



DANA POINT BOATERS ASSOCIATION | PO BOX 461, DANA POINT, CA 92629-0461
PHONE: 949-485-5656 | WEBSITE: [HTTPS://DANAPPOINTBOATER.ORG](https://danapointboater.org)

September 8, 2021

The Honorable Lisa Bartlett
5th District Supervisor
333 W. Santa Ana Blvd.
Santa Ana, CA 92701

Re: Slip Rate Increase in Dana Point Marina

Dear Supervisor Bartlett,

In the ongoing discourse of the impending slip rate increase in Dana Point Marina, we felt it important to bring to your attention a recent slip rate increase in Long Beach Marinas and background information on their marinas. The slip rate increase in Long Beach marinas effective October 1st is a **2%** increase for all slip sizes. When comparing a 30' slip in Dana Point to a 30' slip in Long Beach after the rate increases in October for both marinas, the Dana Point slip will cost **\$738.00** per month and the Long Beach slip will cost **\$483.05**. Quite the disparity since the slips in Alamitos Bay have been renovated and the Dana Point slips are literally crumbling into the harbor. Let's also be mindful of the overhang charges assessed in Dana Point which drives the slip rates higher.

A renovation of Alamitos Bay Marina was completed in April 2018 concluding a seven-year project. This \$105 million dollar project included the complete upgrade of more than 1,600 boat slips throughout the marina and additional infrastructure improvements, such as:

- State-of-the art concrete floats.
- Rounded slip fingers for ease of navigation into assigned slips.
- On-slip pump out stations to aid boaters in conveniently removing waste material from their vessels while also supporting clean Long Beach waterways.
- ADA accessible gangways so the marina is welcoming to the entire boating community.

As you must be aware, in 2015 Long Beach issued Revenue Bonds to provide funds to finance the improvements to the Alamitos Bay Marina, prepay certain existing loans from the State Department of Parks and Recreation, Division of Boating and Waterways that had a lien on the Marina revenues, fund a portion of capitalized interest on the Bonds during the Project construction period, fund a reserve fund for the bonds, and pay the cost of the issuance of the bonds.

This project is very similar to what needs to be accomplished in Dana Point and Bellingham Marine was the contractor on the Alamitos Bay project.

Below is the letter received by slip tenants of Long Beach Marinas regarding an October rate increase:



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Hello Boatowners,

This October you will see a difference in your monthly billing for slip fees. As many of you may recall, the sale of the Marina Revenue Bonds requires that the City maintain a ratio of revenue/expenditures of 1.25 times the debt service coverage. To ensure this coverage, City Council adopted a policy which states that the annual slip fee increase will be at minimal 2% going into effect each October. Since the issuance of the bonds in 2015, the annual rate increase has been 2%. We have been working closely with the City's Treasurer's Office to ensure that the Marina Fund remains solvent. This fee increase will ensure that all our debt obligations continue to be met. Please see below for FY21 fees, the new FY22 fees and the amount of increase for each slip size. This annual slip fee increase will also generate an October 2021 charge to your account to bring your slip deposit into alignment with the new slip fee for FY22. This is demonstrated in the chart below as the "Increased Amount" for each slip size.

Slip Size	Unit	FY21	FY22	Increase Amount	Slip Size	Unit	FY21	FY22	Increase Amount
15'	per month	\$158.68	\$161.85	\$3.17	70'	per month	\$1615.87	\$1648.19	\$32.32
20'	per month	\$210.55	\$214.76	\$4.21	75'	per month	\$1790.42	\$1826.23	\$35.81
25'	per month	\$321.60	\$328.03	\$6.43	80'	per month	\$1964.30	\$2003.59	\$39.29
30'	per month	\$473.58	\$483.05	\$9.47	85'	per month	\$2152.79	\$2195.85	\$43.06
35'	per month	\$603.55	\$615.62	\$12.07	90'	per month	\$2341.35	\$2388.18	\$46.83
40'	per month	\$748.29	\$763.26	\$14.97	95'	per month	\$2544.44	\$2595.33	\$50.89
45'	per month	\$881.31	\$898.94	\$17.63	100'	per month	\$2747.59	\$2802.54	\$54.95
50'	per month	\$1008.45	\$1028.62	\$20.17	105'	per month	\$2965.35	\$3024.66	\$59.31
55'	per month	\$1189.68	\$1213.47	\$23.79	110'	per month	\$3183.20	\$3246.86	\$63.66
60'	per month	\$1297.87	\$1323.83	\$25.96	115'	per month	\$3415.55	\$3483.86	\$68.31
65'	per month	\$1457.17	\$1486.31	\$29.14	120'	per month	\$3647.91	\$3720.87	\$72.96



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Please make sure to review your October 2021 Long Beach Marinas billing statement and adjust your payment according to the new fees going into effect on October 1, 2021.

Thank you. Be well and safe boating,

Todd Leland

Marine Operations Superintendent

Parks, Recreation and Marine | Marine Operations

450 E. Shoreline Drive | Long Beach, CA 90802

Office: 562.570.4960 | Email: todd.leland@longbeach.gov

It is our understanding at one point, Orange County was going to fund the Dana Point Marina renovation in a very similar manner to what Long Beach accomplished, but for some reason changed the strategy to a Public/Private Partnership. Frankly, the Public/Private Partnership is not working.

The Dana Point Marina could support the repayment of Revenue Bonds for the renovation of the marina all the while contributing to Tidelands Fund 108 to ensure the health of the fund. Instead, boaters are saddled with the expense of private financing being secured by Dana Point Harbor Partners which has more stringent requirements because of the effects of COVID, and boaters are paying for the revitalization of the commercial core and hotels as well. As long as the three individual entities of DPHP operate as one partnership the boaters are paying for 100% of the project at premium pricing *AND* the lease obligates \$20 million in Tidelands Fund 108 contributions to the construction of the Dry Storage facility. This money was previously paid into Fund 108 primarily by boaters. I am sure you and the rest of the Supervisors can understand why Dana Point Boaters are enraged over this injustice.

Your office has repeatedly advised boaters “The County has a professional real estate department, which is tasked with ensuring compliance with the various leases and Tideland grant. Should there be a compliance issue, or problem regarding the operation of a facility, the team would engage the operator to ensure that they are brought into compliance.” It is now time for the Orange County Board of Supervisors to do its job and insist the real estate department oversee this project rather than just rubber stamping whatever the Dana Point Harbor Partners want to implement.

I would suggest all stakeholders meet and try to come to an agreement which is equitable for all parties. I would hate for this to end up in the court system and this project stalled once again. With good leadership, as you have provided in the past, this issue can be resolved.

We look forward to your prompt response and we are looking forward to hearing your remarks at the September 9th *Community and Legislative Affairs Update Event*.

Sincerely,

Anne Eubanks
DPBA President
949-243-5148



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CC:

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Doug Chafee, Vice Chairman, and 4th District Supervisor
Katrina Foley, 2nd District Supervisor
Donald Wagner, 3rd District Supervisor
Senator Patricia Bates, 36th Senate District
Assembly Member Laurie Davies, 73rd Assembly District
Frank Kim, CEO, County of Orange
Thomas Miller, Real Estate, County of Orange
Christine Pereira, California Coastal Commission
Jennifer Lucchesi, Executive Officer, CA State Lands Commission
Sheri Pemberton, Chief & Legislative Liaison, CA State Lands Commission
Reid Boggiano, Granted Lands Program Manager, CA State Lands Commission
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