

**BEFORE THE
NATURAL RESOURCES COMMISSION
OF THE
STATE OF INDIANA**

IN THE MATTER OF:)	
)	
PETITION FOR FEE INCREASE AND)	
RATE ESTABLISHMENT)	ADMINISTRATIVE CAUSE
BY KENT'S HARBOR)	NUMBER: 21-SP-045

**REPORT OF HEARING OFFICER WITH PROPOSED FINDINGS
AND RECOMMENDATIONS TO THE U.S. ARMY CORPS OF ENGINEERS BY THE
NATURAL RESOURCES COMMISSION**

1. PETITION FOR RATE INCREASE BY KENT'S HARBOR

On December 29, 2021, Kent Reineking (*Reineking*), on behalf of Kent's Harbor (*Kent's Harbor*), submitted correspondence seeking a rate increase (*Petition*) to the Department of Natural Resources (*Department*) and the Natural Resources Commission (*Commission*). The Petition is attached as ***Exhibit A***.

The Petition states that the proposed rates for the dockage “reflects a 1.68% to 1.98% increase over current rates, increasing the average by 1.86%” and the “lodging submittal reflects an approximate 6% increase over current approved rates”. If approved, the proposed rate increases would become effective on January 1, 2023.

Reineking is also seeking a request for establishment for his six-bedroom cottage. In his petition he states that the cottage has been well accepted by guests during the previous season and finds that the 2022 advance bookings are currently above their expectations. The six-bedroom cottage was given approval for interim rates during the 2021 & 2022 season. This six-bedroom cottage range will vary from \$1,265.00 to \$2,095.00 per night depending on the amount of guests and rooms and/or levels rented.

He expressed in the Petition that “According to the U.S. Bureau of Statistics, over the past 12 months through September 2021 the Midwest Region CPI for urban consumers, less food and energy has increased by approximately 4.9%”. Additionally, he went on to say that the Employment Cost Index for the last 12 months for the service provider industry has risen by 5%. Among other factors are the rising insurance premiums, and repairs along with the cost of materials and labor.

2. SCOPE OF REVIEW

Requests for rate establishments and increases are evaluated by the Commission under Information Bulletin #20 (Fifth Amendment) (*IB #20*), as posted in the Indiana Register at [20170524-IR-312170263NRA](#) on May 24, 2017. IB #20 is provided as guidance on the informal process for Commission review of ratemaking requests made by resorts and marinas operating under a lease with the Department.

Consistent with the requirements set forth in IB #20, Kent’s Harbor submitted their Petition to the Department, and copied the Commission’s Division of Hearings, before January 1 of the year preceding the year in which the proposed rates, if approved, will be implemented.

3. HEARING OFFICER ASSIGNMENT AND NOTIFICATION TO RENTERS

Section 3 of IB #20 provides for the assignment of a Hearing Officer and the dissemination of information concerning a request for rate establishment or increase as follows:

- (A) The [Commission] will assign a cause number and hearing officer. By February 1, the Department shall notify the lessee of the assigned administrative cause number, identity of the hearing officer, and hearing officer's electronic mail address.
- (B) By March 1, the lessee shall provide written notice, by personal delivery, U.S. first class mail, or by electronic mail, to each slip renter or buoy renter that the lessee is requesting a rate establishment or increase associated with slips or other mooring facilities, including buoys and docking stations. The notice shall include the proposed rates and advise the renter that a rate hearing will be scheduled only upon submission of requests for rate

hearing by ten percent (10%) of the renters within fifteen (15) days ... The lessee shall also provide the renter with the hearing officer's electronic mail address. Not later than March 15, the lessee shall provide the Hearings Division with a copy of the notice and a listing that includes the names of persons notified and the method of service under this paragraph....

(C) By March 1, the lessee shall post written notice in a conspicuous location at the lessee's business office of a request for rate establishment or increase associated with accommodations, lodging, and houseboats, including floating cabins. The notice shall include the proposed rates and advise the public that a rate hearing will be scheduled only upon submission of twenty-five (25) individual requests for rate hearing to the hearing officer by personal delivery, U.S. first class mail sent to the address of the Hearings Division as provided in section 2(A)(ii) of this bulletin, or by electronic mail sent to the hearing officer not later than March 15. The lessee shall also provide the public with the hearing officer's electronic mail address.

Billie J. Franklin was assigned as the Hearing Officer. Franklin advised Reineking of her assignment as the Hearing Officer and provided him with her contact information and the assigned administrative cause number.

Reineking, on behalf of Kent's Harbor, filed an affidavit as required by IB #20, on February 24, 2022 confirming that slip renters were notified of the proposed rates. The notification identified the deadline for submitting a comment or request for public hearing and also provided the mailing address and the email address to which such comments or requests could be sent.

Reineking also noted that he posted the proposed lodging rates in his place of business by March 1, as required by IB #20, Section 3(C).

4. COMPARABLE ANALYSIS AND DEPARTMENT RECOMMENDATION

Upon receipt of a ratemaking request from a marina, the Department's Division of State Parks is tasked with analyzing the rates of comparable marinas. *IB#20, Sec.3(E)*. In Kent's Harbor's Petition, Reineking identified, Fourwinds Resort & Marina (Monroe Reservoir); Geist Marina,

Hammond Marina (Hammond, Indiana); Spitzer Riverside Marina (Lorain, Ohio); Four Seasons Marina (Cincinnati, Ohio); Grafton Harbor (Grafton, Illinois); Alton Marina (Alton, Illinois); Montrose Harbor (Chicago, Illinois); Manitowoc Marina (Manitowoc, Wisconsin); The Harborage (Boyne City, Michigan); Elm Hill Marina (Nashville, Tennessee); and Lee's Ford Marina (Lake Cumberland, Nancy, Kentucky) as comparable marinas.

On June 27, 2022, Tessa Manuel (*Manuel*), Concession/Contract Program Manager for the Department's Division of State Parks, provided a report of her evaluation and recommendation regarding Kent's Harbor's Petition. Manuel's report is attached as ***Exhibit B***. In her evaluation, Manuel found the "request to be reasonable and justified." Manuel approved the petition for establishment of slip rates and requested increases.

5. HEARING OFFICER ANALYSIS

Each of the marinas from which rates were identified by Reineking qualifies as a "comparable marina" in that each is located within 400 miles and provides similar amenities to the amenities offered at Kent's Harbor. *Information Bulletin #20, Section 2(B)*.

When a request seeks increases of over two percent (2%) for which no public hearing is required, the hearing officer, in consultation with the Department, will prepare a written report to the Commission, which includes written findings and a proposal to the Commission for recommendations to the U.S. Army Corps of Engineers. *Information Bulletin #20, Section 3(H)*.

After reviewing the comparables and taking all information into account, it is the recommendation of the Hearing Officer that the proposed rate increases and proposed establishment by Reineking, in Kent's Harbor Petition, be approved. After the Hearing Officer presents findings and recommendations to the Commission, the Commission may recommend approval or disapproval of the requested rate or recommend a rate in an amount less than the rate requested by the lessee. The Commission's "recommendation for favorable consideration of a rate establishment or increase shall not be withheld unless, in the opinion of the Commission, the rates proposed exceed

the fair market rates charged by operators of other similar privately-owned resort developments comparable to the project in the area.” *IB #20, Section 5.*

With the foregoing analysis, the Hearing Officer presents ***Exhibit C***, as the proposed findings and recommendations of the Commission to the U.S. Army Corps of Engineers.

Dated: June 27, 2022



Billie J. Franklin
Hearing Officer

December 29, 2021

Ms. Tessa Manuel
Division of State Parks
Indiana Department of Natural Resources
Indiana Government Center South
402 W. Washington Street Room W 298
Indianapolis, IN. 46204

Re: Three Submittals for your Review: Submittal Request for 2021 Cottage Interim Lodging Rates to become Established Rates for 2022 and Proposed Cottage Rates for 2023; Submittal of Proposed Rates Increase for 2023 Marina; Submittal of Proposed Rates Increase for 2023 Lodging

Dear Tessa:

Please find attached our submittal requesting that our new Six Bedroom Cottage 'interim' lodging rates for 2021/22 be approved as the 'established' rates for 2023.

We are pleased that 'The Cottage' was well accepted by guests during 2021 and find that 2022 advance bookings are currently above our expectations.

Secondly, please find attached our proposed rates schedule for your review for the dockage year 2023. Our last dockage rates request for approval was in 2020 for rates adjustment effective 2022. Our submittal reflects a 1.68% to 1.98% increase over 2022 rates, the increase averaging to about 1.8%.

Thirdly, please find attached our proposed lodging rates schedule for 2023. Our lodging submittal reflects an approximate 6% increase over current approved rates. These submitted nightly lodging fees represent the highest nightly fees which may be charged, including holidays. These submitted fees may be higher than the average nightly fees actually charged for most stays.

Reasons for Rates Increase Request:

According to the U.S. Bureau of Labor Statistics, over the past 12 months through September, 2021 the Midwest Region CPI for urban consumers, less food and energy, has increased by approximately 4.9%. This compared to the prior two years CPI increase of 4%. The 12 month increase including food and energy is 6.8%.

The Employment Cost Index for the last 12 months for the Service Provider Industry, folks like service and maintenance technicians, customer service providers, and office management staff like we employ, has risen by 5%. The Employment Cost Index through September, 2020, over the prior 24

months, increased by about 7.9%. And, over the last 12 months through September, 2021, employment compensation costs for accommodation occupations increased by 8.7%.

For our own facility, highly trained and experienced employees remain one of our most critical assets. We expect to see our personnel costs continue to rise in order to retain both managers and staff and to provide the desired level of customer service and facility maintenance. When you have a fast sinking boat, a flash flood, or underground plumbing leak on a weekend it is good to have experienced staff... and to be able to count on that staff being here.

Rising insurance premiums covering operations are also a factor in seeking higher rates. Repairs and maintenance to the entire facility are ongoing. Materials and labor continue to increase in cost. The increase in overnight lodging occupancy in both 2020 and 2021 are welcomed, but also place more demands upon staff and requires additional replacements, renovations, and maintenance.

Our 2022 annual dockage contract year began November 1st, 2021. To date, there are 375 existing renters.

A sampling of 2020 – 2022 marina comparison rates is also attached. We find that most of these comparison marinas have increased rates from approximately 2 to 10%

I believe this request addresses all of the required criteria identified in the 2017 rate making process.

Please let me know if I have left anything out or if you need additional information.

Sincerely,

Kent Reineking
Kent's Harbor Marina and Sagamore Resort
Brookville Enhancement Partners

cc: Honorable Sandra Jensen, Division of Hearings

December 29, 2021

Kent's Harbor Dockage Rates 2022

2023 Rates Submittal

Transient Overnight Boat Slip

Up to 28'	\$47.00 / Night (non-power)	\$47.90
Up to 28'	\$57.00 / Night (w/electricity)	\$58.00

Overnight Lodging Guest Boat Slip

\$31.00/Night (up to two nights) (non-power)	\$31.60
\$16.00/Night (after two nights at the above rate)	\$16.30
(Example: 3 nights = \$78)	

\$37.00/Night (up to two nights) (w/electricity)	\$37.70
\$17.00/Night (after two nights) (w/electricity)	\$17.30

Seasonal and Annual Dockage

B through G – Docks 2022

2023 Rates Submittal

20'	\$1770.00	Seasonal (powered)	\$1800.00
26'	\$2440.00	Annual	\$2485.00
30'	\$2780.00	"	\$2835.00
36'	\$3190.00	"	\$3250.00
40'	\$3555.00	"	\$3625.00
50'	\$4080.00	"	\$4160.00
Over 50'		\$85.40 / Ft.	\$87.00 / Ft.

H – Dock

24'	\$1915.00	Seasonal (non-Powered)	\$1950.00
18' x 60'	\$4890.00	Annual	\$4985.00
Over 60'		\$85.40 / Ft.	\$87.00 / Ft.

A – Dock

24'	\$2080.00	Seasonal	\$2120.00
28'	\$2540.00	"	\$2585.00
13' x 24'	\$2480.00	Annual	\$2525.00
13' x 28'	\$2860.00	"	\$2915.00

	2022		2023
14' x 30'	\$3170.00	Annual	\$3230.00
15' x 36'	\$3590.00	"	\$3655.00
15' x 38'	\$3790.00	"	\$3860.00
16' x 36'	\$3840.00	"	\$3910.00
18' x 46'	\$4755.00	"	\$4845.00
20' x 70'	\$7460.00	"	\$7585.00
Over 70'		\$104.00 / Ft.	\$106.00 / Ft.

I – J Dock

24'	\$2205.00	Seasonal	\$2245.00
26'	\$2520.00	"	\$2565.00
28'	\$2765.00	"	\$2815.00

December 29, 2021

Sagamore Lodging Rates 2022	2023 Submittal
Studio Unit \$259.00 per night W/full kitchen, fireplace, outdoor deck facing lake, Breakfast Bar w/ Stools, Queen and Sleeper Couch	\$275.00 per night
One Bedroom Unit \$299.00 per night W/ full kitchen, fireplace, outdoor deck facing lake, Dining space, Living Room, King Bedroom, Sleeper Couch	\$320.00 per night
Two Bedroom Unit \$449.00 per night W/ full kitchen, fireplace, outdoor deck facing lake, Dining space, Living Room, King Bedroom, Double Queens Bedroom, 2 full baths	\$475.00 per night

December 29, 2021

Sagamore Lodging Six Bedroom Cottage Interim 2021/22 Rates

'The Cottage' is two story, 4,600 total square feet, comprised of six bedrooms and six baths. The upstairs (main floor) configuration is four bedrooms / four baths, full kitchen with island, and great room with electric fireplace. From the great room, doors open onto a 350 sq. ft. outdoor porch overlooking the lake. Half of the porch is roof covered, the other half is open. An outdoor gas cooking grill is provided. An outdoor stair case leads to ground level from here. The bedrooms upstairs are 360 sq. ft. The great room is 665 sq. ft. Upstairs indoor space is 2,105 Sq. ft.

Access to the lower level is by sidewalk direct from car parking lot, or by staircase. The downstairs entry is via a separate 200 sq. ft. terrace, which overlooks the lake, into a 200 sq. ft. central foyer flanked by two bedrooms with baths. Lower level bedrooms are larger at 460 sq. ft. All six baths are equipped with 6 ft. walk-in showers. Beyond the central foyer is the basement HVAC / mechanical room.

At this time we offer the building as a four bedroom (upstairs, main level) guest unit (2,105 interior sq. ft.), or as a six bedroom unit (3,225 sq. ft. combined floors interior). The two downstairs bedrooms can also be offered as individual hotel rooms, designed to be equipped with coffee makers, mini-fridge, and microwave.

We request to make the **interim 2021/22 rates** be the **established 2023 rates**.

Interim Four Bedroom Rate: \$1,195 per night (up to 8 guests). Add \$25 per night per guest for up to 16 guests. (There are discounted packages which may apply for over two night stays.)

Separate downstairs hotel rooms: \$250 per room / night.

Interim Six Bedroom Full Building Rate: \$1,695 per night (up to 12 guests).

13-16 guests: \$1,795 per night.

17-20 guests: \$1,895 per night.

21-24 guests: \$1,995 per night.

Summary of Interim Rates to be Established for 2022

Lower Floor Hotel Room:	\$250.00 per night
4 Bed / 4 Bath Cottage Upstairs Level for 8 Guests	\$1,195.00 per night
Add for Each Additional Guest	\$25.00 per night
6 Bed / 6 Bath Cottage Upper and Lower Levels for 12 Guests	\$1,695.00 per night
Add for Each Additional Guest	\$25.00 per night

Request for Cottage Rate Increase, 2023

Lower Floor Hotel Room:	\$265.00 per night
4 Bed / 4 Bath Cottage Upstairs Level for 8 Guests	\$1,265.00 per night
Add for Each Additional Guest	\$26.00 per night
6 Bed / 6 Bath Cottage Upper and Lower Levels for 12 Guests	\$1,795.00 per night
Add for Each Additional Guest	\$26.00 per night

AGENDA ITEM #5

Dec. 2021 Submittal

Marina Name: Location:	Kent's Harbor Marina Liberty, IN	Fourwinds Marina Bloomington, IN	Geist Marina Indianapolis, IN	Hammond Marina Hammond, IN	Spitzer Riverside Marina Lorain, OH	Four Seasons Marina Cincinnati, OH	Grafton Harbor Grafton, IL
Slip Rates for Year of:	2022	2022	2022	2022	2022	2021	2021
18'	Seasonal	Seasonal - Annual	Seasonal			Seasonal	
11' x 20'	\$1,770		\$2150 - 2510			\$1,700	
10' x 20'	Seasonal - Annual	\$1,470					
24'	1,915 - 2,480	2434-3,342	\$2,665				
25'	Annual				Annual		
26'	2440-2520	\$2,486			\$2,250		
27'		Annual			\$2,730		
28'	I.J. Dock \$2,765	\$2,786				\$2,670	
28'	A Dock \$2,860	\$2,841		Annual Wet			Annual
30'	2780-3170	\$4,415		\$3,565		Seasonal	
32'		\$3,236			2976-3040		
33'							
34'							\$3,410
35'				4195-4370	\$3,312		
36'		\$3,190			\$3,312		\$3,610
15' x 36'	\$3,590	\$3,583					
16' x 36'	\$3,840						
17' x 36'		\$3,926					
18' x 36'		\$4,159					
37'					\$3,720		
15' x 38'	\$3,790					Seasonal	
40'	\$3,555			\$1,700	\$3,720	\$3,720	\$3,995
41'							
42'							
14' x 42'	\$4,748						
15' x 42'	\$4,104						
18' x 42'	\$4,185						
43'							
44'						Seasonal	\$4,412
45'				\$5,955		\$4,185	
46'	\$4,755						
15' x 46'							
18' x 46'	\$4,755	\$4,667					
20' x 46'		\$4,895					
48'				Seasonal w/ winter storage		Seasonal	\$4,812
50'	\$4,080			\$7,260		\$4,650	
18' x 50'	\$4,080	\$4,895					
20' x 50'		\$5,252					
53'							
54'							\$5,414
55'							
60'	\$4,890			\$8,515			\$5,995
20' x 60'		\$6,429					
63'						Seasonal	
65'						\$6,045	
20' x 70'	\$7,460						
22' x 70'							
20' x 76'		\$8,386					
80'	Transient			Transient Daily		Transient	
	up to 28 ft. \$47/ day			\$1.15 - \$1.50 per ft.	up to 25 ft. \$75 / Day		Transient \$39/day minimum

w/elect. \$57/day
Lodging Guest Slip
\$31.37/ daily up to 2 days
\$16-17 daily over 2 days

26 - 30 ft. \$85 / Day

Alton Marina Alton, IL	Montrose Harbor Chicago, IL	Manitowoc Marina Manitowoc, WI	The Harborage Boyne City, MI	Elm Hill Marina Nashville, TN	Lee's Ford Marina Nancy, KY
2020-2021	2021	2022	2020	2021	2022
Winter \$42.00 / ft.			Annual Open Slips	Annual	
Seasonal	Annual	Seasonal	\$1,944	\$2,324	
add \$10.75/ ft	\$2,170		\$2,292		
for annual		\$2,170		\$2,796	\$4,653
Seas Res - Non-Res					
\$2782 - \$3338	\$2,535	\$2,535			
					\$3,601
		\$2,535	\$3,600	\$3,204	\$3,987
2470-2810	3338-4006	\$2,890 \$3,270	\$3,950 \$4,200	\$3,408	\$3,814 \$4,653
Annual					\$5,893
3035-3435	4017-4820		\$3,470	\$4,900	
				\$3,912	
					\$4,050
3600-4050	4719-5663	\$4,050		3912-4500	4979-6824
					\$5,750
					\$5,950
4165-4675		\$5,430			
4725-5290	6447-7736	\$5,810	\$6,800	\$5,352	
		over 50 is \$141/ ft.			
5290-5850					
\$96/ ft. overhang			\$8,000	\$6,084	5320-8988
					\$830,7193 \$7,606
Transient	Transient	Transient	Transient	\$8,268	
\$39/ day min.	\$67.50 / day min.	\$1.75 / ft. / day	\$15/ day minimum		Transient \$35-45 / night

EXHIBIT

B



Eric Holcomb, Governor
Daniel W. Bortner, Director

June 27, 2022

Billie Franklin, IRP
Natural Resources Commission
Division of Hearings
Indiana Government Center North
100 North Senate Avenue, Room N103
Indianapolis, IN 46204

RE: Kent's Harbor & Sagamore Resort
Rate Increase Request
Administrative Cause No. 21-SP-045

Dear Ms. Franklin,

The Division of State Parks acknowledges receipt of the petition submitted by Kent's Harbor & Sagamore Resort, requesting slip rate increases along with an established rates request for lodging.

After careful review, the Division finds these requests to be reasonable and justified based on comparable marina and lodging rates.

The Division recommends the rate request petition proceed forward with approval.

If you have questions or require additional information, please do not hesitate to contact me.

Sincerely,

Brandt Baughman, Deputy Director
Indiana Department of Natural Resources
Division of State Parks

cc: Tessa Manuel, Concessions & Contract Manager
Christie Sorrels, Business Services Manager
FILES – MARINA LEASE/NRC

The DNR mission: Protect, enhance, preserve and wisely use natural, cultural and recreational resources for the benefit of Indiana's citizens through professional leadership, management and education.

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EXHIBIT

C

**BEFORE THE
NATURAL RESOURCES COMMISSION
OF THE
STATE OF INDIANA**

IN THE MATTER OF:)
)
PETITION FOR RATE INCREASE) **ADMINISTRATIVE CAUSE**
BY KENT'S HARBOR) **NUMBER: 21-SP-045**

PROPOSED
FINDINGS AND RECOMMENDATIONS TO THE U.S. ARMY CORPS OF
ENGINEERS
BY THE NATURAL RESOURCES COMMISSION

A. Proposed Findings

1. The scope of the informal review by the Natural Resources Commission (the “Commission”) in Information Bulletin #20 (Fifth Amendment) (*IB #20*) is addressed to petitions for rate increase or rate establishment at marinas and related facilities on properties owned or leased by the Department of Natural Resources (the “Department”).
2. Although the Department may appropriately exercise whatever rights are provided in a ground lease with respect to marina facilities, as well as any other rights provided by law or equity, the scope of review provided in *IB #20* is limited to the subject of the petition for rate increase. The Commission ultimately recommends action on the petition to the U. S. Army Corps of Engineers (“Corps”), and the Corps may either accept or reject the recommendation.
3. Kent’s Harbor, in its Petition, requests slip rate increases from 1.68% to 1.98%, with an average of 1.86% and lodging requests reflects 5.37% to 6.33%. No requests for a public hearing were received.
4. Also in his Petition, Reineking is seeking formal establishment for his six-bedroom cottage that can range from \$1,265.00 to \$2,095.00 per night depending on the amount of guests and rooms and/or levels rented. No requests for a public hearing were received.
5. In determining whether to recommend a rate increase and establishment be granted the Department is to analyze similar facilities and compare rates with those sought by the Petitioner. The consideration of rates charged by comparable marinas is fundamental to determining the propriety of proposed rate increases to marina slips and mooring buoys. The preponderance of information in the record indicates that the rate increases proposed

by Kent's Harbor are within the range of lodging and boat slip rental rates for comparable facilities.

6. A Hearing Officer's or the Commission's recommendation for rate increase or rate establishment shall not be withheld unless the rates proposed exceed the fair market rates charged by operators of other similar privately-owned resort developments comparable to the project in the area.
7. Further, the Commission exercises its authority to recommend approval of the rate increases and rate establishments as requested by Kent's Harbor.
8. The requested rate increases and establishments are within the industry range and supportable. The rates approved by the Commission are set forth in the attached table, which includes all rates previously established as well as the rates recommended for approval through this action

B. Proposed Recommendation

The Natural Resources Commission recommends to the U.S. Army Corps of Engineers that the rate increase sought by the Kent's Harbor Marina for existing facilities be approved as requested

Dated: _____

Bryan Poynter, Chair
Natural Resources Commission

Commission Slip Rate Recommendation

COMPREHENSIVE RATE LIST		
KENT'S HARBOR MARINA SLIP SIZE & DESCRIPTION	CURRENT RATE	COMMISSION RATE RECOMMENDATION for IMPLEMENTATION JANUARY 1, 2023
<u>B through G - Docks</u>		
20'	\$1,770.00	\$1,800.00
26'	\$2,440.00	\$2,485.00
30'	\$2,780.00	\$2,835.00
36'	\$3,190.00	\$3,250.00
40'	\$3,555.00	\$3,625.00
50'	\$4,080.00	\$4,160.00
Over 50' (Per Ft.)	\$85.40	\$87.00
<u>H - Dock</u>		
24'	\$1,915.00	\$1,950.00
18' x 60'	\$4,890.00	\$4,985.00
Over 60' (Per Ft.)	\$85.40	\$87.00
<u>A - Dock</u>		
24'	\$2,080.00	\$2,120.00
28'	\$2,540.00	\$2,585.00
13' x 24'	\$2,480.00	\$2,525.00
13' x 28'	\$2,860.00	\$2,915.00
14' x 30'	\$3,170.00	\$3,230.00
15' x 36'	\$3,590.00	\$3,655.00
15' x 38'	\$3,790.00	\$3,860.00
16' x 36'	\$3,840.00	\$3,910.00
18' x 46'	\$4,755.00	\$4,845.00
20' x 70'	\$7,460.00	\$7,585.00
Over 70' (Per Ft.)	\$104.00	\$106.00
<u>I - J Dock</u>		
24'	\$2,205.00	\$2,245.00
26'	\$2,520.00	\$2,565.00
28'	\$2,765.00	\$2,815.00

TRANSIENT OVERNIGHT BOAT SLIPS		
Up to 28' per night (non-powered)	\$47.00	\$47.90
Up to 28' per night (w/ electricity)	\$57.00	\$58.00
OVERNIGHT LODGING GUEST BOAT SLIPS		
Up to two nights (non-powered)	\$31.00	\$31.60
after two nights at above rate (non-powered)	\$16.00	\$16.30
Up to two nights (w/ electricity)	\$37.00	\$37.70
after two nights at above rate (w/ electricity)	\$17.00	\$17.30
LODGING		
Studio Unit	\$259.00	\$275.00
One Bedroom Unit	\$299.00	\$320.00
Two Bedroom Unit	\$449.00	\$475.00
SIX-BEDROOM COTTAGE		
Four Bedroom (up to 8 guests)	\$1,195.00	\$1,265.00
Up to 16 addl guests	\$25.00	\$26.00
Lower floor hotel rooms	\$250.00	\$265.00
Six Bedroom Full Building (up to 12 guests)	\$1,695.00	\$1,795.00
Six Bedroom Full Building (13-16 guests)	\$1,795.00	\$1,895.00
Six Bedroom Full Building (17-20 guests)	\$1,895.00	\$1,995.00
Six Bedroom Full Building (21-24 guests)	\$1,995.00	\$2,095.00