

BS&BC



Opening LaSalle Park Community Marina

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Situation and Background

Since notification of non-renewal on April 4 2022, multiple options have been aggressively pursued to secure insurance and open the marina:

LaSalle Park Marina Association (LPMA)

- All other insurance renewed with exception of Commercial Marine.
- 3 brokers engaged to pursue ~20 underwriters → unsuccessful.
- Direct requests for quotes to recommend insurers → unsuccessful.

Burlington Sailing & Boating Club (BS&BC)

- All insurance including Commercial Marine successfully renewed.
- Attempted to extend our policy to cover and effectively assume marina operations on behalf of the city but declined at the last minute → unsuccessful.

City of Burlington

- Confirmed that existing insurer will cover the marina, but only if City managed.
- Collaborative review of marina operations with Parks & Rec. Firm commitment to support.
- Council direction is required for staff to formally engage and act.

City intervention is needed to assume management of LaSalle Park Community Marina and with LPMA, Club and AbleSail support, move quickly to open.

Assessment

With the City management being the only remaining viable option...

- The marina is physically ready to open and can be considered a “turnkey” operation
 - The docks remained in over the winter, are fully assembled and wavebreak working well
 - Existing Marina Manager is willing to become a City employee
 - Experienced volunteers that know the marina setup and operation remain available
- 75% of slips have already been committed and paid for (79% prior to recent developments)

Why should the City assume management of the marina?

- LaSalle is Burlington's only marina and public launch ramp
- The marina is not new business to the City.
 - The City owns the marina with management to date provided by LPMA.
- The risks presumably underlying the insurance non-renewal have been mitigated
 - \$4M spent on an excellent new wavebreak with only 1 year of use so far
 - Items of value are no longer stored in the minimally secured “North Compound”
- City managed marinas have proven successful elsewhere (ie Oakville, Bronte, Hamilton, Cobourg, Picton, Belleville, Trenton)

Assessment

What are the risks and impacts if the marina is not rapidly opened?

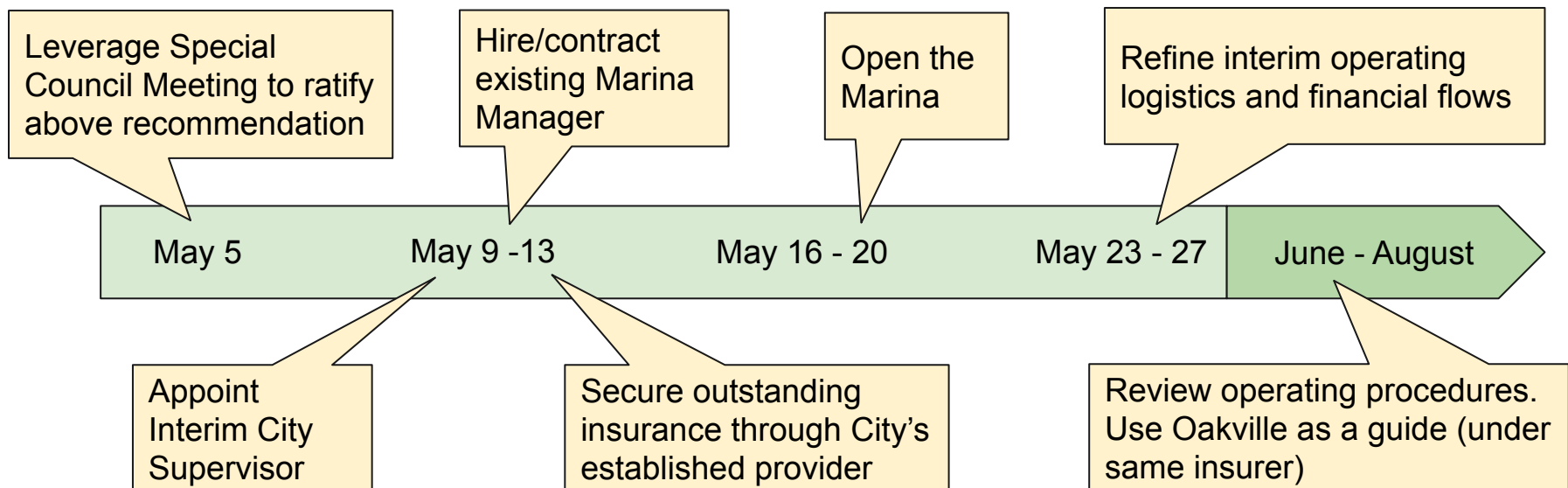
- 72 boats remain stranded on the pier. Lift-In has already been delayed to May 19th.
- Surrounding marinas are full so with few exceptions there's nowhere for them to go. Those that have managed to secure a slip elsewhere and will demand to be launched
 - This is expensive on the order of \$25-30k per day for the required crane.
 - Masts are stored on racks integrated with the surrounding fence. Mast extraction without first removing all boats is impossible and will undoubtedly lead to dangerous and damaging individual creative efforts.
- Some 40 Mentored Sailing Program members that rely on the use Club boats will lose their season.
- Day sailors and paddlers that utilize the compound and separate club docks throughout the summer will be unable to.
- The very existence of the club is at risk. As is City revenue from LPMA, the club and the public.
- The marina docks
 - Will deteriorate without regular maintenance.
 - Cannot be reasonably secured against unauthorized use. Boats and boaters will not be present to discourage this.

Recommendation and Next Steps

Recommendation

- That City of Burlington Council direct staff to assume management of LaSalle Park Community Marina, move to open prior to May 19, 2022 and work with LPMA and BS&BC over the summer to refine operating logistics.

Proposed Next Steps



Time is short...but together we can make this work! Thank-you