

Marina Fund Fee Increases

June 2025

Marina Fund Current Situation

- Prior to Parks Tax increase, Marina Fund (MF) had a structural deficit of approx. \$1M.
- After Measure Y – Parks Tax increase of 2024:
 - MF was projected to operate in the black in FY26.
 - Cost shift \$1.5M in Waterfront parks/landscape costs from MF to Parks Tax.
- Recent lease revenue downturn has impacted financial forecast.
 - Doubletree stopped paying base rent in Jan 2025; they have not paid past-due 2024 percentage rent (projected \$700k, through June 2025). FY25 adjustments were required.
 - Estimated FY26 revenue gap of \$1.3M.

Marina Fund FY25 Adjustments

- FY25 reductions taken within the last month to address \$700k revenue loss:
 - Exhausted remaining fund balance to cover operations
 - South Cove East Dock Repair was unfunded; now funded with remaining Waterfront Specific Plan funding.
 - Reduced Waterfront security by 50%
 - Cut marketing and other non-critical expenses
 - Cut all hourly Marina staff
 - Adjusted career staff hours to cover additional nights/weekends
 - Reduced overtime for career staff at the Waterfront
 - Delayed scheduled minor maintenance projects to FY26.

Marina Fund Potential FY26 Adjustments

- To address potential losses of approximately \$1.3M, the following is being discussed:
 - Further CIP project reductions
 - Reduction in maintenance
 - Security reductions
 - Cuts to all non-critical expenses
 - Workforce impacts (Full-time and part-time staff)
 - Proposed fees (parking, Adventure Playground) which can start in January.
 - Established a Waterfront revenue working group, meeting bi-weekly, to analyze all potential revenue, including berther fees. Plan to review with PRW Commission in October-November, and to Council in December.

Marina Fund Proposed FY26 Fee Increases

- **Waterfront Parking Fee:** \$1/hour or \$6/day or \$500/year, charged in 3 lots
- **Waterfront Rental Area Fee:** \$150/4-hr rental to reserve 1 of 4 Waterfront areas
- **Organized Group Use Fee:** \$50/day plus a one-time \$250 application fee
- **Commercial Business Fee:** \$25/year
- **Adventure Playground Fee:** \$5/child (approved 6/17/25)

Fee	Projected Gross Revenue
Waterfront Parking Fee	\$182,500
Waterfront Rental Area	\$750
Organized Group Use Fee	\$5,000
Commercial Business Fee	\$700
Adventure Playground Fee	\$100,000
TOTAL	\$288,950

- All proposed fees will be implemented with existing operations and maintenance staff. 5

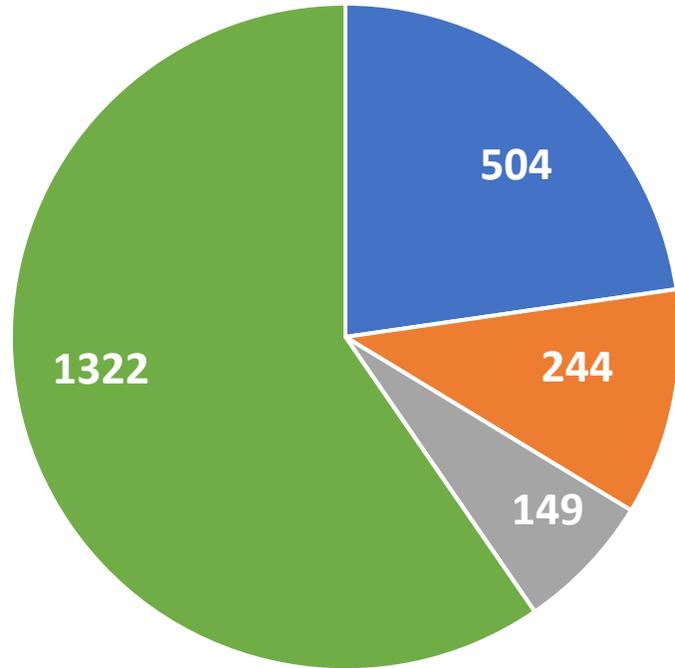
Proposed Parking Fee

- Parking Fee:
 - \$1/hour or
 - \$6/day or
 - \$500/year
- Charged in 3 parking lots:
 - J/K Lot
 - South Cove East
 - South Cove West



Before proposed fees

Free public spaces: 1,322



■ Free public parking:
Streets: Marina, Univ, Spinnaker,
Seawall; Lots: O, Skates/N,
Seawall, L&M, J&K, South Cove
East/West, Spinnaker.

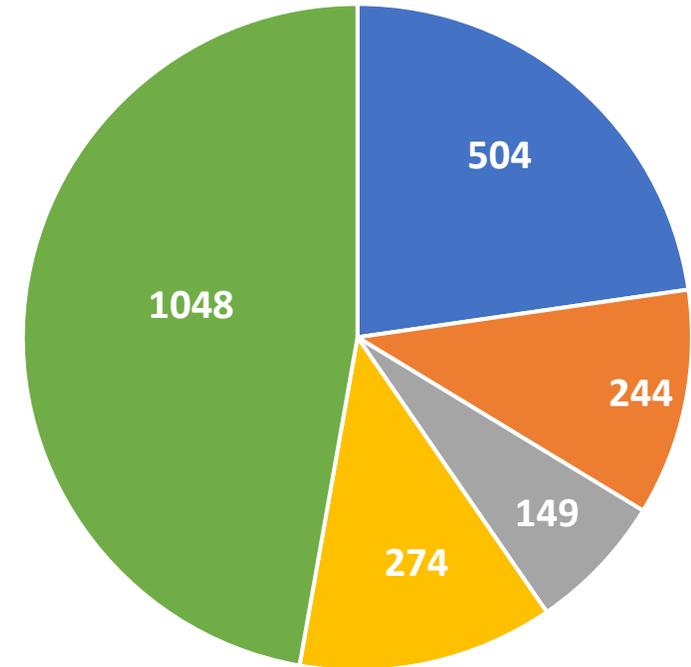
■ Leased parking:
Doubletree, BMC, BPD

■ Free boater-only parking:
D&E, F&G, H&I

■ Paid boater-only parking:
Launch ramp / Dry storage

After proposed fees

Free public spaces: 1,048



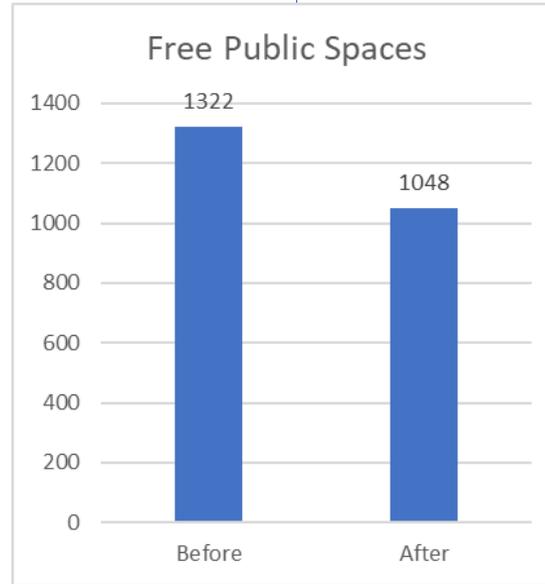
■ Free public parking:
Streets: Marina, Univ, Spinnaker,
Seawall; Lots: O, Skates/N,
Seawall, L&M, Spinnaker.

■ Paid public parking:
J&K, South Cove East/West

■ Paid boater-only parking:
Launch ramp / Dry storage

■ Leased parking:
Doubletree, BMC, BPD

■ Free boater-only parking:
D&E, F&G, H&I⁷



Parking net revenue estimate

	FY26	FY27
Annual revenue	\$91,250	\$182,500
Costs		
<i>Infrastructure</i>	(\$47,700)	-
<i>Operations</i>	(\$6,445)	(\$12,890)
Net revenue	\$37,105	\$169,610

Assumptions:

- Revenue:
 - \$500/day collected (assumes each of the 274 spaces has paid parking ~ 1.8 hrs/day)
 - Parking revenue to be deposited in Marina Fund
- Costs:
 - Infrastructure costs: one-time costs for purchase and installation of 6 pay stations
 - Operations costs: software/hardware costs, credit card transaction fees, maintenance.
 - Implemented with existing staff.