

Town of Rockport Harbor Committee Meeting Minutes

August 29, 2019

Richardson Room

Present: Sam Temple, Abbie Leonard, Nancy Albertson, Cheryl Liechty, Doc Wallace, Peter Ralston, Scott Whitman, Scott Warren

New Business:

- Minutes approved from July 18, 2019 meeting.
- Question from Peter and discussion regarding live video feed improvements for coverage resulted in Abbie's interest in seeking alternatives.

Old Business:

- Review of revenue from commercial accounts, dock fees, etc.
 - Doc provided detailed market comps from his research and efforts:
 - Rockport Boat Club:
 - Difficult to find a comparable. Most boat clubs including the Camden Yacht Club are owned, not leased.
 - Rockport Boat Club current contract is a 5-year lease terminating June 2023. It has an auto renewable option for another 5-years. Current annual rent is \$7,500/year payable July 1st. Discussion on the matter focused on the nature of a non-profit offering the benefits of the well-kept property, boats and sailing youth programs such that the current rent seemed reasonable.
 - Heron:
 - Base rent on April 1st, 2018 was \$3,700. There is an annual renewal clause which includes an adjustment by means of the changing CPI index, which moved 1.8% last year resulting in the current rent of \$3,996. In addition, there are annual service fees (\$300 electric, \$60 water). Total charges = \$4,356 payable quarterly.
 - In comparison, the Camden Windjammer operates on a 3-year agreement, which includes annual increases of 2%. Total rent and fees for the current year = \$4,190 paid semi-annually.
 - It was concluded the Heron is on par with the market.

- Mainly Lobster: Current rent = \$2,100 plus fees (\$300 water, \$100 power) totals \$2,500 for the current year.
 - Market comp from Owl's Head proved impossible as it is an owned wharf shared with the town. The arrangement is too different and convoluted to draw a comparison.
 - Rockland rent and fees = \$16,500 regardless of size (space).
 - Market comp from Rockland also proved challenging in that the space is 10-times (400' dock and ample parking for lobsterman and commercial trucks), the winter does not freeze like Rockport and provides amenities such as freezer space, bathrooms, etc.
 - Discussion focused on the continued challenge to find a close comparable.
 - Sam proposed the consideration for Mainly Lobster to own and wholly operate the space, docks, etc. for which the logistics for the same was discussed and concluded highly complicated and challenging. Sam pointed then to the effort to review harbor expenses to assess actual expenses related to the space, equipment, utilities, etc., which also is challenging given any lack of detail, even an estimate, from Public Works. Sam volunteered to write to Jeff and the Select Board Chairman for clarity.
- Dock Fees:
 - Discussion ensued to consider cancellation fees. Efforts to research the same at other harbors and private marinas was discussed.
 - Discussion ensued regarding the highest and best use of dock space (day use vs. reservations, temporary tie-up, etc.). It was concluded that the Harbor Master and team needed to continue to operate with an eye for flexibility based on need and highest and best use. Abbie noted the importance to maintain a 15-minuted temporary tie-up at the pump-out station.
 - Discussion re fees (\$2.50 to 50-ft, \$3.50 over 50-ft) concluded these fees are on par with other harbor fees.
 - Discussion ensued regarding large vessels docked on the north end of the public dock blocking flow from the launch and space to the Rockport Boat Club. It was agreed this be considered and when possible avoided when possible.

Other Business:

- Abbie shared with the group that the delinquent harbor tenant came current and that tenant needs a new mooring chain. A letter was sent re

same and info for winter storage fees. Abbie further noted this tenant is still in violation of mooring inspection but is working toward resolve.

- Abbie expressed gratitude and a job well done by Farley on the sea wall.
- Discussion ensued regarding the September 15th final concert series. Abbie shared her efforts to coordinate the same with CIFF for exposure / promoting during their film festival the same weekend.
- Discussion for awareness ensued regarding the lobster boat which lost reverse gear ending up on Indian Island.
- Abbie communicated her further efforts to follow up on tenants with empty moorings.
- Peter asked about any possible interest from the group to bring back a food truck to the harbor park.

Meeting was adjourned at approximately 7:00-PM

Next meeting was set for October 3rd, same time and place.