



## Harbormasters Report May 3, 2023

### Dear Marina Tenants:

I would like to thank everyone who was able to attend our Tenant meeting last month. Following that meeting, we received some feedback and questions. For those that were unable to attend, this report will follow up on those as well as include some of the information that was discussed.

### South Sound Opening Day of Boating:

Please remember May 12-14 is the opening weekend of the South Sound Boating Season, I hope you are able to get out and enjoy a wonderful time on the water.

### Citizens Advisory Committee:

Please join me in congratulating Kersten Hubbard and Doug Andrews for serving on the City of Des Moines Advisory Committee representing our Marina Tenant's. Kersten will hold the primary seat for a 2-year term and Doug will serve as the alternate for a 2 year term.

### Parking Gates:

As noted in previous reports, staff continue acquiring and collecting information for alternate equipment; we hope to bring something to the City management for review in the near future.

### Paperless Statements:

We have had many tenants show interest in this option over the last few years and our system software programmers were finally able to make this happen. Office staff have begun implementing this option to interested tenants. If you have an interest and have not yet contacted the office please do so by emailing [marinainfo@desmoinesewa.gov](mailto:marinainfo@desmoinesewa.gov) and they will be able to get you set up with paperless statements. .

### Dry Stack/All Purpose Building:

The current direction of this project has these as two separate buildings; the Dry Stack building can be a stand-alone building, built at any time. This would be a facility to house smaller boats approximately 28' and smaller. The All Purpose Building could be built against the Dry Stack Building. That building will allow the possibility to house many other potential Marina revenue-generating leases.

We would like to note that while the Dry Stack storage facility is being discussed there are many aspects that are not fully worked through. While we understand there are questions about it such as its look, costs and uses we are still in the very early stages of planning.

*A couple questions received about Dry Stack Storage from the April 25<sup>th</sup> meeting:*

Where will the additional tenants park?

At this time, we are not overly concerned about parking. After touring several other facilities that have similar to larger dry stack storage operations in place, with far more limited parking, along with discussing their current operations that include seasonal influxes, we believe our larger parking availability is appropriate.

Where will staging areas be located?

We look to have both a staging area within our guest moorage area and on land.

Who has access to the negative forklift? Dry Shed tenants only? All tenants? General Public?

We anticipate operating the Dry Shed negative forklift the same way the small sling and travel lift are operated, allowing all permanent moorage tenants to schedule launch and haul outs. The cost of its use will have to be discussed as a part of a cost comparison.

## **L, M, N Dock Replacement**

### **Fairway Length:**

As stated in April's Harbormasters report. We asked for, and received a more detailed drawing of the layout for L, M, & N Docks. We have slightly changed slip lengths to get closer to original fairway widths. With revisiting this question, we took in consideration, current tenants, along with looking at the timeline for Phase II, and made necessary adjustments. We are waiting on our consultant partners to finalize the drawing. Once completed it will be posted to our website.

*A couple questions received at the April 25<sup>th</sup> meeting related to the dock replacement:*

Latest Cost Estimate for Phase I Dock Replacement?

The initial cost estimate provided in late 2020 was approximately \$10,000,000. Due to inflation, we have increased our bonding capacity and estimate to approximately \$12,000,000.

Who is responsible for the payment on the bonds?

The Marina is responsible for the bond payments. In the unlikely event the Marina is incapable of making payments, as a City owned enterprise fund, it would fall to the City of Des Moines to remit. The likelihood of this happening is slim to none.

What will the rates be for the new slips?

This is not something we have an answer to at this time. Marina rates will continue to reflect market standards and increases that coincide with annual inflation percentages. However, our intent is to have another cost comparison performed as done previously by a third party consultant to ensure our rates meet market standards.

How many slips will we be losing?

With the increase in slip sizes and slip widths, the number of slips will decrease by a few on each dock. That number is only around 1-4 slips per dock. There is an expectation that some customers will be terminating not only due to the removal of the roofs but also our general turnover rates we have had over the last several years to current. This is something we have already been informed of by some tenants on different docks.