

Delegation on CM-5-19

Alternate Governance.

Staff Report

- Where are the Alternative Funding options for the Marina? They certainly aren't in CW-31-19.
- Lets see some real alternative costs. James Ridge suggested that a boat launch fee at the public boat launch might recover some costs.
- What's holding up getting an Agreement? It's been over a year.
- The Staff Report States that Touristica "Demonstrated that LPMA is Financially sustainable and will be able to meet its financial commitment to the City to fund the new wave break." Really?

Staff Report

- Staff must be reading a different Report than the one in the Appendix.
- Touristica reviewed the Current Operating Model outlined in the Joint Venture Agreement which expires in October.
- City Staff determined that it was not viable to continue with that model and The Grant Thornton Report confirmed what the City Staff said. That's why the last city manager proposed the \$4,000,000.
- Allocation of 75,000 annually wont pay for a new wave break in 30 years.

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Touristica Report

- Based on data they were given it is a reasonable report.
- But their statement that the Marina is currently financially viable contradicts City Staff and Grant Thornton.
- Pretty clear that Marina isn't viable without public support.
- What isn't clear is how much public (\$\$\$) support it takes for LPMA to be viable.
- Need the details of the new licensing agreement to be able to make that determination.
- Someone needs to rework the numbers based on the final agreement
- Touristica actually say a more detailed analysis should be completed.

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Touristica Report

- Section 3.5.1 the Marina could meet obligations under existing Joint Venture Agreement. But what is the New Licensing Agreement?
- The numbers they run have only the 75,000, escalating fee which we know won't fund a new wave break.
- They were given a wavebreak maintenance cost of \$40,000/year, city is now saying its only 20,000. What happens if it actually is the 80,000 that would represent 2% of the capital cost?
- They have this in LPMA's costs, but at the March council meeting Staff were saying the city would pick this up.

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Touristica Report

- They assume LPMA gets to use the money they collected for a new wavebreak to build a replacement office and electrify the docks.
- So LPMA makes no contribution to the new wave break (2020).
- Basically the Touristica report shows that a 219 slip Marina at LaSalle Park is not a commercially viable operation.
- If a boat is a hole in the water where you pour money then a Marina is just a bigger hole for more money.

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Recommendation to Council.

- Stop making half-informed crisis decisions.
- There is time to get this right.
- It would also be nice if there were some details about what is being done to protect the Trumpeter Swans now that it has been established that the floating wave break will stay in the water year round.
- The EA talks about feeding the swans if there is freezing but there was no detailed plan. Maybe they should start now so that the plan will be in place before November 2020.