

City of Hollywood Marina Master Plan



SEPTEMBER 3, 2020

City of Hollywood - Marina Master Plan

- **INTRODUCTIONS**
- 11. WHO WE ARE
- III. CITY OF HOLLYWOOD QUESTIONS
 - DATA SET AND FISCAL IMPACT STUDY
 - 2. COMMUNITY OUTREACH
 - 3. MAXIMIZING FACILITY POTENTIAL
 - SCHEDULE ADHERENCE
- IV. **QUESTION & ANSWER**









Ron Schults, PE Project Executive Edgewater CEO/Partner



Mike Kenny, EIT Co-Project Manager



Mike Meyers, PLA Co-Project Manager Director of Planning & Design



Greg Weykamp, ASLA, LEED AP Community Outreach Edgewater President/Partner



Jack Cox, PE, D. CE, D.PE, D.NA Director of Engineering



Ellen Skeele Market Analyst



Jessica Rakich, EIT, MEng Environmental/Coastal Engineer



Ben Gladstone Landscape Planner/Designer

- Specialty Marina Design Firm
- Civil/Marina/Environmental/Coastal Engineering/Hydrographic Surveying
- Geotechnical/Structural/Computer & Physical Modeling/Ocean Engineering
- Planning/Landscape Architecture and Community Outreach
- Market Analysis/Financial/Economic Specialists
- All Services Provided with In-House Staff of Marina Specialists



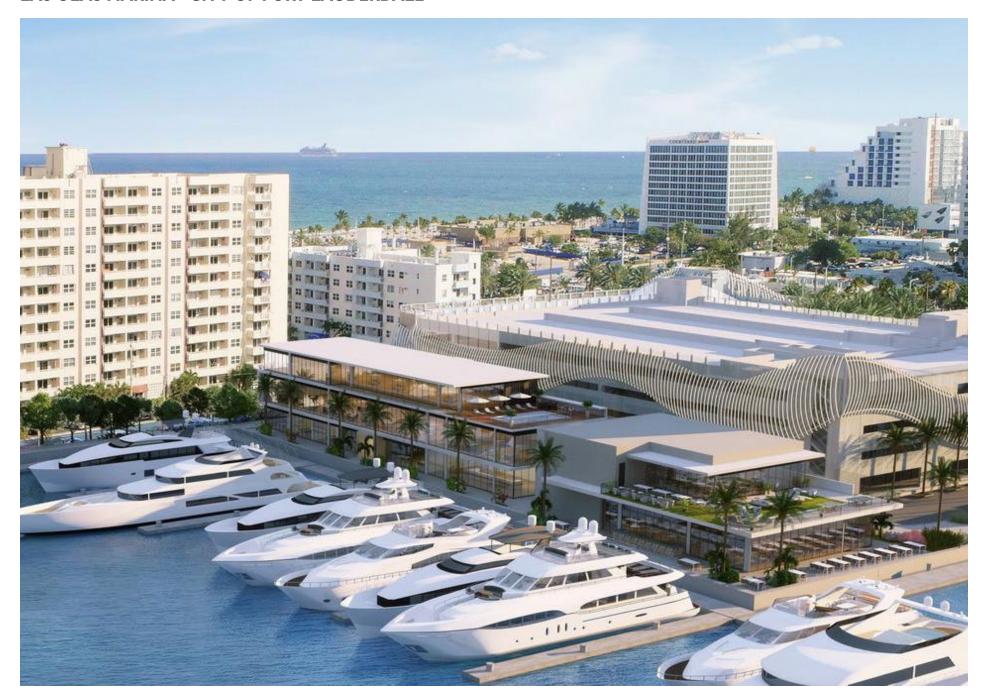




LAS OLAS MARINA - CITY OF FORT LAUDERDALE



LAS OLAS MARINA - CITY OF FORT LAUDERDALE



SWEETBAY MARINA VILLAGE - PANAMA CITY FLORIDA



MORGAN'S POINT - CAROLINE BAY BERMUDA







ANGUILLA





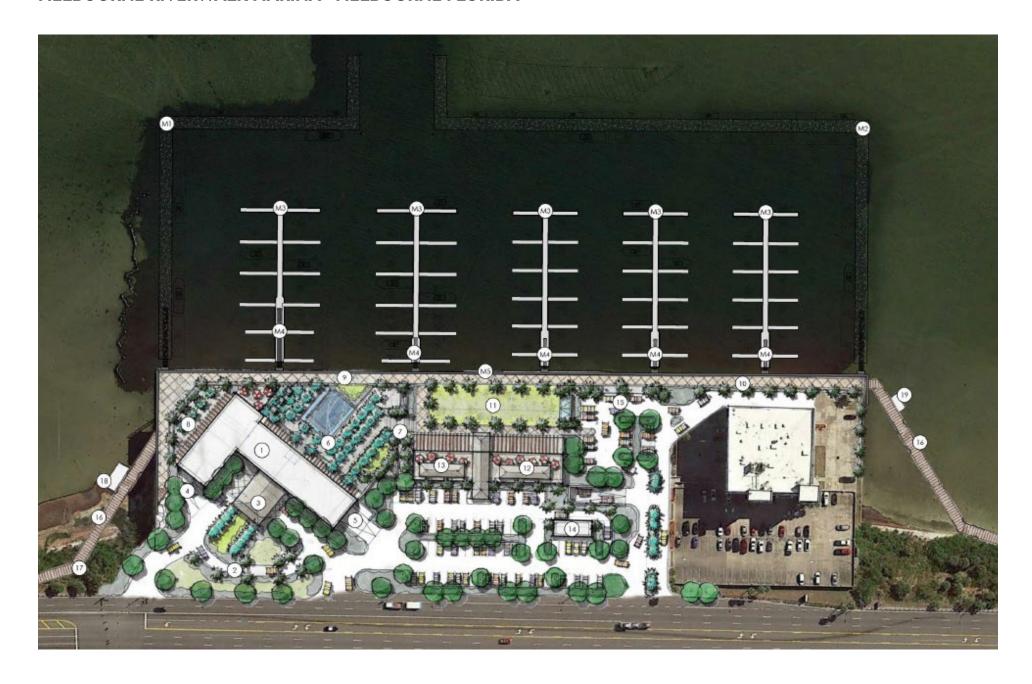


BASS PRO SHOP/CABELAS MARINA AND RESTAURANT - ISLAMORADA FLORIDA





MELBOURNE RIVERWALK MARINA - MELBOURNE FLORIDA



HARBOUR POINTE MARINA + PARK



- 1 INTERCOASTAL WATERWAY
- 2 DRY STACK STORAGE (400-600 SLIPS)
- 3 COMMERCIAL ZONE
- 4 DAY BOAT SEAFOOD
- 5 TROLLEY STATION/SERVICE
- 6 GREENSPACE
- 7 PROMENADE
- 8 PARKING
- 9 BOATER SERVICES/KAYAK & SUP RENTALS/FOCAL POINT
- 10 MARINA
- 11 BOAT LAUNCH
- 12 BARGE ACCESS
- 13 LARGE YACHT MARINA
- COMMERCIAL CHARTERS/FISHING MARINA
- 15 ENTRY PLAZA
- 16 TAYLOR CREEK CHANNEL
- 17 ENTRY ARCHWAY
- 18 OVERFLOW PARKING/GREENSPACE







BILLFISH BAY MARINA



MARINA SANTA CRUZ - LA PAZ MEXICO







DATA SET AND FISCAL IMPACT STUDY

- Market Analysis
- Marina Master Plan
- Marina Economics
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EXAMPLE

Marina Market Analysis																			
Marina	Slips	Slip Size	Seasonal Daily Rates	Monthly Rates	Annual Rates	Restaurant/Commercial	Water	Power	Pump-out	Dry Storage	24-hour Security			Restroom/ Shower	Laundry	Ship Store	Captain's Lounge		Service/Repair/ Maint
City of Hollywood	55	up to 90'	1.16/ft/day 6/1- 9/30 1.75/ft/day 10/1-5/31	.70/ft/day 6/1- 9/30 .90/ft/day 10/1-5/31	.90/ft/day (live aboard)	n	у	У	У	n	У	у	n	У	у	n	Y	n	У
Loggerhead Marina Hollywood	190	up to 120'	\$3.00/ft/day	\$1,922 (50')	\$1,394 (50')	у	у	n	у	у	n	n	n	у	n	n	у	n	n
Harbour Towne Marina Dania Beach	165	up to 200'	\$2.25/ft/day (40'-55') \$2.50/ft/day (55'-72')	\$2.25/ft/day (under 50') \$2.65/ft/day (51"plus)	na	У	У	у	у	У	у	У	n	у	У	У	У	у	У
Dania Beach Marina	92	up to 80'	\$1.50/ft	\$1,025-\$1075	\$925	у	у	n	у	У	n	n	У	у	n	у	n	n	у
Bahia Mar Marina Ft. Lauderdale	250	up to 350'	\$3.00/ft/day (up to 59') \$3.75/ft/day (60'+)	\$3.50/ft/day (up to 59') \$4.75/ft/day (60'+)	\$2.00-\$2.75 /ft/day	у	у	n	у	у	n	у	n	n	n	n	У	у	n
Pier 66 Marina Ft. Lauderdale	120	up to 400'	\$1.30-\$4.25	\$1.15-\$1.55 (40' min)	na	у	у	n	У	у	n	n	n	У	n	у	у	У	У
Hall of Fame Marina Ft. Lauderdale	40	up to 130'	\$2.25- \$3.50/ft/day	na	na	у	у	n	У	У	n	n	n	У	n	У	у	У	У

DATA SET AND FISCAL IMPACT STUDY

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	INTERCOASTAL WATERWAY	
	2 DRY STACK STORAGE (400-600 SLI	PS)
	3 COMMERCIAL ZONE	
	DAY BOAT SEAFOOD	
	5 TROLLEY STATION/SERVICE	
	6 GREENSPACE	
	7 PROMENADE	
	8 PARKING	
	BOATER SERVICES/KAYAK & SUP R	ENTALS/EOCAL POINT
	MARINA	
	I	
	III BOAT LAUNCH	
	BARGE ACCESS	
	B LARGE YACHT MARINA	
	COMMERCIAL CHARTERS/FISHING	G MARINA
	15 ENTRY PLAZA	
\	16 TAYLOR CREEK CHANNEL	
	T ENTRY ARCHWAY	
	OVERFLOW PARKING/GREENSPACE	CE
	•	
	LAND USE CALCULATIONS	MARINAS SLIP MIX:
1		COMMERICAL
	MARINE: 2.12 Acres	40' SLIPS:20
	PARKING: 4.46 Acres	50' SLIPS: 38
	GREENSPACE: 4.83 Acres	PUBLIC MARINA
	UTILITY: .06 Acres	40' SLIPS: 64
	OPEN SPACE/ROADS: 6.33 Acres	50' SLIPS: 34
	STORMWATER: 2.01 Acres	LARGE YACHT
	MARINA SUBMERGED LAND: 14 Acres	BROADSIDE
	TOTAL: 34 82 Acres	MOORAGE: 2.260 LF

CASE STUDY

FORT PIERCE MARINA ECONOMICS

Marina Dockage:

Monthly Revenue of 2,240LF @ \$3.00/LF/day @ 30 days @ 30% occupancy	\$ 60,480
40-50' Slip Revenues (including commercial slips) :	
6,960LF Dockage @ \$15.00/LF/month @ 85% occupancy	\$ 88,740
Total Monthly Gross Revenue	\$ 149,220
Annualized Revenue	\$1,790,640
Less 30% Operations, Management Fees, Insurance, Labor, Utilities, Etc.	<u>\$ (537,192)</u>
Potential Net Annual Operating Income	\$1,253,448
\$1,253,448 as an annualized payment can support a 4%/25 year revenue bond of	\$19,581,465
Less Construction Cost for Wet Slip Marina	\$(13,410,000)
Leaves potential Capital Budget for Non-Revenue Infrastructure	\$ 6,174,465

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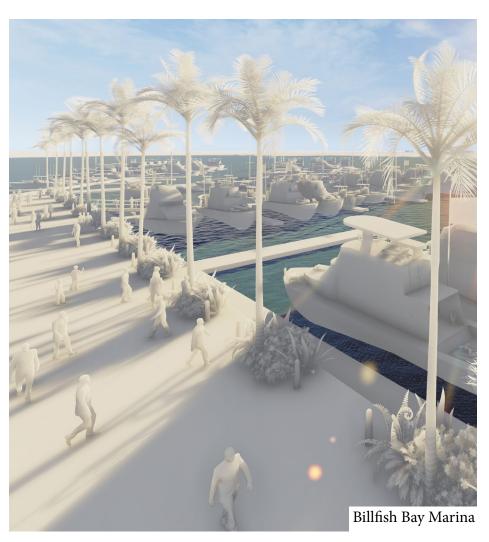
La Paz Mexico Cash Flow Analysis

Year		2	3	4	5	6	7	8	9	10		12	13	14	15	16	17	18	19	20	Total
Revenues Per Site (All values in USD 000s)			-		-	-		_													
5 Star Hotel I	0	0	25790	51703	58396	68908	48908	28908	28908	28908	39420	39420	39420	39420	39420	39420	39420	39420	39420	39420	\$ 734.629
Hotel 3 Site Land Sale	0	0	0	0	0	0	0	0	0	20000	0	0	0	0	0	0	0	0	0	0	\$ 20,000
Condominium I	Ö	0	0	Ô	0	8400	8400	16800	33600	50400	25200	25200	25200	16800	0	0	0	ő	0	0	\$ 210,000
Condominium 2	0	0	0	0	0	0	0	0	0	21000	21000	21000	21000	0	0	0	0	ő	0	0	\$ 84,000
Condominium 3	0	0	0	0	0	0	0	0	0	0	0	42000	42000	42000	42000	42000	42000	o o	0	0	\$ 252,000
Condominium 4	0	8400	12600	12600	12600	12600	8400	8400	8400	0	0	0	0	0	0	0	0	ő	0	0	\$ 84,00
Condominium 5	ŏ	0	0	0	0	0	0	0	0	0	0	0	0	o o	Ö	14400	14400	14400	7200	7200	\$ 57,600
Residential Villa Lots	0	0	14000	14000	14000	9000	9000	0	0	0	0	0	0	Ö	0	0	0	0	0	0	\$ 60.000
Hillside Mixed Use	0	Ö	14171	16925	16891	18957	19929	21202	22174	23791	24763	26165	27137	28539	26511	27805	28777	28453	22453	22453	\$ 417,090
Marina Village	Ö	0	323	323	323	323	323	323	7323	7484	484	484	484	484	484	484	484	484	484	484	\$ 21,58
Dry Stack & Boat Maintenance	ŏ	0	160	160	1046	1931	2640	3348	3348	3702	5119	6536	6536	6536	6536	6536	6536	6536	6536	6536	\$ 80.28
Marina	ŏ	0	4487	7962	8032	13125	13461	14828	13126	13796	11356	11594	11617	11617	11617	11617	11617	11617	11617	11617	\$ 204,700
Total Revenue	\$ -	\$ 8,400	\$ 71,530	\$103,672	\$111,287	\$133,244	\$111,060	\$ 93,808	\$116,878	\$169,081	\$127,342		\$173,394	\$145,396	\$126,568	\$142,262	\$143,234	\$100,910	\$ 87,710	\$ 87,710	\$ 2.225.885
Cost of Revenue Per Site	Ψ	ψ 0,100	ψ /1,550	ψ105,07Z	ψ111,207	ψ133,211	\$111,000	ψ /5,000	\$110,070	ψ107,001	Ψ127,312	Ψ172,377	ψ175,571	ψ115,570	ψ120,300	ψ1 12,202	ψ115,251	ψ100,710	ψ 07,710	ψ 07,710	Ψ 2,225,005
5 Star Hotel I	0	0	9509	19071	21972	26527	19527	12527	12527	12527	17082	17082	17082	17082	17082	17082	17082	17082	17082	17082	\$ 305,006
Condominium I	0	0	0	0	0	840	840	1725	3420	5115	2610	2610	2610	17062	90	90	90	90	90	90	\$ 22,080
Condominium 2	0	0	0	0	0	0	0	0	0	2115	2130	2145	2160	60	60	60	60	60	60	60	\$ 8,970
Condominium 3	Ö	0	0	0	0	0	0	0	0	0	0	4215	4230	4245	4260	4275	4275	75	75	75	\$ 25.725
Condominium 4	0	840	1260	1260	1275	1290	885	900	900	60	60	60	60	60	60	60	60	60	60	60	\$ 9,270
Condominium 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1455	1470	1485	780	780	\$ 5,970
Hillside Mixed Use	0	0	5801	7097	7307	8307	8793	9415	9901	10677	11163	11842	12328	13008	12294	12925	13411	13249	10849	10849	\$ 189,217
Marina Village	0	0	81	81	81	81	81	81	1481	1521	121	121	12320	121	12274	12723	121	13247	121	121	\$ 4,696
Dry Stack & Boat Maintenance	0	0	24	24	245	467	644	821	821	910	1264	1618	1618	1618	1618	1618	1618	1618	1618	1618	\$ 19,782
Marina	0	0	697	1227	1247	2014	2064	2269	2014	2114	1748	1784	1787	1787	1787	1787	1787	1787	1787	1787	\$ 31,477
Total Cost of Revenue	\$ -	\$ 840	\$ 17.371	\$ 28,760	\$ 32.127	\$ 39,525	\$ 32.834	\$ 27,737	\$ 31.063	\$ 35.039	\$ 36,178	\$ 41.478	\$ 41,997	\$ 39.751	\$ 37.372	\$ 39,474	\$ 39,975	\$ 35,628	\$ 32,523	\$ 32.523	\$ 622,193
Gross Profit	\$ -	\$ 7,560	\$ 54,159	\$ 74.912	\$ 79,160	\$ 93,719	\$ 78,226	\$ 66,071	\$ 85,815	\$134,042	\$ 91,164	\$130,922	\$131,397	\$105,644	\$ 89,195	\$102,789	\$103,260	\$ 65,283	\$ 55,188	\$ 55,188	\$ 1,603,692
Expenses Per Site	Ψ -	\$ 7,500	₩ Эт,1Э7	Ψ / ٦,/12	ψ //,100	ψ /3,/1/	ψ 70,220	\$ 00,071	\$ 05,015	\$137,072	\$ 71,104	\$130,722	ψ131,377	ψ105,011	\$ 07,175	\$102,707	\$105,200	ψ 05,205	\$ 55,100	\$ 55,100	\$ 1,005,072
5 Star Hotel I	11250	11250	12084	15042	12940	24022	5422	3022	3022	3022	22599	4599	4599	4599	4599	4599	4599	4599	4599	4599	\$ 165,066
Condominium I	0	0	0	0	0	7000	7000	14000	14000	14000	14000	0	0	0	0	0	0	0	0	0	\$ 70.000
Condominium 2	0	ő	0	0	0	0	0	0	0	14000	14000	0	0	0	0	0	0	0	0	0	\$ 28,000
Condominium 3	0	0	0	0	0	0	0	0	0	0	0	21000	21000	21000	21000	0	0	ő	0	0	\$ 84,000
Condominium 4	0	0	14000	14000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ 28,000
Condominium 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12600	12600	ő	0	0	\$ 25,200
Residential Villa Lots	1050	1275	2380	2380	2380	1530	1530	0	0	0	0	0	0	0	0	0	0	ő	0	0	\$ 12,525
Hillside Mixed Use	3550	14050	9171	6450	7178	6146	6195	8358	6307	10888	6437	9507	6555	9625	6164	8479	6277	1461	1641	1641	\$ 136,080
Marina Village	1076	1076	16	16	16	16	16	16	7206	2290	562	24	24	24	24	24	24	24	24	24	\$ 12.52
Dry Stack & Boat Maintenance			10	10	-	-	10			2270										327	\$ 15.814
DI / Stack & Boat I fairterfaire		250 I	Ω	Ω	6052	97	133	167	167	5185	256	327	327	1 327	327	1 327	1 377	1 327	377		
Marina	550 10929	250 9727	8 3765	8 4245	6052 8763	97 9320	132 6902	167 4684	167 3123	5185 1682	256 568	327 580	327 581	327 581	327 581	327 581	327 581	327 581	327 581		
Marina Interest Payment to Lender (5%)	10929	9727	3765	4245	8763	9320	6902	4684	3123	1682	256 568 275	327 580 0	327 581 0	327 581 0	327 581 0	327 581 0	327 581 0	327 581 0	327 581 0	581	\$ 68,93
Interest Payment to Lender (5%)			3765 2475	4245 2200	8763 1925	9320 1650	6902 1375	4684 1100	3123 825	1682 550	568 275	580	581	581	581	581	581	581	581	581	\$ 68,934 \$ 16,500
Interest Payment to Lender (5%) Principal to Lender	10929 1375 0	9727 2750 0	3765 2475 5500	4245 2200 5500	8763 1925 5500	9320 1650 5500	6902 1375 5500	4684 1100 5500	3123	1682 550 5500	568 275 5500	580 0 5500	581 0 0	581 0	581 0	581 0	581 0 0	581 0 0	581 0 0	581 0	\$ 68,934 \$ 16,500 \$ 55,000
Interest Payment to Lender (5%) Principal to Lender Site Work & Infrastructure	10929 1375	9727 2750	3765 2475	4245 2200	8763 1925	9320 1650	6902 1375	4684 1100	3123 825	1682 550	568 275	580 0	581 0	581 0 0	581 0 0	581 0 0	581 0	581 0	581 0	581 0 0	\$ 68,93 ² \$ 16,500 \$ 55,000 \$ 21,603
Interest Payment to Lender (5%) Principal to Lender Site Work & Infrastruture Land/Entitlement Expense	10929 1375 0 4172 4000	9727 2750 0 4172 0	3765 2475 5500 3172 0	4245 2200 5500 3172 0	8763 1925 5500 1986	9320 1650 5500 500 0	6902 1375 5500 500	4684 1100 5500 500 0	3123 825 5500 0	1682 550 5500 3429	568 275 5500 0	580 0 5500 0	581 0 0 0 0	581 0 0 0	581 0 0 0 0	581 0 0 0	581 0 0 0	581 0 0 0 0	581 0 0 0 0	581 0 0 0 0	\$ 68,934 \$ 16,500 \$ 55,000 \$ 21,600 \$ 4,000
Interest Payment to Lender (5%) Principal to Lender Site Work & Infrastructure Land/Entitlement Expense Design, Engineering, and Development Soft Costs	10929 1375 0 4172 4000 4548	9727 2750 0 4172 0 5510	3765 2475 5500 3172 0	4245 2200 5500 3172 0	8763 1925 5500 1986 0	9320 1650 5500 500 0	6902 1375 5500 500 0	4684 1100 5500 500 0	3123 825 5500 0 0	1682 550 5500 3429 0	568 275 5500 0 0	580 0 5500 0 0	581 0 0 0 0 0	581 0 0 0 0 0	581 0 0 0 0 0	581 0 0 0 0 0	581 0 0 0 0 0	581 0 0 0 0	581 0 0 0 0 0	581 0 0 0 0 0	\$ 68,934 \$ 16,500 \$ 55,000 \$ 21,600 \$ 4,000 \$ 10,058
Interest Payment to Lender (5%) Principal to Lender Site Work & Infrastructure Land/Entitlement Expense Design, Engineering, and Development Soft Costs Total Expenses	10929 1375 0 4172 4000 4548 42500	9727 2750 0 4172 0 5510	3765 2475 5500 3172 0 0 52571	4245 2200 5500 3172 0 0 53013	8763 1925 5500 1986 0 0 46740	9320 1650 5500 500 0 0 55781	6902 1375 5500 500 0 0 34572	4684 1100 5500 500 0 0 37348	3123 825 5500 0 0 0 40151	1682 550 5500 3429 0 0 60546	568 275 5500 0 0 0 64196	580 0 5500 0 0 0 41536	581 0 0 0 0 0 0 0 33086	581 0 0 0 0 0 0 0 36156	581 0 0 0 0 0 0 32695	581 0 0 0 0 0 0 0	581 0 0 0 0 0 0 0 24408	581 0 0 0 0 0 0	581 0 0 0 0 0 0 7172	581 0 0 0 0 0 0 7172	\$ 68,93 \$ 16,500 \$ 55,000 \$ 21,600 \$ 4,000 \$ 10,058 \$ 753,305
Interest Payment to Lender (5%) Principal to Lender Site Work & Infrastruture Land/Entitlement Expense Design, Engineering, and Development Soft Costs Total Expenses Net Income	10929 1375 0 4172 4000 4548 42500 \$ (42,500)	9727 2750 0 4172 0 5510 50060 \$ (42,500)	3765 2475 5500 3172 0 0 52571 \$ 1,588	4245 2200 5500 3172 0 0 53013 \$ 21,899	8763 1925 5500 1986 0 0 46740 \$ 32,420	9320 1650 5500 500 0 0 55781 \$ 37,937	6902 1375 5500 500 0 0 34572 \$ 43,654	4684 1100 5500 500 0 0 37348 \$ 28,723	3123 825 5500 0 0 0 40151 \$ 45,665	1682 550 5500 3429 0 0 60546 \$ 73,496	568 275 5500 0 0 0 64196 \$ 26,968	580 0 5500 0 0 0 41536 \$ 89,385	581 0 0 0 0 0 0 33086 \$ 98,311	581 0 0 0 0 0 0 0 36156 \$ 69,488	581 0 0 0 0 0 0 32695 \$ 56,500	581 0 0 0 0 0 0 26610 \$ 76,179	581 0 0 0 0 0 0 24408 \$ 78,851	581 0 0 0 0 0 0 0 6992 \$ 58,291	581 0 0 0 0 0 0 7172 \$ 48,016	581 0 0 0 0 0 0 7172 \$ 48,016	\$ 68,93 \$ 16,500 \$ 55,000 \$ 21,600 \$ 4,000 \$ 10,050 \$ 753,300 \$ 850,386
Interest Payment to Lender (5%) Principal to Lender Site Work & Infrastruture Land/Entitlement Expense Design, Engineering, and Development Soft Costs Total Expenses Net Income Excess Cash	10929 1375 0 4172 4000 4548 42500 \$ (42,500)	9727 2750 0 4172 0 5510 50060 \$ (42,500)	3765 2475 5500 3172 0 0 52571 \$ 1,588 \$ 1,588	4245 2200 5500 3172 0 0 53013 \$ 21,899 \$ 21,899	8763 1925 5500 1986 0 0 46740 \$ 32,420 \$ 32,420	9320 1650 5500 500 0 0 55781 \$ 37,937 \$ 37,937	6902 1375 5500 500 0 0 34572 \$ 43,654 \$ 43,654	4684 1100 5500 500 0 0 37348 \$ 28,723 \$ 28,723	3123 825 5500 0 0 0 40151 \$ 45,665 \$ 45,665	1682 550 5500 3429 0 0 60546 \$ 73,496	568 275 5500 0 0 0 64196 \$ 26,968 \$ 26,968	580 0 5500 0 0 0 41536 \$ 89,385 \$ 89,385	581 0 0 0 0 0 33086 \$ 98,311 \$ 98,311	581 0 0 0 0 0 36156 \$ 69,488 \$ 69,488	581 0 0 0 0 0 0 32695 \$ 56,500 \$ 56,500	581 0 0 0 0 0 0 26610 \$ 76,179 \$ 76,179	581 0 0 0 0 0 0 24408 \$ 78,851 \$ 78,851	581 0 0 0 0 0 0 6992 \$ 58,291 \$ 58,291	581 0 0 0 0 0 7172 \$ 48,016 \$ 48,016	581 0 0 0 0 0 7172 \$ 48,016 \$ 48,016	\$ 68,93-6 \$ 16,500 \$ 55,000 \$ 21,600 \$ 4,000 \$ 10,056 \$ 753,300 \$ 850,386 \$ 935,386
Interest Payment to Lender (5%) Principal to Lender Site Work & Infrastructure Land/Entitlement Expense Design, Engineering, and Development Soft Costs Total Expenses Net Income Excess Cash Land Owner Investment	10929 1375 0 4172 4000 4548 42500 \$ (42,500)	9727 2750 0 4172 0 5510 50060 \$ (42,500)	3765 2475 5500 3172 0 0 52571 \$ 1,588	4245 2200 5500 3172 0 0 53013 \$ 21,899	8763 1925 5500 1986 0 0 46740 \$ 32,420	9320 1650 5500 500 0 0 55781 \$ 37,937 \$ 37,937	6902 1375 5500 500 0 0 34572 \$ 43,654	4684 1100 5500 500 0 0 37348 \$ 28,723 \$ 28,723	3123 825 5500 0 0 0 40151 \$ 45,665 \$ 45,665	1682 550 5500 3429 0 0 60546 \$ 73,496	568 275 5500 0 0 0 64196 \$ 26,968 \$ 26,968	580 0 5500 0 0 0 41536 \$ 89,385 \$ 89,385	581 0 0 0 0 0 0 33086 \$ 98,311	581 0 0 0 0 0 36156 \$ 69,488 \$ 69,488	581 0 0 0 0 0 0 32695 \$ 56,500	581 0 0 0 0 0 0 26610 \$ 76,179	581 0 0 0 0 0 0 24408 \$ 78,851 \$ 78,851	581 0 0 0 0 0 0 6992 \$ 58,291 \$ 58,291	581 0 0 0 0 0 7172 \$ 48,016 \$ 48,016	581 0 0 0 0 0 0 7172 \$ 48,016	\$ 68,93° \$ 16,500° \$ 55,000° \$ 21,600° \$ 4,000° \$ 10,050° \$ 753,300° \$ 850,386° \$ 935,386° \$ 432,690°
Interest Payment to Lender (5%) Principal to Lender Site Work & Infrastructure Land/Entitlement Expense Design, Engineering, and Development Soft Costs Total Expenses Net Income Excess Cash Land Owner Investment Land Owner IRR	10929 1375 0 4172 4000 4548 42500 \$ (42,500) \$ - \$ (35,000)	9727 2750 0 4172 0 5510 50060 \$ (42,500) \$ - \$ -	3765 2475 5500 3172 0 0 52571 \$ 1,588 \$ 1,588	4245 2200 5500 3172 0 0 53013 \$ 21,899 \$ 21,899 \$ 10,949	8763 1925 5500 1986 0 0 46740 \$ 32,420 \$ 32,420	9320 1650 5500 500 0 0 55781 \$ 37,937 \$ 18,969	6902 1375 5500 500 0 0 34572 \$ 43,654 \$ 43,654 \$ 21,827	4684 1100 5500 500 0 0 37348 \$ 28,723 \$ 28,723 \$ 14,361	3123 825 5500 0 0 40151 \$ 45,665 \$ 45,665	1682 550 5500 3429 0 0 60546 \$ 73,496 \$ 73,496	568 275 5500 0 0 0 64196 \$ 26,968 \$ 26,968 \$ 13,484	580 0 5500 0 0 0 41536 \$ 89,385 \$ 89,385 \$ 44,693	581 0 0 0 0 0 33086 \$ 98,311 \$ 98,311 \$ 49,155	581 0 0 0 0 0 0 36156 \$ 69,488 \$ 69,488 \$ 34,744	581 0 0 0 0 0 32695 \$ 56,500 \$ 56,500 \$ 28,250	581 0 0 0 0 0 26610 \$ 76,179 \$ 76,179 \$ 38,090	581 0 0 0 0 0 24408 \$ 78.851 \$ 78.851 \$ 39,426	581 0 0 0 0 0 0 6992 \$ 58,291 \$ 58,291	581 0 0 0 0 0 7172 \$ 48,016 \$ 48,016 \$ 24,008	581 0 0 0 0 0 7172 \$ 48,016 \$ 48,016 \$ 24,008	\$ 68,934 \$ 16,500 \$ 55,000 \$ 21,600 \$ 4,000 \$ 10,058 \$ 753,305 \$ 850,386 \$ 935,386 \$ 432,693
Interest Payment to Lender (5%) Principal to Lender Site Work & Infrastructure Land/Entitlement Expense Design, Engineering, and Development Soft Costs Total Expenses Net Income Excess Cash Land Owner Investment	10929 1375 0 4172 4000 4548 42500 \$ (42,500)	9727 2750 0 4172 0 5510 50060 \$ (42,500) \$ - \$ -	3765 2475 5500 3172 0 0 52571 \$ 1,588 \$ 1,588	4245 2200 5500 3172 0 0 53013 \$ 21,899 \$ 21,899	8763 1925 5500 1986 0 0 46740 \$ 32,420 \$ 32,420	9320 1650 5500 500 0 0 55781 \$ 37,937 \$ 18,969	6902 1375 5500 500 0 0 34572 \$ 43,654 \$ 43,654 \$ 21,827	4684 1100 5500 500 0 0 37348 \$ 28,723 \$ 28,723 \$ 14,361	3123 825 5500 0 0 40151 \$ 45,665 \$ 45,665	1682 550 5500 3429 0 0 60546 \$ 73,496 \$ 73,496	568 275 5500 0 0 0 64196 \$ 26,968 \$ 26,968 \$ 13,484	580 0 5500 0 0 0 41536 \$ 89,385 \$ 89,385 \$ 44,693	581 0 0 0 0 0 33086 \$ 98,311 \$ 98,311 \$ 49,155	581 0 0 0 0 0 0 36156 \$ 69,488 \$ 69,488 \$ 34,744	581 0 0 0 0 0 32695 \$ 56,500 \$ 56,500 \$ 28,250	581 0 0 0 0 0 0 26610 \$ 76,179 \$ 76,179	581 0 0 0 0 0 24408 \$ 78.851 \$ 78.851 \$ 39,426	581 0 0 0 0 0 0 6992 \$ 58,291 \$ 58,291	581 0 0 0 0 0 7172 \$ 48,016 \$ 48,016 \$ 24,008	581 0 0 0 0 0 7172 \$ 48,016 \$ 48,016	\$ 68,934 \$ 16,500 \$ 55,000 \$ 21,603 \$ 4,000 \$ 10,058 \$ 753,305 \$ 850,386 \$ 935,386 \$ 432,693

DATA SET AND FISCAL IMPACT STUDY

- Market Analysis
- Marina Master Plan
- Marina Economics
- Funding Sources/Grants
- Fiscal/Community Impacts





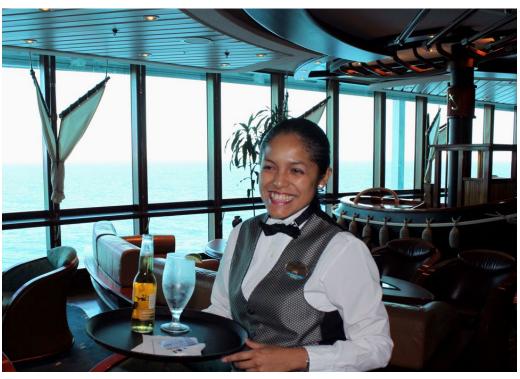
EDGEWATER RESOURCES - BIG GRANT APPLICATIONS



DATA SET AND FISCAL IMPACT STUDY

- Market Analysis
- Marina Master Plan
- Marina Economics
- Funding Sources/Grants
- Fiscal/Community Impacts







2. Share your process for diverse views during the community outreach process and how you handle passionate people.

COMMUNITY OUTREACH / PASSIONATE PEOPLE

Stakeholder input:

- City Goals and Objectives
- Existing Boaters/Survey
- General Public/Neighborhood Needs
- Special Interest Groups
 - o Kayak/SUP
 - Boat Launch Users

Design Charrette:

- Consensus-Building Ideas
- Road/Parking/Boat Launch/Traffic Patterns
- Phasing Master Plan/Phasing Program
- Construction to Minimize Revenue Loss/Boater Disruption

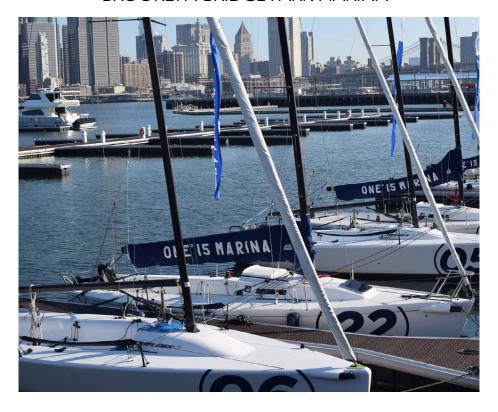






2. Share your process for diverse views during the community outreach process and how you handle passionate people.

BROOKLYN BRIDGE PARK MARINA



DECATUR PARK MARINA MASTER PLAN



WEST BASIN



3. Please elaborate on other ideas to maximize facility potential.

MAXIMIZING FACILITY POTENTIAL

Marina Improvements:

- Increased Basin Size/Wet Slips
- Larger/Wider Slips
- Transient Slips
- Upgraded Power
- Dredging for More Depth
- Expand Mooring Field
- Consider East Shoreline Improvements/Boat Lifts?
- Showers
- Lockers

Potential Marina Amenities:

- Club Lifestyle
- Restaurant (creates revenue)
- Boater Concierge
- Retail/Ship Store
- Swimming Pool
- Tennis/Pickelball Courts
- Health Club
- Kayak/SUP Launch
- Youth Sailing School
- Other







4. What is your plan of action for staying on schedule in the event of any Covid-19 related disruptions?

SCHEDULE/COVID-19 DISRUPTIONS

Edgewater Resources/Covid-19 Scheduling Experience:

- Port St. Lucie/Ft. Pierce
- Pompano School Plan
- Pentwater Marina/Yacht Club
- St. Joseph Marina and Parks Master Plan
- South Haven Kids Corner Park/ South Beach Master Plan

Outreach Procedures during Covid-19 Pandemic

- Smaller in-person meeting (if possible)
- Website
 - Live Online Viewing Platform
 - Recorded Meetings
 - o Multiple Meeting Times per Presentation
 - Online Chatrooms
 - o Online Surveys
- Live Results
 - Better Feedback
 - More Accurate Participation
 - o Others Can See Responses

4. What is your plan of action for staying on schedule in the event of any Covid-19 related disruptions?

SCHEDULE/COVID-19 DISRUPTIONS

Project Schedule Concerns:

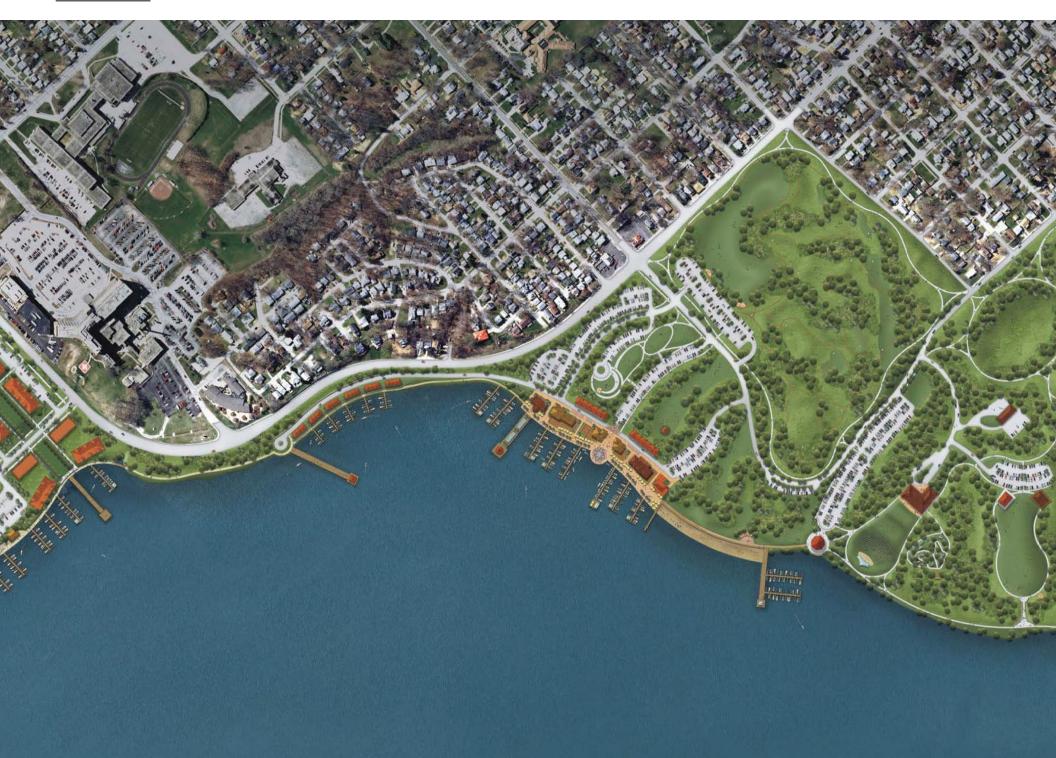
- Public Meetings/Notices
- Community Input Requiring Additional Meetings
- Environmental Studies/Seagrass Surveys
- Technical Coastal Studies (waves/currents/flushing)
- Boat Wakes/Speed Zone Considerations
- Zoning/Land Use Changes



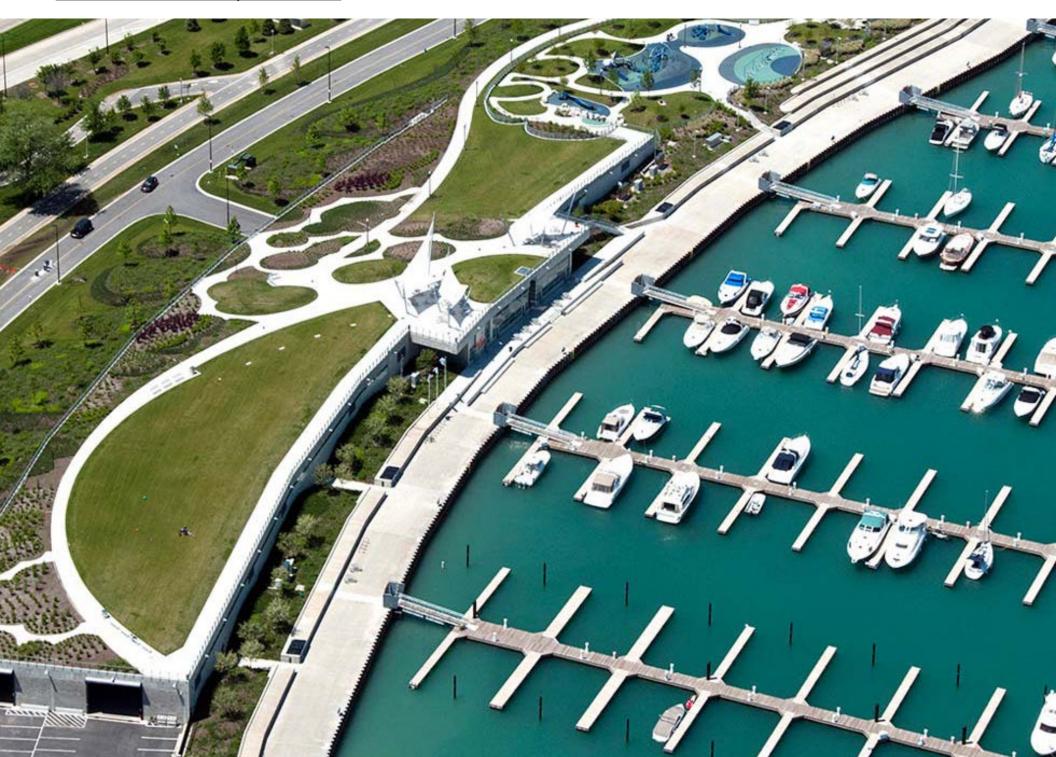
BROOKLYN



DECATUR



31ST STREET PARK, CHICAGO



Manatee Protection Plan Slip Availability Status

A STATE OF THE STA	North Waterway Zone	Central Waterway Zone	South Waterway Zone	South Fork New River	Dania Cutoff Middle C-10 Canal	Dania Cutoff Canal West	Total
MPP approved slips	1,353	619	1,033	471	806	110	4,392
Slips allocated	191	339	1,268	300	381	90	2,719
Balance remaining	1,181	350	0	174	361	48	2,114

- Updated 8/17/2020
- Slip availability will be updated as slips are allocated, returned, and licenses issued. Numbers allocated to do not reflect slips returned to the pool.

