

City Marina at Garrison Bight

Liveaboard Price Structure
Workshop

Liveaboard Market Rates (Assumes 40ft length, 15ft beam)

- City Marina at Garrison Bight Rent Today
 - $(\$15.79/\text{ft} + \$1/\text{ft Cap Imp}) \times 40\text{ft} = \mathbf{\$671.60/\text{mo}}$ + garbage fee
- Stock Island Yacht Club Rent Today
 - $(\$55/\text{ft}/\text{month (annual rate)}) \times 40\text{ft} = \mathbf{\$2200.00/\text{mo}}$
- Safe Harbor Marina Rent Today
 - $(\$36.98/\text{ft} \times 40\text{ft}) = \mathbf{\$1479.00/\text{mo}}$ (rate includes liveaboard fee)
- Sunset Marina Rent Today
 - $\$47.50/\text{ft} \times 40\text{ft} = \mathbf{\$1900/\text{mo}}$
- Perry Marina Rent Today
 - $65/\text{ft} \times 40\text{ft} = \mathbf{\$2600/\text{mo}}$
- City Marina at Garrison Bight Proposed Rent Oct 1, 2024
 - $(\$15.79 \times 3\% \text{ (est CPI)} + \$4.67 \text{ rent inc}) = \$20.94/\text{ft} \times 40\text{ft} = \mathbf{\$837.60/\text{mo}}$ + garbage fee
- City Marina at Garrison Bight Proposed Rent Oct 1, 2025
 - $(\$20.94 \times 3\% \text{ (est CPI)}) = \$21.57 + \$4.67 \text{ rent inc} = \$26.24/\text{ft} \times 40\text{ft} = \mathbf{\$1,049.60/\text{mo}}$ + garbage fee
- City Marina at Garrison Bight Proposed Rent Oct 1, 2026
 - $(\$26.24 \times 3\% \text{ (est CPI)}) = \$27.03 + \$4.68 \text{ rent inc} = \$31.71/\text{ft} \times 40\text{ft} = \mathbf{\$1,268.40/\text{mo}}$ + garbage fee

Needs Assessment

Charter Boat Row Seawall

2020 Report

- Estimated age 50+ years
- Estimate 5 years usefulness left as of 2020
- Construction cost estimate as of 2020:
\$3,762,753

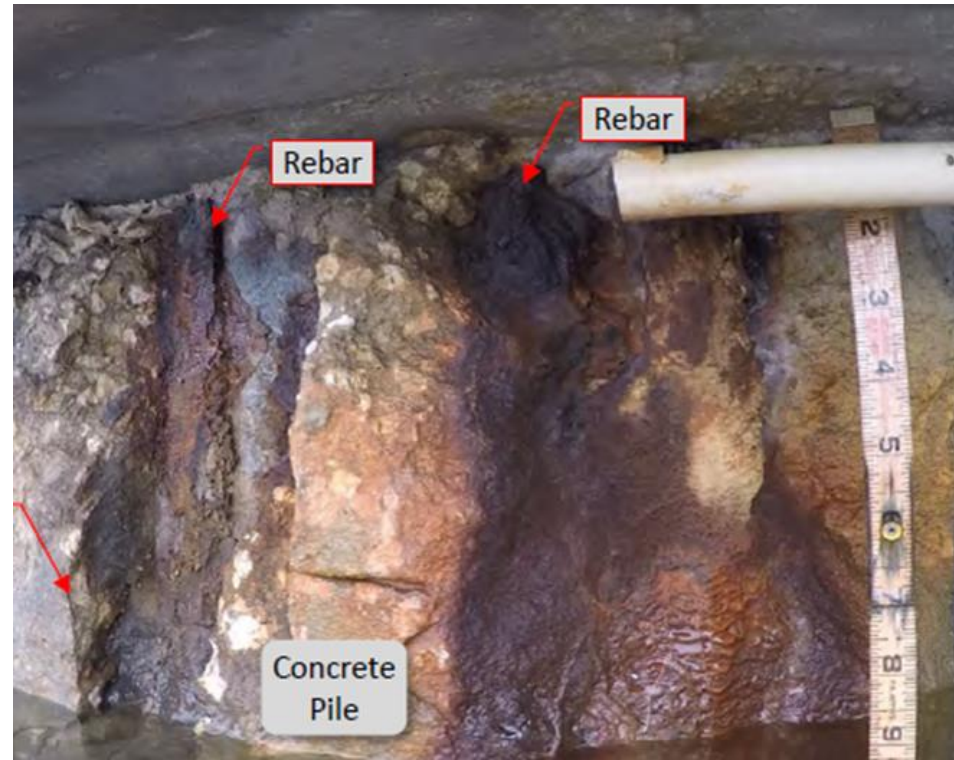
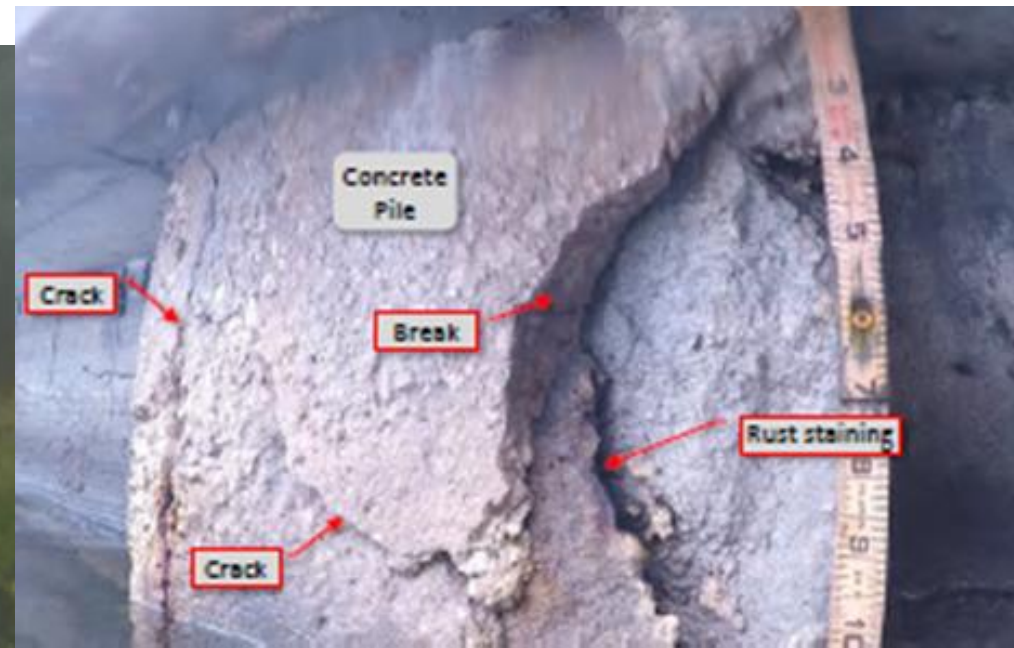


Angelfish Seawall

2022 Report

- Age estimate 60 years
- Estimate 5 to 7 years usefulness remaining as of 2022
- Completed an emergency repair of void in 2023.
- Construction cost estimate as of 2022:

\$1,958,675



Angelfish Void

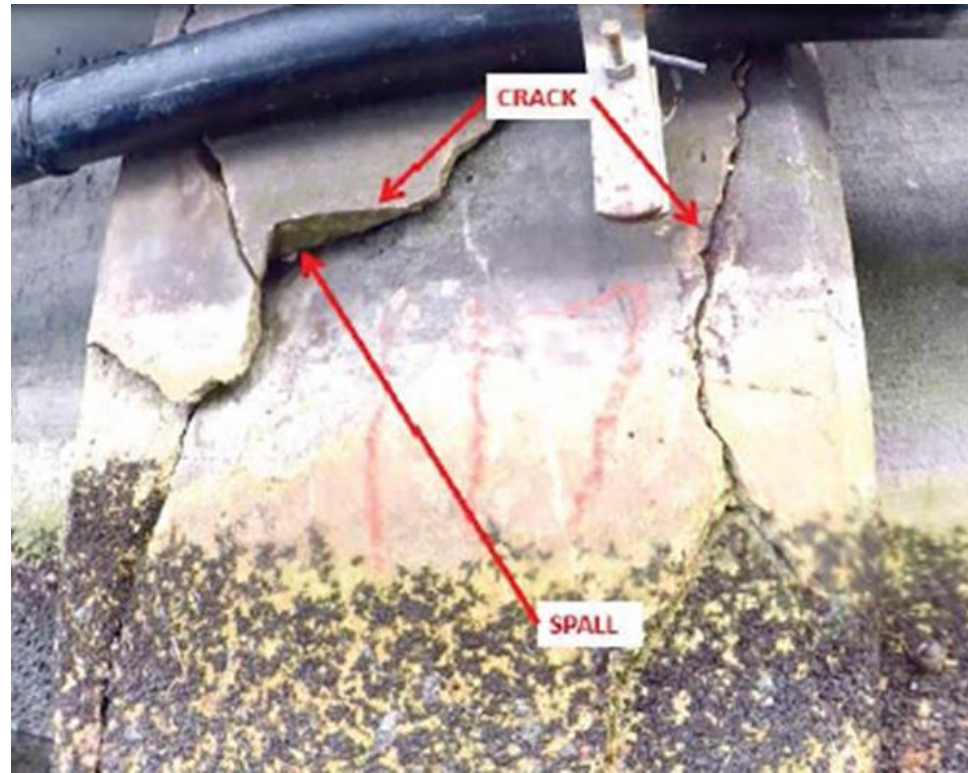
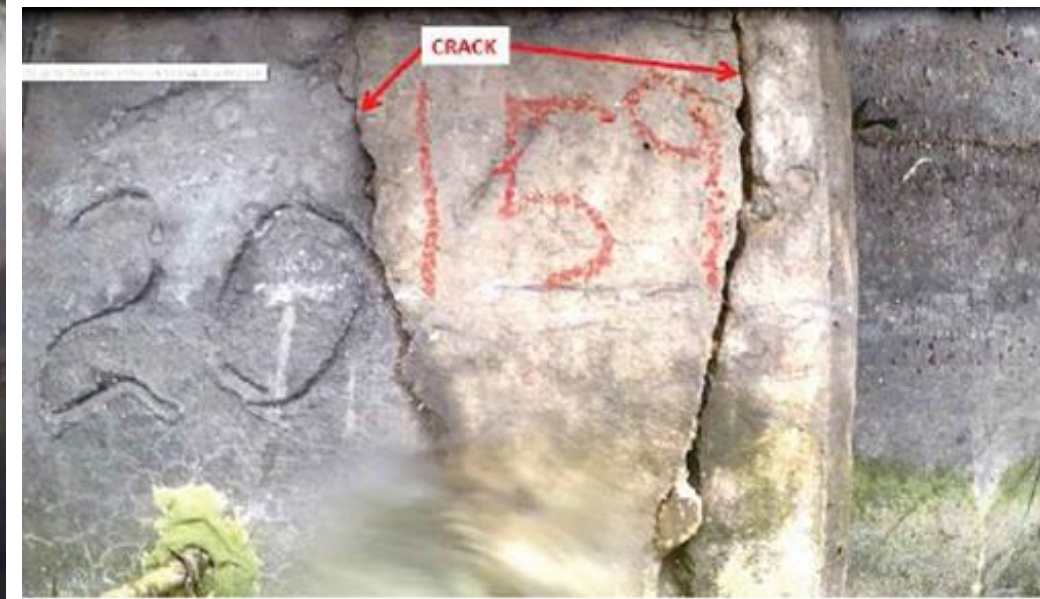


Liveaboard Seawall

2023 Report

- Age estimate 60 years
- Estimate 8 to 10 years of usefulness remaining
- Monitor “park area” for sinkholes / subsidence
- Construction estimate as of 2023:

\$5,096,093



Liveaboard Void



Other Capital Repairs Needed

- Dinghy Dock Seawall
- Dinghy Docks
- Wahoo Piers

City Marina Financial Model

Number of Years in Charts: 10

Capital Project Scenario: 3

Model

Model Setup

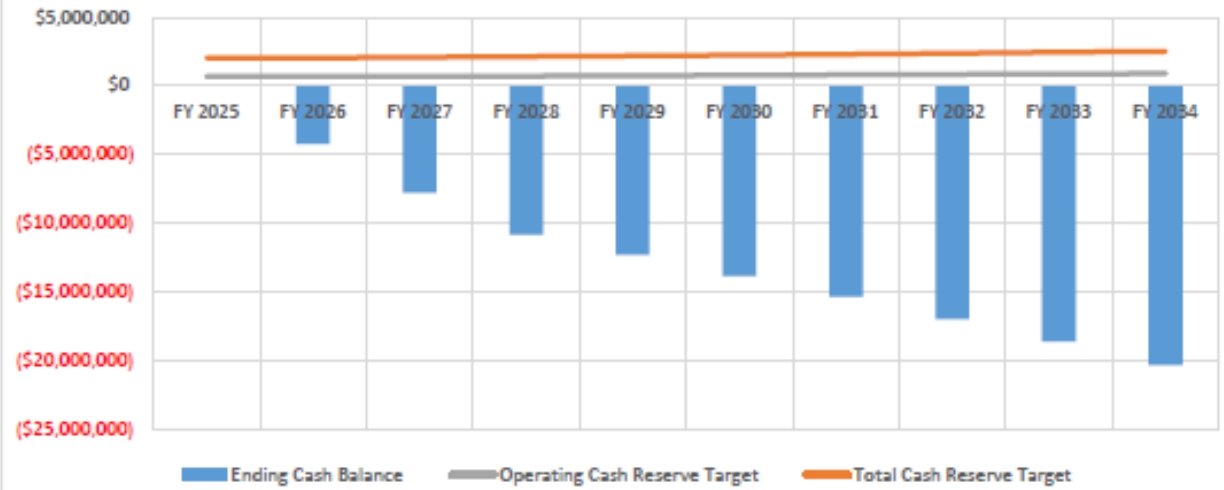
City Marina Fund

Capital Project

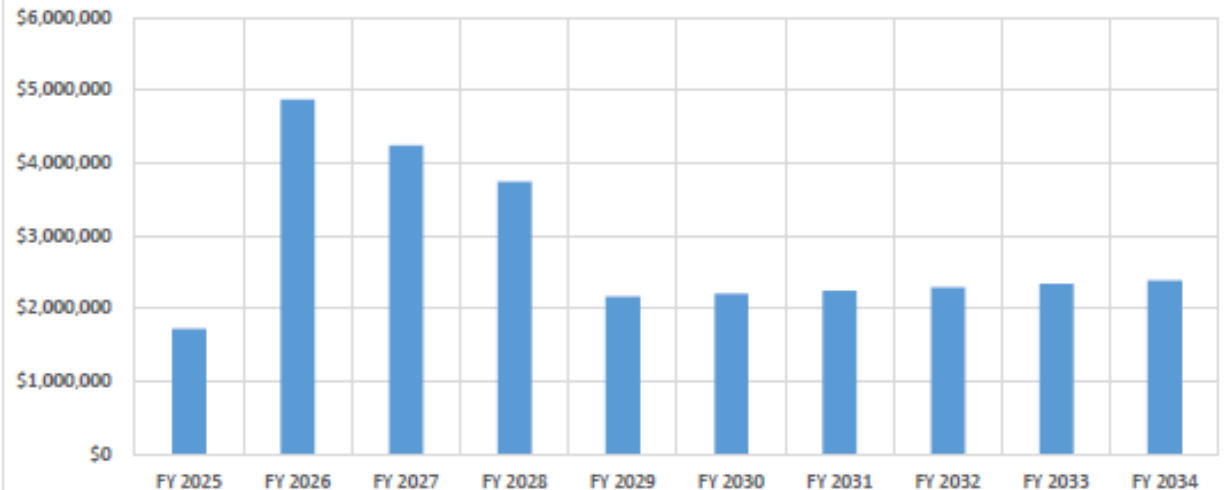
Cash Flow

Description	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Transfer for Port or Marina Related Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 12,924	\$ (4,188,846)	\$ (7,750,405)	\$ (10,804,778)	\$ (12,276,104)	\$ (13,784,906)	\$ (15,333,545)	\$ (16,924,587)	\$ (18,560,827)	\$ (20,245,287)	\$ (21,981,255)
Total Reserve Target	\$ 2,015,574	\$ 2,026,914	\$ 2,079,964	\$ 2,134,767	\$ 2,191,399	\$ 2,249,941	\$ 2,310,479	\$ 2,373,105	\$ 2,437,917	\$ 2,505,012	\$ 2,574,501
DSC - Senior Lien	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
DSC - All-In	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Ending Cash Balance and Reserve Target



Capital Project Expenditures



Other Potential Revenue Sources

- March 31, 2026
 - Increase Commercial Rates (Charter Boat Row)
- Submerged lands leases
 - Increase as allowed by State statute
- Increase Transient and Recreation lease fees
- Increase Ramp and Trailer Parking fees