

Port of Bremerton

2020 Marina Tariff Update Workstudy



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BREMERTON MARINA

- 232 Permanent Slips
- 80-100 Guest Slips
- 25 Live aboard vessels

PORT ORCHARD MARINA

- 342 Permanent Slips
- 80-100 Guest Slips
- 25 Live aboard vessels

PREVIOUS TARIFF UPDATES

- 2017
- 2014
- 2009 (Port Orchard only)
- 2008 (Bremerton only)



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Goal 3. Determine market-based direction for key assets to reduce tax dollar dependency.

Strategy 3.a. Create, adopt and keep current lines of business Development Plans.

Strategy 3.b. Undertake a multi-year analysis to determine viability of operational self-sufficiency.

Strategy 3.c. Update the Port's investment strategy.

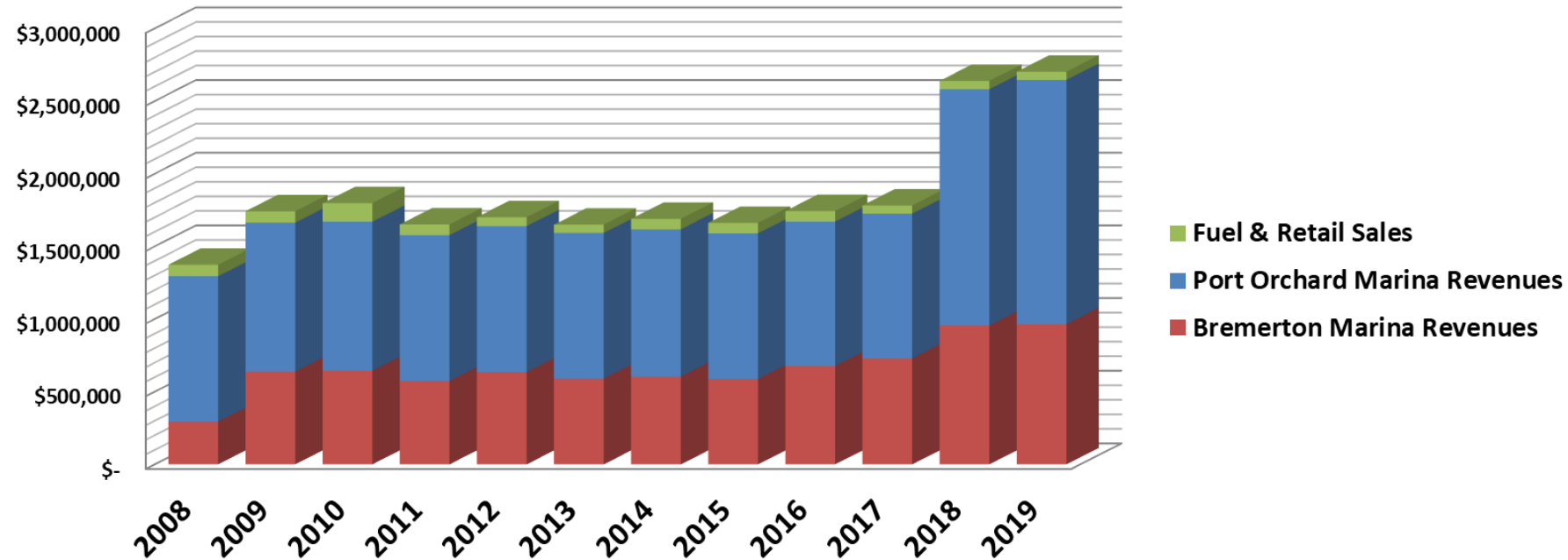


INTENT

The Port operates facilities such as the marinas that generate revenue. It strives to make those facilities financially self-sufficient so that in the future they will not rely on tax support.

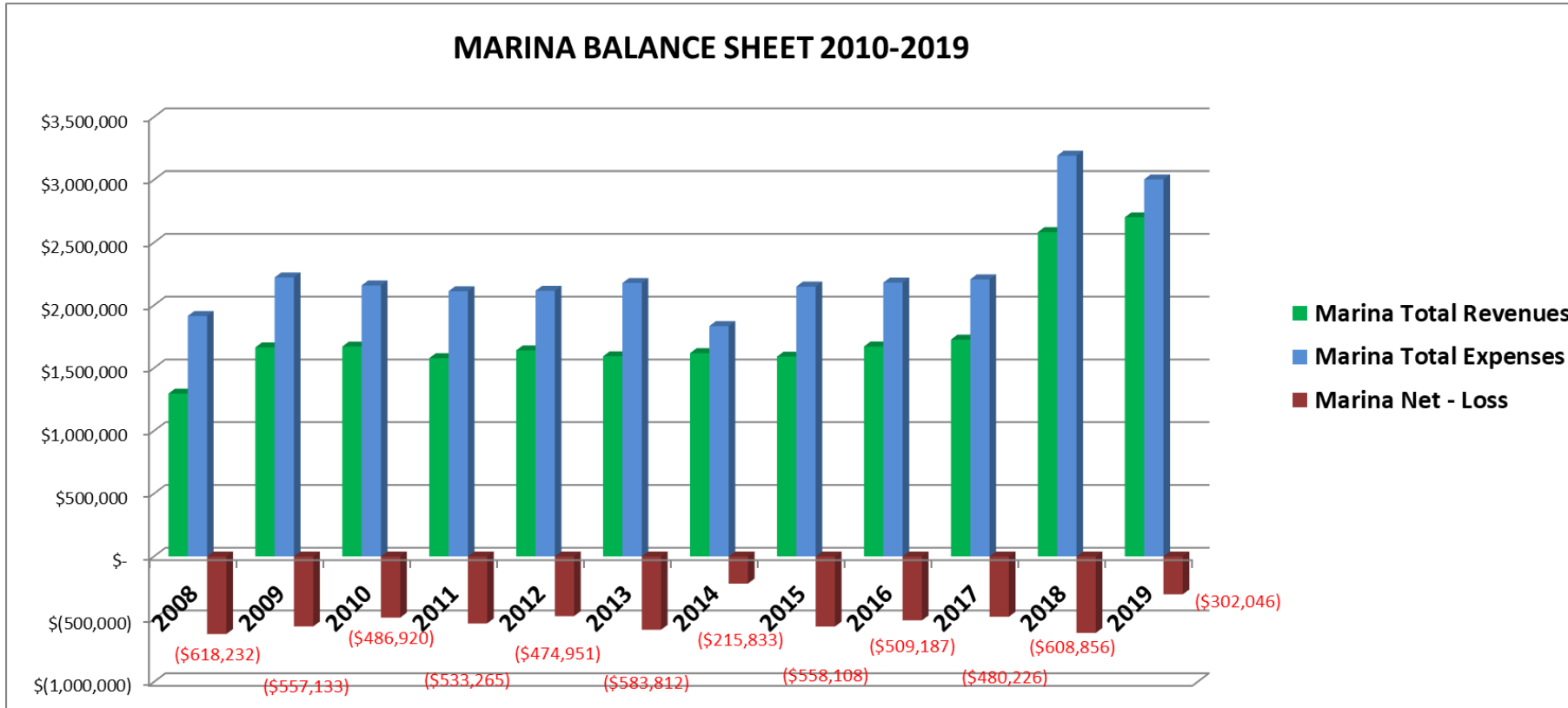
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TEN YEAR ANALYSIS OF ANNUAL MARINA REVENUES



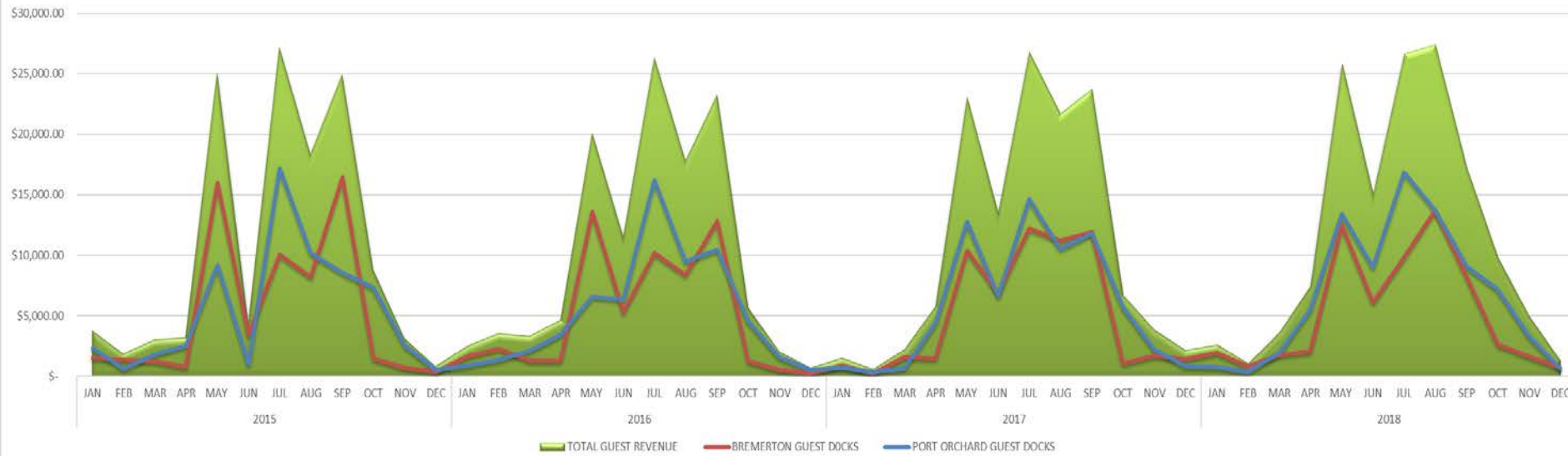
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MARINA BALANCE SHEET 2010-2019

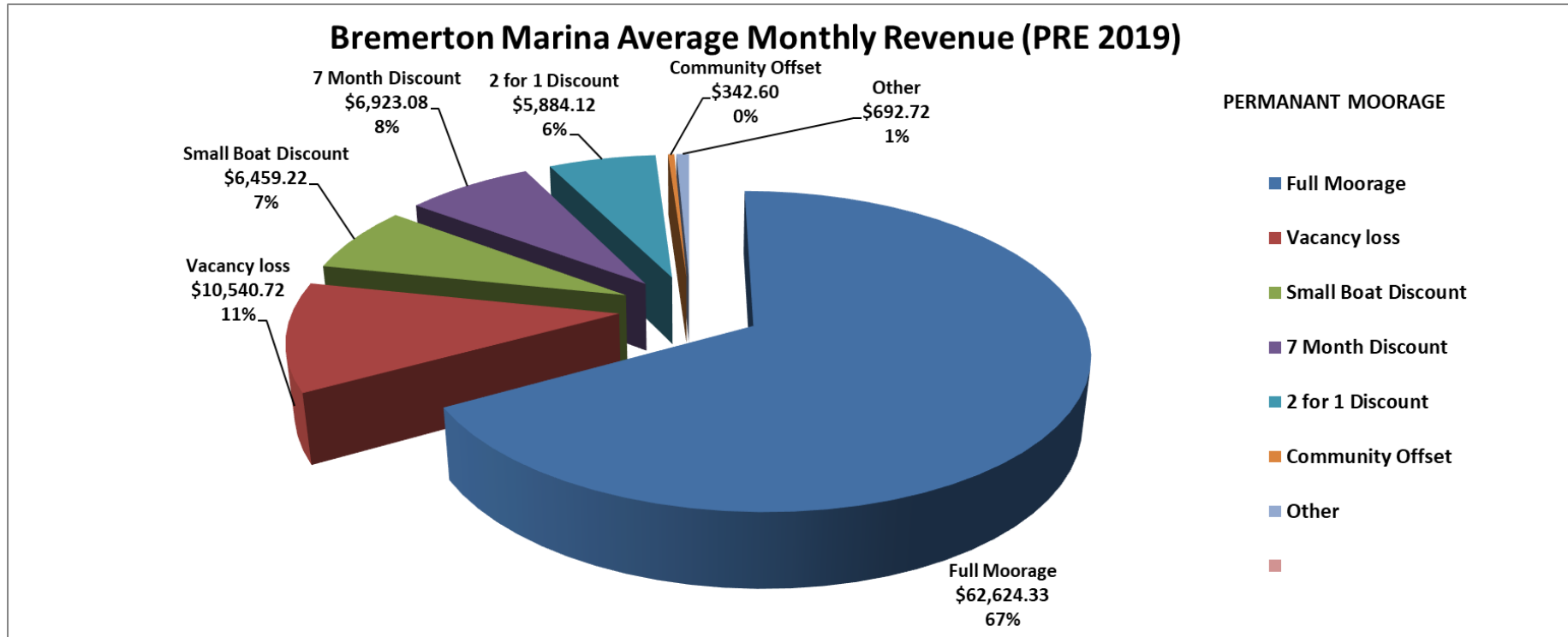


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BREMERTON & PORT ORCHARD MARINA GUEST MOORAGE DATA

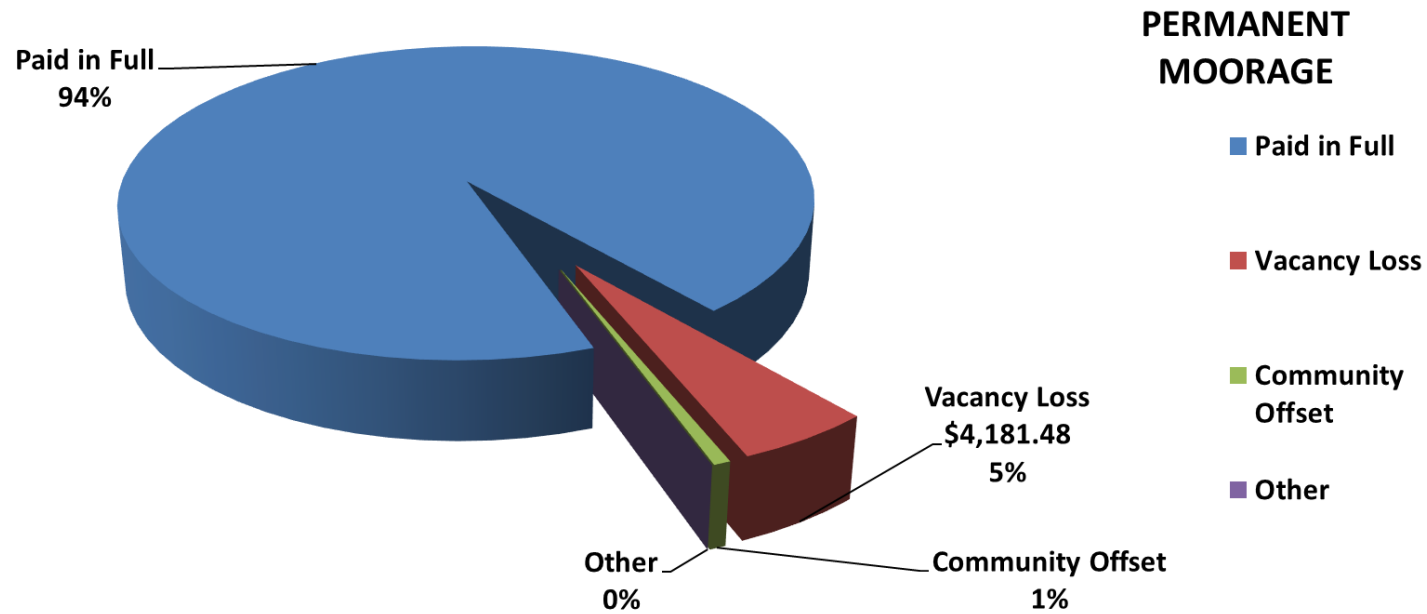


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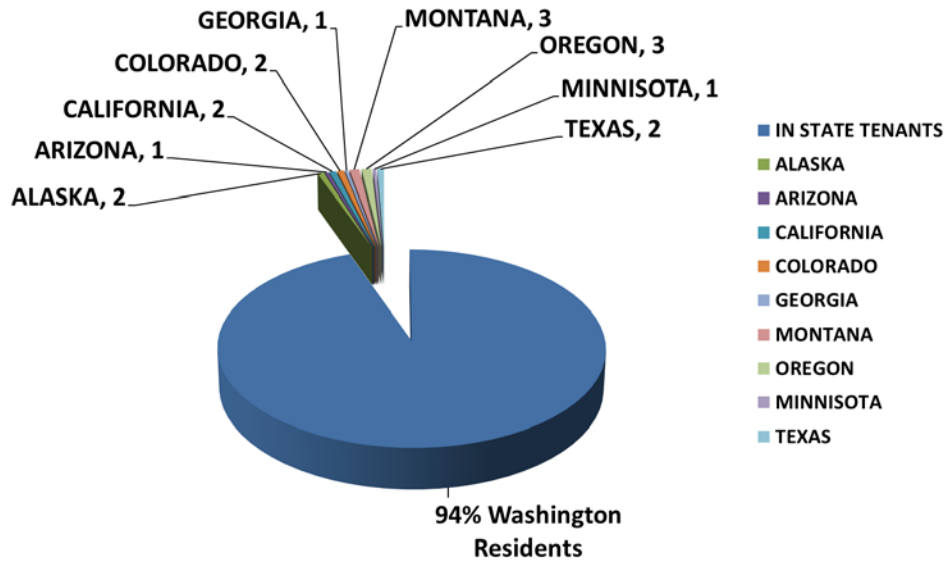
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Port Orchard Marina Average Monthly Revenue

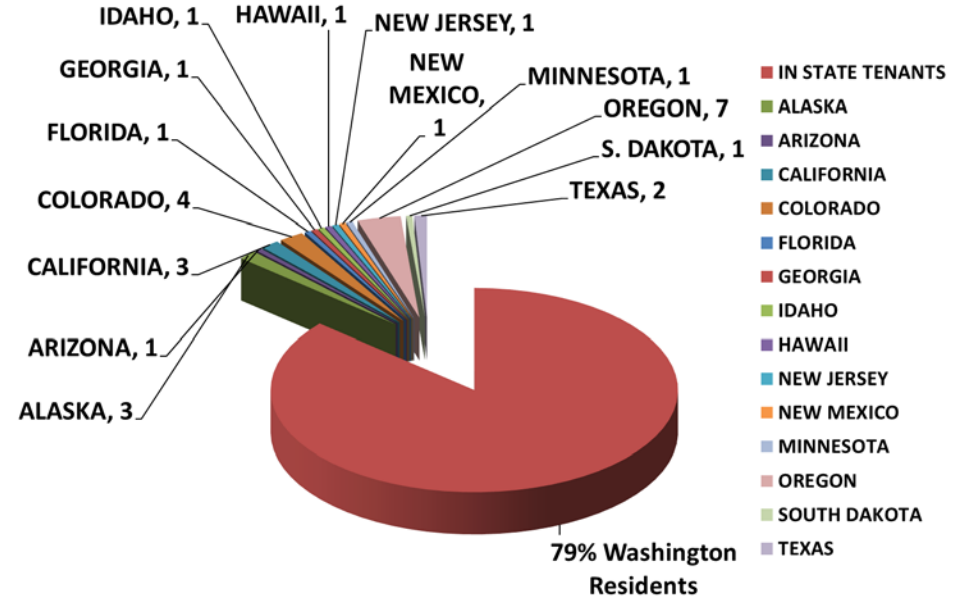


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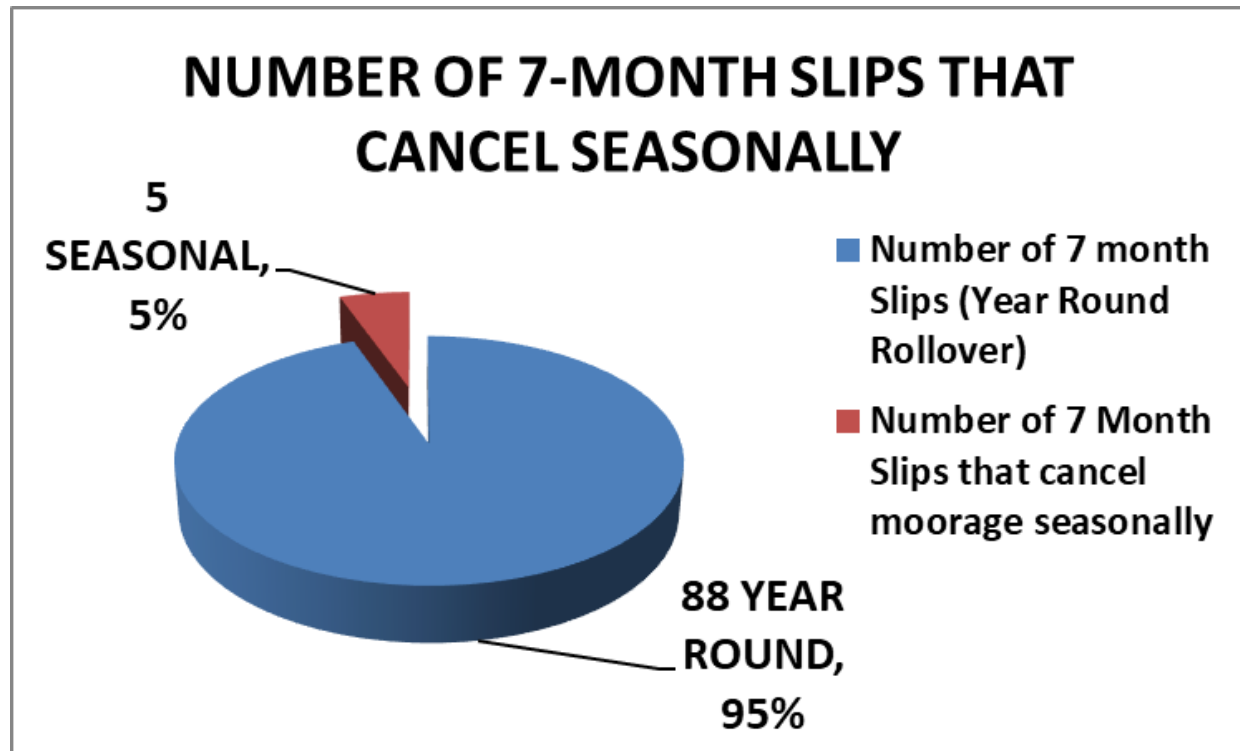
PORT ORCHARD MARINA TENANT LOCATIONS



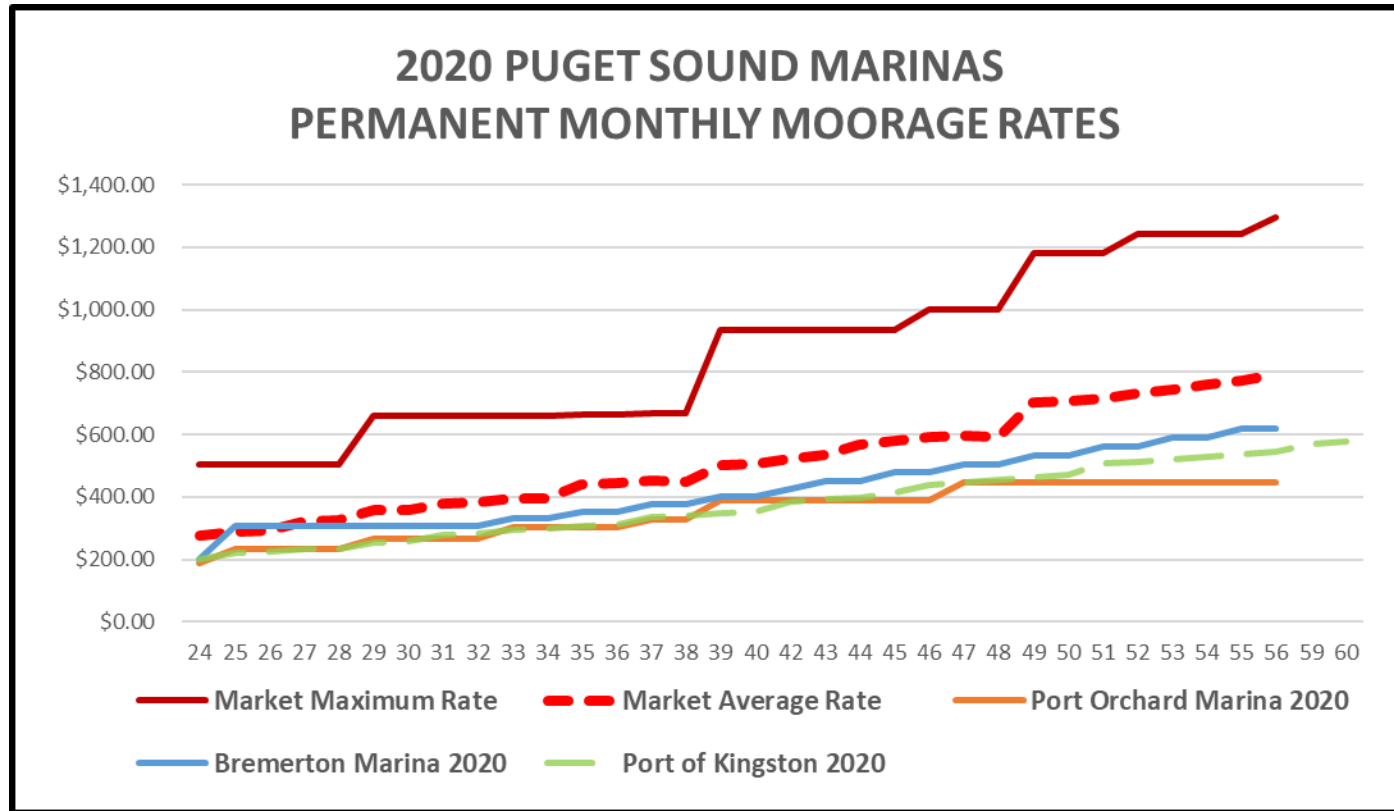
BREMERTON MARINA TENANT LOCATIONS



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PROPOSED
PORT ORCHARD MARINA
2020 TARIFF SCHEDULE
 (Effective July 01, 2020)

PERMANENT MOORAGE

Monthly Moorage Rates (plus applicable taxes*):

<u>SIDE TIE</u>	<u>\$/month (\$/ft/month)</u>	<u>OPEN</u>	<u>\$/month (\$/ft/month)</u>	<u>COVERED</u>	<u>\$/month (\$/ft/month)</u>
20'	\$111.44 (\$5.57)	28'	\$187.75 (\$6.71)	28'	\$210.62 (\$7.52)
24'	\$127.03 (\$5.77)	32'	\$232.53 (\$7.27)	32'	\$280.71 (\$8.77)
28'	\$176.55 (\$6.31)	36'	\$267.73 (\$7.44)	36'	\$357.07 (\$9.92)
32'	\$218.68 (\$6.83)	40'	\$304.60 (\$7.61)	42'	\$432.09 (\$10.29)
36'	\$251.38 (\$6.98)	42'	\$327.96 (\$7.81)	52'	\$633.56 (\$12.18)
40'	\$285.99 (\$7.15)	50'	\$398.79 (\$7.98)		
42'	\$307.97 (\$7.33)				
50'	\$373.92 (\$7.48)				
60'	\$446.71 (\$7.45)				

OTHER: Breakwater Side Tie: \$7.40 per foot

OTHER MOORAGE RELATED CHARGES

Deposits

Security Deposit:	Equal to one month's moorage+\$100.00
Live Aboard Deposit:	\$125.00
Wait List Deposit:	\$100.00 per list

Miscellaneous:

Wait List Fee (annual):	\$25.00
Live Aboard Fee:	\$125.00/boat/month – plus applicable taxes
Live Aboard Background Check:	Fee determined & collected by outside agency
Environmental Fee:	\$5.00 per month
Dinghy Storage:	\$5.00 per month
Slip Change Request List:	\$25.00 per move
Metered Electric:	\$0.0875 per kwh
Parking Pass Fee (lost/passes not returned):	\$25.00
Gate Card/Fob Fee (lost/not returned):	\$10.00 each fob/card
Vessel Chaining Reinstatement Fee:	\$200.00
Sublease Fee:	\$25.00 per month

PARKING

Marina Tenant:	\$30.00 per month
Water Street:	\$5.00 per day (1 st - 24 hours free)

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**PROPOSED
BREMERTON MARINA
2020 TARIFF SCHEDULE**
(Effective July 1, 2020)

PERMANENT MOORAGE

Base Moorage Rate (plus applicable taxes*):

12 month. Contractual Slip/Berth Length	\$/Month	Per Ft.
36'	\$331.73	\$9.21
38'	\$283.80	\$7.47
40'	\$303.66	\$7.59
42'	\$324.08	\$7.72
44'	\$345.04	\$7.84
46'	\$366.53	\$7.97
48'	\$388.59	\$8.10
50'	\$411.18	\$8.22
52'	\$434.32	\$8.35
54'	\$458.00	\$8.48
56'	\$482.23	\$8.61
58'	\$507.00	\$8.74
60'	\$532.32	\$8.87
*Over 60'	*Determined by vessel length	

Short Term Monthly Slip/Berth Length	\$/Month	Per Ft.
36'	\$306.89	\$8.52
38'	\$329.43	\$8.67
40'	\$352.60	\$8.82
42'	\$376.42	\$8.96
44'	\$400.87	\$9.11
46'	\$425.95	\$9.26
48'	\$451.68	\$9.41
50'	\$478.04	\$9.56
52'	\$505.03	\$9.71
54'	\$532.66	\$9.86
56'	\$560.93	\$10.02
58'	\$589.83	\$10.17
60'	\$619.37	\$10.32
Over 60'	\$10.40/ft./month	

Note: 12-month non-cancellable contractual incentive may be repeated until altered or discontinued.

OTHER MOORAGE RELATED CHARGES

Deposits:

Security Deposit:	Equal to one month's moorage+\$100.00
Live Aboard Security Deposit:	\$125.00
Wait List Deposit:	\$100.00

Miscellaneous:

Wait List Fee (annual):	\$25.00
Live Aboard Background Check:	Fee determined & collected by outside agency
Live Aboard Fee :	\$125.00/boat/month – plus applicable taxes
Environmental Fee:	\$5.00 per month
Dinghy Storage:	\$5.00 per month
Slip Change Request List:	\$25.00 per move
Parking Pass Fee (lost/passes not returned):	\$25.00
Gate Card/Fob Fee (lost/not returned):	\$10.00 each fob/card
Vessel Chaining Reinstatement Fee:	\$200.00
Sublease Fee:	\$25.00 per month
Metered Electric:	\$.1100/kw
Flat Rate Electric (per month):	

24'	\$14.55	48'	\$23.03
36'	\$18.79	50'	\$23.74
42'	\$20.91	56'	\$25.86
44'	\$21.62	60'	\$27.27
46'	\$22.33	80'	\$34.34

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PROPOSED
PORT ORCHARD MARINA
2020 TARIFF SCHEDULE
(Effective July 01, 2020)

GUEST MOORAGE

(Stays 30 days or greater are subject to Leasehold Excise Tax)*

Peak Season (May 1 – September 30)

Finger Slips & Side-ties: (A&B Dock, Public Dock) \$50.00 per night + \$1.25 per ft over 40 ft
(May be used for 14 days in a 30 day period)

South Basin Breakwater: \$1.25/ft boat length
(No Minimum Charge)

Transition Dock: \$25.00 per night + \$1.25 per ft over 20 ft

Off Season (October 1 – April 30)

Finger Slips: \$40.00 per night + \$1.00 per ft over 40 ft
(May only use finger slips for 14 days in a 30 day period)

East Breakwater & Transition Dock: \$20.00 per night + \$1.00 per ft over 20 ft
(May only use east breakwater & transition dock for 14 days in a 30 day period)

North & Outside Breakwater: \$1.00/ft boat length
(No Minimum charge)

GUEST ELECTRICITY

\$4.00 per night

OTHER GUEST MOORAGE FEES

Reservation Fee: \$5.00 per boat *(paid in advance/non-refundable)*
Late Registration: \$5.00 per day *(over 24 hours)*

COMMERCIAL VESSEL/AIRCRAFT OPERATIONS

\$75.00 per event *(short term use agreement)*

MISCELLANEOUS FEES

Fax Service: \$1.00 per page
Copies: \$0.15 per page
Service charge**: \$50.00 per man hour + material cost

* Plus 12.84% State Leasehold Tax (or applicable property tax if less than leasehold tax)

** Service Charges for dewatering, securing, towing, repairing boats and Marina damage because of lack of response, carelessness, neglect, etc. of tenant or visitor.

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Thank you

Questions?