




MEMORANDUM

Date: January 11, 2024

To: Honorable Mayor and Commissioners

Via: Albert P. Childress
City Manager 

From: Karen Olson
Deputy Director Port & Marine Services

Subject: Approving City Marina Liveaboard Lottery Dockage Agreement

Introduction

Resolution approving a new City Marina Liveaboard Lottery Dockage Agreement.

Background

The current Liveaboard Dockage Agreement allows for Consent to Assignment for slip lease upon proposed sale of vessel. The proposed Liveaboard Lottery Dockage Agreement would only apply to tenants obtaining a slip through lottery and requiring the slip to go back to lottery upon lease cancellation. Consent to Assignment or lease transfer will not be offered.

Over the past five (5) years, the City Marina has seen a significant increase in sales prices of liveaboard vessels and floating structures. Sales prices have increased due to the value placed on the slip. Since 2019, fourteen (14) liveaboard vessels and/or floating structures in the Marina have sold in excess of \$200,000, with seven (7) being sold for between \$300,000 and \$400,000. Of these sales, only two have been for full-time residency. There are currently three vessels and/or floating structures on the market in the Marina with sales prices of \$139,000, \$239,000 and \$375,000 with valuations of \$12,621, \$24,000 and \$52,000, respectively.

The lottery will consist of publicly advertised notice for two consecutive weeks. Applicants will submit applications that will be reviewed by staff for appropriate size, seaworthiness, etc., then turned over to the City Clerk's Office for sealing, number assignment, and a blind drawing on the assigned date.

The proposed Liveaboard Lottery Dockage Agreement will assist in maintaining some affordable housing in the Marina, removing the ability to transfer lease, thus removing any value placed on the slip. This dockage agreement will be used for lottery obtained slips only and will not apply to slips that were obtained via transfer from previous tenants.

Procurement

There is no financial impact by implementing the Agreement.

Recommendation

The City Manager's Office recommends the Mayor and Commission approve a new City Marina Liveboard Lottery Dockage Agreement.