

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 11:40 AM
To: Biddle, Jennifer
Subject: FW: Mooring Fee Increase

Follow Up Flag: Follow up
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From: Dale Bowman <dalebaja@sbcglobal.net>
Sent: January 12, 2022 11:27 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Mooring Fee Increase

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

Please do not support this mooring fee increase.

I do not understand what the goal is for this. Certainly, it's not just the funds. Newport is one of the wealthiest areas on earth already. Surely you do not need a few extra dollars from average citizens.

I have boated in Newport all my life. We pay monthly for our mooring and have never been late. While we don't live in Newport at present (although we have throughout the years), we support local businesses, such as American Legion, West Marine, many restaurants on a weekly basis, fuel docks, gas stations, street parking fees, etc.

Newport makes far more money from us than simply the mooring fees.

Please do not approve this increase.

I appreciate your time,

Regards,
Dale & Cindy Bowman

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 12:17 PM
To: Biddle, Jennifer
Subject: FW: Mooring Rates

Follow Up Flag: Follow up
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From: Kristine Lee <kristilee317@gmail.com>
Sent: January 12, 2022 12:12 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.

To whom it may concern,

I understand there is a vote today to raise the rates for mooring fees. I understand that this may be required to keep up with rising costs. A fair amount would be to increase it by a small percentage. My parents purchased a home on Balboa Island in 1985, and we and our children spend 2 to 3 months every summer there. In 2020 we were lucky enough to get a mooring and purchased a family boat because of this. This is such a special place for us and will be for generations to come. If the rate is increased 10 times we will not be able to afford this or justify it as we are only there part of the year. Honestly, this would push out all people in an average income bracket and only accommodate the affluent in the community. That would be such a disservice to people who have grown up there and truly look forward to spending time with our families, extended families, friends, and our wonderful neighbors on Topaz Avenue.

Please consider this request heavily and take into consideration the impact this would be on families like ours.

Thanks in advance,

Kristi Lee & Garey Garrett
Owner of 131 Topaz Ave.
Balboa Island
805/807-0338

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 12:18 PM
To: Biddle, Jennifer
Subject: FW: Shore Mooring Rate Increase

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

From: Sally Peterson <spete@att.net>
Sent: January 12, 2022 12:15 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 Commissioners

My first email pleaded that you delay this vote. In fear that my plea is not heard, I have further comments.

First, you should review your own documents. Resolution No. 2016-17 states that the City offers two types of moorings, onshore and offshore, that provide an AFFORDABLE option allowing residents of California to enjoy the tidelands of Newport Beach.

This same Resolution calls for annual rents to be adjusted by CPI or 2%, whichever is less. The City MAY conduct a new appraisal of mooring rental rates. In brief, an APPRAISAL IS NOT REQUIRED and is ill advised at this time. It would be appropriate to continue the CPI/2% rental adjustment until this pandemic driven market settles.

Further, if you want to proceed with a rate based on the appraisal, it is my opinion that the APPRAISAL IS FLAWED. Maybe what was published in the agenda is not the complete appraisal. Included should be the contract and supporting data.

Briefly, the appraiser presented numerous approaches to value. In his conclusion, he gave greatest weight to the following approaches:

An Analysis of the Shore Land Values vs. Tidelands - This might be of value if the onshore land and tidelands were similar amongst the comps and between the comps and the subject - meaning similar benefit, use and rental and sub rental rights. These aren't similar and no discussion or analysis of these variables was presented. Additionally, the analysis of the typical mooring encumbrance square footage is flawed. A reanalysis of this one issue could result in a rent reduction of around 40%.

A Market Rent Analysis - In this approach, the appraiser gave greatest weight to undocumented data that are the asking rents for what would be (if consummated) illegal transactions. The appraiser seemed not to know if these rates were realized and for what terms. We all know that there have been boat owners with no moorings, looking for a short term solution. This does not fit the definition of Market Rent. The one legitimate comp was given basically no weight.

Finally, he compared shore moorings to dry storage, but failed to analyze the advantages and disadvantages of each.

In general, the appraiser was:

Inconsistent in his analysis of the impact of boat and mooring lengths.

Didn't address the restrictions put on mooring holders by the City,

And of final significance is the fact that on the Date of Value, moorings were being purchased by mooring holders for around \$30,000 and mooring holders are responsible for maintenance. If this up front cost were factored into the "Market Rent" and Dry Storage analyses, the concluded rent would be considerably lower. My cash flow assumptions would result in a concluded rent lower than the current rent.

Rather than move ahead with adjusting rental rates based on a flawed appraisal during a spike in the market, please continue the CPI/2% rental increases indefinitely.

Sally Peterson

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 12:21 PM
To: Biddle, Jennifer
Subject: FW: [Public Comment] Review of Appraisal and Discussion of Rental Rates for On-Shore Mooring Permits

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From: Samantha McDonald <sammc5773@gmail.com>
Sent: January 12, 2022 11:51 AM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: [Public Comment] Review of Appraisal and Discussion of Rental Rates for On-Shore Mooring Permits

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

Dear Harbor Commission,

My name is Sam McDonald. My partner and I have an offshore mooring for our sailboat in Newport Beach and we are proud to call Newport our home harbor.

I am writing to express my deep concern with the appraisal of on-shore moorings that will be discussed in tonight's agenda. After reading the entire appraisal, I can say that **the calculation of increasing onshore mooring rates to \$20 per foot is both highly flawed and opaque in it's calculation.**

Here are two examples:

The appraiser uses the cost of homes in Newports wealthiest areas, private mooring fees, and private combinations of restaurants and on-shore mooring access to estimate a cost for non-livable public mooring cost. Given that these on-shore moorings are not houses nor can they be used as homes, it's unclear why the value of on-shore moorings is estimated by comparing them to multi-million dollar homes.

Even more concerning, **there is a lack of clear mathematical evidence in the appraisal for how the cost of \$20 per foot was calculated.** The appraiser does a detailed job listing the cost of other properties, but gives no equation or explanation for how the final number for on-shore mooring fees was calculated. This lack of transparency makes it hard to understand how the appraiser came to suggest increasing the fees at **nearly ten times** the rate of current fees.

I'm extremely concerned about the validity of this appraisal, and how such appraisals could be used to make other moorings, like ours, so expensive that we can no longer afford to stay. Newport's harbor should be accessible to all, not just the uber wealthy.

I urge you to carefully investigate this appraisal, reject it's validity, and continue to use CPU to adjust rental rates.

Thank you,

Samantha McDonald
443-690-2021

Sam

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 12:52 PM
To: Biddle, Jennifer
Subject: FW: rate increase

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

From: Matt Leonetti <mattmfleonetti@yahoo.com>
Sent: January 12, 2022 12:52 PM
To: Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: rate increase

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

Is it true the city is considering a rate increase of 10 times on the shore moorings in the Newport Beach harbor? I find it hard to believe that such a large increase is even being considered.

Why the increase? It cost the city nothing to maintain the mooring because the owners pay every two years to have them either replaced or painted and the chains replace at a cost of \$350.00.

Please let us know the logic behind this large proposed increase.

Sincerely Matt Leonetti

Biddle, Jennifer

From: Miller, Chris
Sent: January 12, 2022 12:53 PM
To: Biddle, Jennifer
Subject: FW: Mooring rate increase

Follow Up Flag: Follow up
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From: Pansy Wintergreen <pansywintergreen@gmail.com>
Sent: January 12, 2022 12:52 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>; Harbor Commission <HarborCommission@newportbeachca.gov>
Subject: Re: Mooring rate increase

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Does this not apply to off-shore moorings?

On Tue, Jan 11, 2022 at 6:15 PM Pansy Wintergreen <pansywintergreen@gmail.com> wrote:

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.