

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 8:10 AM
To: Biddle, Jennifer
Subject: FW: increasing mooring fee rates

Follow Up Flag: Follow up
Flag Status: Flagged

From: Pit Kaz <peterkhazzz@gmail.com>
Sent: January 11, 2022 5:28 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: increasing mooring fee rates

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi,

I am hearing the news about increasing mooring fee rates?

How true is this and why is this happening ?

Thank you,
Peter

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 8:11 AM
To: Biddle, Jennifer
Subject: FW: Mooring rate increase

Follow Up Flag: Follow up
Flag Status: Flagged

From: Pansy Wintergreen <pansywintergreen@gmail.com>
Sent: January 11, 2022 6:16 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>; Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring rate increase

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Just heard about your great plan to make boating in Orange County financially more restrictive for the less wealthy by astronomically increasing mooring rates. Terrific idea! If those boaters don't have a home with a dock and can't afford to keep their boat on a mooring, they should go somewhere else.

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 8:11 AM
To: Biddle, Jennifer
Subject: FW: Please do not raise the Offshore Mooring Rates

Follow Up Flag: Follow up
Flag Status: Flagged

From: Stacy Kline <stacykline@gmail.com>
Sent: January 11, 2022 7:11 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>
Cc: Newport Mooring Association <mail@newportmooringassociation.org>
Subject: Please do not raise the Offshore Mooring Rates

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing this email to ask the Newport Beach Harbor Commission to not raise the Offshore Mooring rates.

Mooring permit holders cannot afford the level of increase that is being proposed.

We have had extremely large rate increases over the past 10 years and feel that the current fees are reasonable.

It is unfair that the rates are being increased for Offshore Moorings, the only affordable option for middle class boaters, but not being raised for onshore slip owners who pay extremely low fees for a mooring in front of their bayfront property, especially considering the value of a bayfront home.

Please do not raise the offshore mooring fees.

Thank you.

Greg & Stacy Kline
Mooring C-41

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 8:11 AM
To: Biddle, Jennifer
Subject: FW: moorings

Follow Up Flag: Follow up
Flag Status: Flagged

From: ROBERT B HALLOCK <bhal5@sbcglobal.net>
Sent: January 11, 2022 7:16 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: moorings

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

come on guys , we pay more now then anywhere in the usa , stop being the new newport

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 8:11 AM
To: Biddle, Jennifer
Subject: FW: Shore mooring rate increase

Follow Up Flag: Follow up
Flag Status: Flagged

From: Dan T Nguyen (EC) <dtnguyen1@parker.com>
Sent: January 11, 2022 7:51 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Shore mooring rate increase

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

I recently found out about the proposal to increase shore mooring rate from \$1.58 to \$20/foot. Even though I do not own a shore mooring, I feel that this is very unfair to the mooring owners. It may impose great hardship to some and deny them the opportunity to enjoy boating as boating should be enjoyed by everyone, not just the rich. I just want to voice my opinion and ask for your consideration to vote against this proposal.

Sincerely,

Dan Nguyen
Sr. Project Engineer
Parker Hannifin Corporation
Military Flight Controls Division
14300 Alton Pkwy., Irvine CA 92618
949-465-4221 (office)
949-202-6673 (cell)
dtnguyen1@parker.com

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 8:12 AM
To: Biddle, Jennifer
Subject: FW: I strongly oppose any significant increase in mooring fees-

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: John Rogers <jrogers@synergydr.com>
Sent: January 11, 2022 8:14 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: I strongly oppose any significant increase in mooring fees-

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I strongly oppose any significant increase in mooring fees - the city has wasted way to much money other places to justify the need for an increase - please be responsible - call me and I can find solutions to your problems -

Resident since 1962

John Rogers
Synergy Direct Response
130 E. Alton Ave.
Santa Ana, CA 92707
714-824-3780

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 8:13 AM
To: Biddle, Jennifer
Subject: FW: Strongly appose any increase in mooring fees!

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: John Rogers <jtr51562@icloud.com>
Sent: January 11, 2022 8:15 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Strongly appose any increase in mooring fees!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I strongly oppose any significant increase in mooring fees - the city has wasted way to much money other places to justify the need for an increase - please be responsible - call me and I can find solutions to your problems -

Resident since 1962

John Rogers
130 E. Alton Ave.
Santa Ana, CA 92707
714-824-3780

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 8:13 AM
To: Biddle, Jennifer
Subject: FW: Mooring Rates

Follow Up Flag: Follow up
Flag Status: Flagged

From: Eric Mears <ericmmears@gmail.com>
Sent: January 11, 2022 9:20 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring Rates

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please don't increase the mooring rates, keep boating in Newport Beach affordable.

Thanks,

Eric Mears

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 8:13 AM
To: Biddle, Jennifer
Subject: FW: Mooring fees

Follow Up Flag: Follow up
Flag Status: Flagged

From: lee olsen <lbird20@gmail.com>
Sent: January 12, 2022 6:35 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring fees

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Stop the madness. Leave our moorings alone.

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 9:38 AM
To: Biddle, Jennifer
Subject: FW: On-Shore Mooring Rent

Follow Up Flag: Follow up
Flag Status: Flagged

From: Michael Brandon <brzusa@gmail.com>
Sent: January 12, 2022 9:30 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: On-Shore Mooring Rent

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Harbor Commission,
William Kenney,
Ira Beer,
Steve Scully,
Scott Cunningham,
Marie Marston,
Gary Williams,
Don Yahn,

I am a UCI graduate student, keeping our coastal traditions alive by restoring a classic sailboat in our beautiful harbor. I am so proud to call Newport Beach my port of call. I believe the city council values its boating community by implementing fair and transparent tideland policies.

The reason for contacting you is that I **strongly disagree with the recent valuation of on-shore moorings conducted by Netzer & Associates.**

Mr. Netzer's reconciliation of appraisals emphasizes (1) the Tidelands Market Rent Analysis, (2) the Comparable Rentals Approach, and (3) the Dry Storage Analysis.

The **Tidelands Market Rent Analysis is flawed** because it seeks to correlate the value of upland property to the on-shore mooring value. The fundamental flaw of this method is that upland property is four orders of magnitude more than the moorings. There is no way to accurately make such a correlation.

The **Comparable Rentals Approach is flawed** as pointed out on p.24 of the appraisal where I quote directly from Mr. Netzer, "...I did not uncover any other harbor or marina that provides on-shore moorings". No direct comparison exists yet Mr. Netzer uses the privately managed Lido Island Community Association as a comparison. The rates charged by LICA are one fourth the evaluation proposed by Netzer.

The **Dry Storage Analysis is flawed** since it fails to account for weathering that moored vessels undergo relative to dry storage. Dry storage and on-shore moorings cannot be of equal value for this reason.

The use of only three of the six conducted appraisals skews Mr. Netzer's valuation of on-shore moorings in favor of the most expensive analyses. **There is no mathematical calculation for how the \$20/ft appraisal was obtained.** Thus, I believe Mr. Netzer's valuation of \$20/ft is injudicious.

This topic will be discussed in today's Harbor Commission Meeting and **I strongly recommend that the commission members reject the Netzer appraisal and continue with the CPI adjustment for on-shore moorings.**

Yours Truly,
Michael Spano
PhD Candidate
Department of Chemistry
University of California Irvine
<https://www.chem.uci.edu/node/21534>
(949) 910-6791

Biddle, Jennifer

From: Blank, Paul
Sent: January 12, 2022 10:38 AM
To: Biddle, Jennifer
Subject: FW: URGENT – THE CITY IS ATTEMPTING TO RAISE MOORING RATES 10 TIMES

Follow Up Flag: Follow up
Flag Status: Flagged

For inclusion in the Harbor Commission materials



Paul Blank
Harbormaster
pblank@newportbeachca.gov
949-270-8158

From: Blank, Paul
Sent: January 12, 2022 7:50 AM
To: 'John Rogers' <jrogers@synergydr.com>
Subject: RE: URGENT – THE CITY IS ATTEMPTING TO RAISE MOORING RATES 10 TIMES

Howdy JR:

Thanks for reaching out.

This is a bit of a challenging situation for me as for professional reasons I need to remain completely neutral. There may well be communication from other BYC leadership in the short-term indicating efforts being undertaken.

In the meantime, I can say without any bias that the message from the NMA published earlier today is somewhat incomplete.

An appraisal of the fair market rate for onshore moorings has recently been published and will be reviewed by the Harbor Commission.

Published in the appraisal is a fair market rate significantly higher than the rate being charged for onshore moorings today.

The best way to get involved is to show up at the Harbor Commission meeting tonight (Wednesday) at 5 pm in Council Chambers at City Hall and express your thoughts on the matter.

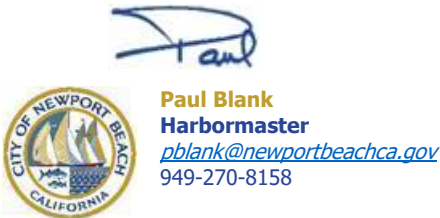
The review of the appraisal is not the first matter on the agenda and unfortunately I cannot predict with any accuracy how long the matters before it (two public hearings on dock reconfigurations and a review of the Harbor and Beaches Master Plan) but I imagine those three items will take at least 45 minutes.

To help formulate your thoughts, you may wish to consider the process by which any rate adjustments will be considered:

- As is required by law, the City engaged an appraiser to evaluate the fair market value of onshore moorings
- The appraiser's report is getting its first public hearing tonight (Wednesday) at the Harbor Commission meeting
- The public is welcomed and encouraged to contribute to that public hearing which will take place at 5 pm in Council Chambers

- Once having considered the appraiser's report, the Harbor Commission will formulate a recommendation to be sent to City Council. It may take more than one meeting for the Commission to come to agreement on a recommendation
- Once the Council receives the Commission's recommendation, it will decide what, if any rate adjustment should be adopted

If you attend, I will see you there!



Paul Blank
Harbormaster
pblank@newportbeachca.gov
 949-270-8158

From: John Rogers <jrogers@synergydr.com>
Sent: January 11, 2022 8:18 PM
To: Blank, Paul <PBlank@newportbeachca.gov>
Subject: Fwd: URGENT – THE CITY IS ATTEMPTING TO RAISE MOORING RATES 10 TIMES

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

What is this?

I sent this to the council!

I strongly oppose any significant increase in mooring fees - the city has wasted way to much money other places to justify the need for an increase - please be responsible - call me and I can find solutions to your problems -

Resident since 1962

John Rogers
 Synergy Direct Response
 130 E. Alton Ave.
 Santa Ana, CA 92707
 714-824-3780

Begin forwarded message:

From: John Rogers <jrogers@synergydr.com>
Date: January 11, 2022 at 7:58:04 PM PST
To: Bill Seals <bseals@accessoffices.com>
Subject: Fwd: URGENT – THE CITY IS ATTEMPTING TO RAISE MOORING RATES 10 TIMES

John Rogers
 Synergy Direct Response

130 E. Alton Ave.
Santa Ana, CA 92707
714-824-3780

Begin forwarded message:

From: Cindi Rogers <cindicpa@gmail.com>
Date: January 11, 2022 at 5:23:52 PM PST
To: John Rogers <jrogers@synergydr.com>
Subject: Fwd: URGENT – THE CITY IS ATTEMPTING TO RAISE MOORING RATES 10 TIMES

John,

Did you receive this email? If so, did you respond?

----- Forwarded message -----

From: Newport Mooring Association <mail@newportmooringassociation.org>
Date: Tue, Jan 11, 2022 at 8:50 AM
Subject: URGENT – THE CITY IS ATTEMPTING TO RAISE MOORING RATES 10 TIMES
To: <CINDICPA@gmail.com>

[View this email in your browser](#)



URGENT – THE CITY IS ATTEMPTING TO RAISE MOORING RATES 10 TIMES

Dear NMA Members - We Need Your Help!

The City of Newport Beach is attempting to lay the foundation to increase mooring rates by 10 times or more in a proposal at the January 12th Harbor Commission Meeting. The rates for onshore moorings would be increased from \$1.58 per foot to \$20.00 per foot. The Staff Report and appraisal documents are here: <https://newportmooringassociation.org/news>

The City is on the verge of raising mooring rates 10 times, and without allowing mooring permittees to provide any meaningful input, without allowing time to present alternative valuations, and without consideration for how such an increase will destroy affordable boating in Newport Harbor.

Here's how you can help:

1. Show up at the Harbor Commission Meeting TOMORROW, Wednesday, January 12, 5:00pm at the City Council Chambers - 100 Civic Center Drive.
2. Call and email your City Council Members and the City Manager - one email will reach all members and the City Manager: citycouncil@newportbeach.gov or call 949-644-3004
3. Email the Harbor Commission Members - one email will reach all members: HarborCommission@newportbeachca.gov
4. If you are a member of a Yacht Club, call and email the bridge and board of directors of your yacht clubs.
5. If you have not sent your Mooring Association dues, please do so and a bit more if you can for to obtain own appraisal and legal support for the NMA to fight these increases.

Thanks for your support!

Your NMA Directors

Looking out for the interest of all mooring owners

Newport Mooring Association

P.O. Box 1118, Newport Beach, CA 92659-1118

mail@NewportMooringAssociation.org



Our mailing address is:

mail@newportmooringassociation.org

Want to change how you receive these emails?

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This email was sent to CINDICPA@GMAIL.COM

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Newport Mooring Association · P.O. Box 1118 · Newport Beach, California 92659-0118 · USA



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Sincerely,

Cindi Rogers

Rodan + Fields

Mercedes Achiever/Premier Level V Leader

(949) 697-8004

[Click here for a customized skincare recommendation](#)

<https://cindiogers.myrandf.com/#> (Product Info)

<https://cindiogers.myrandf.biz/#> (Business Info)

Biddle, Jennifer

From: Blank, Paul
Sent: January 12, 2022 10:39 AM
To: Biddle, Jennifer
Subject: FW: Proposed increase in Mooring Rates

Follow Up Flag: Follow up
Flag Status: Flagged

For inclusion in the Harbor Commission meeting materials.



Paul Blank
Harbormaster
pblank@newportbeachca.gov
949-270-8158

From: Blank, Paul
Sent: January 11, 2022 2:18 PM
To: Oborny, Shirley <soborny@newportbeachca.gov>; Leung, Grace <gleung@newportbeachca.gov>
Cc: Biddle, Jennifer <JBiddle@newportbeachca.gov>; Dillahunty, Derek <DDillahunty@newportbeachca.gov>; Peterson, Eric (Harbor) <ejpeterson@newportbeachca.gov>; Shintaku, Cynthia <CShintaku@newportbeachca.gov>; Cosylion, Matt <MCosylion@newportbeachca.gov>; Vitarelli, Madison <MVITARELLI@newportbeachca.gov>; Sanford, Ryan <RSanford@newportbeachca.gov>; Hawley, Michael <MHawley@newportbeachca.gov>
Subject: RE: Proposed increase in Mooring Rates

Howdy:

I am sorry you may be getting inundated with such calls.

The Newport Mooring Association published an urgent notification to their distribution list asking them to oppose a matter being discussed at the Harbor Commission meeting tomorrow (Wednesday) night.

Your phone number may have been included in their notification.

We here in the Harbor Department have also fielded many calls and emails today on this topic.

Here is the best digest of a response I can offer at this moment:

- As is required by law, the City engaged an appraiser to evaluate the fair market value of onshore moorings
- The appraiser's report is getting its first public hearing tomorrow (Wednesday) night at the Harbor Commission meeting
- The public is welcomed and encouraged to contribute to that public hearing which will take place at 5 pm in Council Chambers
- Once having considered the appraiser's report, the Harbor Commission will formulate a recommendation to be sent to City Council. It may take more than one meeting for the Commission to come to agreement on a recommendation
- Once the Council receives the Commission's recommendation, it will decide what, if any rate adjustment should be adopted

Please reach out if I can provide further information.

You are also welcome to refer callers to the Harbor Department and/or Harbormaster for further information.

Thank you!



Paul Blank
Harbormaster
pblank@newportbeachca.gov
949-270-8158

From: Oborny, Shirley
Sent: January 11, 2022 12:21 PM
To: Leung, Grace <gleung@newportbeachca.gov>; Blank, Paul <PBlank@newportbeachca.gov>
Cc: Biddle, Jennifer <JBiddle@newportbeachca.gov>
Subject: FW: Proposed increase in Mooring Rates

Hello,

FYI - I just received a call about this asking for Grace, and she said my number, 644-3001, is on the notice they're all receiving and I might be getting more calls.

Please advise on how to handle these calls. The caller said will attend the meeting tomorrow.

Thank you,

- Shirley -

From: Jamshed Dastur <jhdastur@aol.com>
Sent: January 11, 2022 12:09 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Proposed increase in Mooring Rates

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I purchased the rights to a shore mooring on Balboa Island in 2019 at a cost of \$25,000 with the understanding that I would be paying a rental fee of about \$340 a year to the City of Newport Beach. It is unconscionable for the Harbor Commission to be considering a 10 to 15 fold increase in rental fee over a period of less than a year.

The recommended increase in rental fee totally ignores the acquisition cost paid at the time of acquiring a right to rent the mooring. The premise of the suggested increase would be justifiable if the practice of "selling" the rights to a rental had not been an accepted practice by the Harbor Commission over the past several decades.

What is being proposed is a non-starter.

Jamshed Dastur
On shore mooring owner
949-887-1938