



# MARINA COMMITTEE AGENDA

**Hotel Murano, Tacoma  
Pavilion C**

9:00 – 10:30 am

Wednesday, December 7<sup>th</sup>, 2022

**9:00 – 9:15 The “Why” of Marinas: Enterprise (self-sustaining) or Socialized (subsidized)**

- Read quote from p. 98 of WPPA Port Management Guide
- State governance position by port / marina
- If not Enterprise model – then why? Has commission taken a position on this?
- Should we have continuity between public marinas in terms of governance? Why? Why not?
- Politics vs Business in decision making
- Discussion

**9:15 – 10:00 Perm & Guest Moorage – Pricing, Data & Rate Discussion with Waggoner’s & Port of Kingston**

- Data
- Benchmarking
- Discussion

**10:00 – 10:30 Capital Investment in Docks: Capital Investment in Docks: Case Studies with Reid Middleton**

- Design, Engineering and Construction
- Cost estimates
- Port of Friday Harbor – Interlocal Agreements and Dock Replacement Partnership

**Future Topics: What is most meaningful – survey – please take and submit results**

Please review and add any key missing topics.

***Potential Topics or Presenters***

Marinas: Enterprise (self-sustaining) or Socialized (subsidized)

Cash Flow Model Based Management

Funding Sources

- Operating Revenues
- Cash Reserves
- Property Tax Levy
- Grants
- Appropriations
- Subsidies from other LOB’s

Pricing & Rate Analysis

- Conflicts of Interest – Disclosure, Recusal
- Perm Moorage, Guest – Seasonal, Guest – Transient, Daily, Condominiums
- Submerged lands
- Fuel
- Parking
- Condominiumization
- Utilities
- Events
- Real Estate & Uplands Tenants
- Leases
- Valuation

- Escalators and Pricing Approaches (cost basis or market based or combination)
- FMV
- Commercial vs Recreational vs Government
- Motorized vs non-motorized

#### Financial Sustainability

- Cash Flow Model Development
- Modeling Moorage, Fuel, Parking Revenue
- Life Cycle Asset Management
- Developing funding approach
- Financial & Operational Metrics
- Subsidized User Groups

#### Risk Assessment

- Derelict Vessels
- Fire
- Crime
- Defaults / Bad Debt
- Weather Events – Snow, Storms
- Asset Life
- Political
- Physical
- Biological

#### Regulatory

- Rules & Regulations – Aligning Legal & Business Practice
- Permitting
- Environmental
- Tribal
- Federal – ACOE, NMFS, USCG
- State – Harbor Line Commission / Board of Natural Resources, DNR, DOE

#### Comprehensive Scheme of Harbor Improvements / Capital Plan

##### Lines of Business

- Moorage
- Fuel
- Parking
- Events

##### Operating Expenses

- Staffing
- Utilities – WiFi, Sewer, Water, Power, New standards
- Insurance
- Maintenance
- Marketing

##### Asset Management & Capital and Recreation Plan

- Port Management Agreements
- Breakwater
- Seawall
- Pilings
- Docks
- Utilities
- Submerged Lands
- Maintenance & Repair

#### Schedules

WPPA Spring Meeting, Spokane Wed, May 17, 2023 - Fri, May 19, 2023

WPPA Annual Meeting, Vancouver Wed, Dec 6, 2023 - Fri Dec 8, 2023

#### Add?

WPPA Commissioners Meeting, Alderbrook Mon, Jul 24, 2023 - Wed, Jul 26, 2023

Q1 Zoom meeting?

Q3 Zoom meeting?