From:	Patrick Murphy
To:	Jimmy Weekley; Samuel Kaufman; Billy Wardlow; Lissette Carey; Mary Lou Hoover; Clayton Lopez; Garrison Boat Owners; Teri Johnston; Albert Childress; Todd C. Stoughton; City Clerk External E-Mail
Subject:	[EXTERNAL] March 14, 2024 Commissioners Meeting - Please add to the record
Date:	Wednesday, March 13, 2024 3:25:06 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to share some thoughts regarding Resolution NO. 23-241 the proposed rent increase at Garrison Bight Marina (GBM). My wife and I were full time Key West residents and this ended because we needed healthcare not available here.

I believe the Commissioners voted to increase the rent at GBM because they relied on Deputy Director Port & Marine Services, Karen Olson's Memorandum dated September 14, 2023 Subject: Approving City Marina Liveaboard Pricing Structure.

In this Memorandum, Ms Olson compares the rents at GBM to several other marinas like: Perry Hotel & Marina, Sunset Marina, Safe Harbor Marina, and Key West Bight Marina. All of these marinas have higher lease rates than GBM, but there is a reason for this. They all have substantially better amenities or better locations for their lessees. This is not a traditional marina.

Ms Olson next states that approximately 65% of the people who own boats at the marina are "part-time, seasonal or second home residents." This is false. At the time of her September 14, 2023 memorandum this information was not available because the residents were not asked to respond to the October 1, 2023 letter, SUBJ: Liveaboard Residency Questionnaire, where GBM residents were asked to complete the questionnaire so the City can determine each lessee's residency. 109 questionnaires were received with 4 not responding. 51, (47%) people indicated they are full-time residents and 58 (53%) indicated part-time residency. Ms Olson's stated 65% part-time residents is not close to 53%.

We can all agree the houseboat sales seem high, but this is something the GBM boat owners have no control of. The city has enjoyed the tax dollars generated from these sales since all sales are subject to a 6% tax with a minimum tax of $5,000 upon transfer.

Lastly, this resolution will do nothing, or very little, to provide more affordable housing. When the next boat is for sale, the buyer still has to pay for the existing boat or floating structure plus the slip - plus 6% with a minimum $5,000 transfer tax. The rent is only a piece of the affordability equation. A cheaper rent doesn't mean there is more affordable housing when the buyer has to buy the boat and slip.