront	\$ 356,582	\$ 383,957	\$ 456,924	\$ 487,978	\$ 31,054
Operating Expenses					
Parking - Wages	49,063	39,177	52,853	3,709	(49,144)
Parking - Taxes and Benefits	24,977	17,516	22,887	1,434	(21,453)
Parking - Credit Cards Fees	-	-	-	18,640	18,640
Parking - Legal Fees	-	-	-	5,026	5,026
Parking - Miscellaneous	2,669	17	2,913	3,038	125
Parking - Professional Services	51,213	66,204	40,414	54,036	13,622
Parking - Repairs and Maintenance	2,813	628	-	-	-
Parking - Capital Outlay	-	-	-	35,783	35,783
Parking - Internal Service Charges	-	-	-	90,774	90,774
Total Operating Expenses - Waterfront	\$ 130,735	\$ 123,542	\$ 119,067	\$ 212,440	\$ 93,373
Net (Loss)	\$ 225,847	\$ 260,415	\$ 337,857	\$ 275,538	\$ (62,319)
Revenue 6.80% Increase					
Expenses 78.42% Increase - 48.37% Increase without capital outlay					
Net Loss 18.45% Increase					
Prior to July 1, 2024, parking was tracked in a variety of locations and did not have accurate expense numbers associated with it					

WATERFRONT REVENUE & EXPENSES

Port of Hood River Waterfront Recreation Review- Calendar Year							
Operating Revenue	2021	2022	2023	2024	+/-		
Nichols Basin - Lease	-	600	1,800	-	(1,800)		
Nichols Basin - Special Events	325	(140)	-	-	-		
Nichols Basin - Concessions	1,051	2,225	3,698	3,308	(390)		
The Hook - Miscellaneous	-	-	1,700	-	(1,700)		
The Hook - Special Events	300	-	325	-	(325)		
The Hook - Concessions	7,920	8,316	12,885	10,168	(2,717)		
The Hook - Grants/Donations	-	-	-	3,000	3,000		
Event Site - Miscellaneous	2,115	2,910	1,100	3,450	2,350		
Event Site - Special Events	14,100	18,300	22,300	22,925	625		
Event Site - Concessions	22,000	20,931	21,829	21,385	(444)		
Marina Park - Picnic Shelter	400	220	-	-	-		
Marina Park - Lease	-	-	-	9,698			
Marina Park - Miscellaneous	-	-	-	375			
Marina Park - Special Events	1,950	3,550	3,300	-	(3,300)		
Marinia Park - Concessions	5,280	5,544	7,471	3,234	(4,237)		
Marinia Park - Grants/Donations	-	-	-	1,000	1,000		
The Spit - Miscellaneous	-	-	-	-	-		
The Spit - Concessions	590	3,372	3,811	4,556	745	Revenue	
Total Operating Revenue - Waterfront	\$ 56,031	\$ 65,828	\$ 80,219	\$ 83,099	\$ 2,880	-3.59% Decrease	
Operating Expenses	2021	2022	2023	2024	+/-		
Nichols Basin - Wages	13,356	14,466	16,293	8,990	(7,303)		
Nichols Basin - Taxes and Benefits	7,400	7,489	7,457	4,139	(3,318)		
Nichols Basin - Utilities	3,692	10,249	30,606	10,741	(19,865)	Nichols had a big	
Nichols Basin - Maintenance	4,298	2,694	3,573	5,414	1,841	water leak in 2023	
Nichols Basin - Miscellaneous	4,821	4,785	8,404	7,940	(464)		
Nichols Basin - Prof. Services / legal	238	605	1,735	2,104	369		
Nichols Basin - Internal Service Charges	-	-	-	39,625	39,625		
The Hook - Wages	8,760	10,760	14,990	8,353	(6,637)		
The Hook - Taxes and Benefits	4,879	5,488	6,874	3,830	(3,044)		
The Hook - Garbage	1,371	723	-	-	-		
The Hook - Maintenance	7,209	8,619	7,107	4,023	(3,084)		
The Hook - Miscellaneous	5,921	7,422	7,146	10,680	3,534		
The Hook - Prof. Services / Legal	119	605	1,735	1,240	(495)		
The Hook - Internal Service Charges	-	-	-	29,381	29,381		
Event Site - Wages	78,646	85,967	95,474	42,038	(53,436)		
Event Site - Taxes and Benefits	35,913	35,098	50,420	19,007	(31,413)		
Event Site - Utilities	30,276	31,385	26,551	33,624	7,073		
Event Site - Maintenance	13,473	9,700	13,268	9,403	(3,865)		
Event Site - Miscellaneous	11,798	24,248	21,141	20,056	(1,085)		
Event Site - IT/Security	4,196	1,965	2,757	2,859	102		
Event Site - Prof Services	375	605	-	-	-		
Event Site - Prof. Services Legal	875	2,375	2,308	-	(2,308)		
Event Site - Internal Service Charges	-	-	-	108,921	108,921		
Marina Park - Wages	101,492	120,588	138,900	78,165	(60,735)		
Marina Park - Taxes and Benefits	57,244	61,835	63,416	36,482	(26,934)		
Marina Park - Utilities	8,649	7,784	8,836	15,311	6,475		
Marina Park - Maintenance	19,731	16,842	10,280	11,198	918		
Marina Park - Miscellaneous	8,549	14,103	13,910	14,386	476		
Marina Park - IT/Security	3,022	5,073	442	2,825	2,383		
Marina Park - Prof. Services / Legal	-	705	1,735	-	(1,735)		
Marina Park - Internal Service Charges	-	-	-	71,333	71,333		
The Spit - Wages	8,760	10,760	14,990	8,353	(6,637)		
The Spit - Taxes and Benefits	4,879	5,488	6,874	3,830	(3,044)		
The Spit - Garbage	5,224	652	-	-	-		
The Spit - Maintenance	4,835	6,640	5,253	2,864	(2,389)		
The Spit - Miscellaneous	5,681	4,833	5,409	6,465	1,056		
The Spit - Prof. Services / legal	119	605	1,735	1,240	(495)		
The Spit - Internal Service Charges	-	-	-	29,723	29,723		
Trails & Footbridge - Miscellaneous	-	-	-	2,490	2,490	Expenses	
Total Operating Expenses - Waterfront	\$ 465,801	\$ 521,156	\$ 589,619	\$ 657,033	\$ 67,414	11.43% Decrease	
Net (Loss)	\$ (409,770)	\$ (455,328)	\$ (509,400)	\$ (573,934)	\$ (64,534)	12.67% Increase	

MARINA REVENUE & EXPENSES

Port of Hood River					
Marina Review					
Calendar Year					
Operating Revenue	2021	2022	2023	2024	+/-
Marina - Moorage	353,917	400,459	379,372	399,624	20,252
Marina - Utility Reimbursement	15,795	8,666	10,792	6,794	(3,998)
Marina - Fuel Sales	10,511	769	890	873	(17)
Marina - Miscellaneous	11,397	6,934	13,122	10,826	(2,296)
Marina - Card Keys	502	3,854	370	540	170
Marina - Cruise Ships	17,235	14,100	17,800	18,460	660
Marina - Property tax reimbursement	1,648	1,640	1,626	1,721	95
Total Operating Revenue - Waterfront	\$ 411,005	\$ 436,422	\$ 423,972	\$ 438,838	\$ 14,866
Operating Expenses	2021	2022	2023	2024	+/-
Marina - Wages	93,905	109,761	138,140	89,670	(48,470)
Marina - Taxes and Benefits	54,529	56,304	64,373	41,731	(22,642)
Marina - Utilities	34,484	38,815	37,484	36,964	(520)
Marina - Insurance	7,702	8,295	8,672	4,705	(3,967)
Marina - Maintenance	18,501	22,883	23,133	27,212	4,079
Marina - Miscellaneous	15,294	14,604	13,403	32,074	18,671
Marina - IT/Security	5,781	2,909	1,446	10,573	9,127
Marina - Prof Services	11,903	8,621	200	-	(200)
Marina - Prof Services-Legal	1,950	10,425	1,395	1,492	97
Marina - Property Taxes (YC)	1,598	1,591	1,605	1,670	65
Marina - Internal Service Fees	-	-	-	70,312	70,312
Total Operating Expenses - Waterfront	\$ 245,647	\$ 274,208	\$ 289,851	\$ 246,091	\$ (43,760)
Net Income	\$ 165,358	\$ 162,214	\$ 134,121	\$ 192,747	\$ 58,626
Debt Payments	\$ 93,428	\$ 95,575	\$ 92,375	\$ 92,885	
Revenue 3.51% Increase					
Expenses -14.10% Decrease					
Net Income 43.71% Increase					

***This report was generated for informational purposes only. The numbers have not been officially audited.