Northport Marina

Date: 10/12/22

To: Village Council

From: Bill Rosemurgy, Harbormaster

Subject: Approval of Two Non-Recreational Slips for 2023

Attached you will find two proposals for seasonal dockage in the Marina that have been received over the past several weeks. The Waterfront Committee has reviewed and discussed the proposals and finds both have merit, as do I.

- Alekona Sailing Charters (Luke Yeates and Jessie Zevalkink) – Commercial
- Grand Traverse Lighthouse Museum/Friends of Leelanau State Park – Non-Profit

The Alekona proposal would be a commercial operation and would be charged double the recreational rate for their dockage. The boat's length is 47' which would calculate to $8,836, based on our current rate schedule. They would be assigned to slip D-74 which is the least used slip in the marina. This past summer there were only 36 nights of reservations out of a possible total 153 – and I know that most of those nights we reassigned the boat to a different slip (though unfortunately our reservation system doesn't track those reassignments). This would generate significant revenue from this underutilized resource.

The Lighthouse Museum would be offered complimentary dockage along the East Broadside.

Agreements for seasonal dockage would need to be drawn up, but would essentially mimic the non-recreational agreements we currently have in place, with modifications specific to each operation. The agreements would not exceed an initial 3-year period for annual renewal, with the Marina reserving the right to refuse annual renewal in the event of documented infractions.

Upon approval by Council of these two proposed dockage requests, I would need to submit a Request for Variance to the Michigan Waterways Commission for advisement and approval for the Alekona proposal, as that proposal is revenue generating and takes a designated slip out of circulation. I do not believe the Lighthouse Museum proposal would require a variance from Waterways because it's not revenue generating and it isn't affecting the number of designated slips in the Marina, but I would certainly verify this with MDNR.

The schooner Perception will not be offered complimentary seasonal dockage for 2023. We would certainly welcome Perception to Northport whenever there is room on the Broadside. However, she will need to pay a minimum daily transient fee based upon a yet to be determined formula that reflects her purpose and impact on the Marina (type of program, length of stay, number of guests, use of facilities, etc.)

I would like to make the recommendation that we absolutely limit the number of non-recreational operations to no more than four and that any further requests for commercial or complimentary/nonprofit dockage be placed on a FIFO Waiting List, maintained and managed similar to the other three recreational Waiting Lists we currently have, with a $50 annual application maintenance fee.