



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: August 12, 2025

NEW BUSINESS

AGENDA ITEM 15.B

SUBJECT:

Discussion and Consideration of Marina Lease Agreements for Fiscal Years 2025-2027

SUMMARY:

The CRA's Boynton Harbor Marina dockage lease agreements and slip lease rates are approved by the CRA Board every two years. The CRA Board last approved the slip dockage lease agreements and slip lease rates on August 8, 2023 (Attachment I). CRA staff has updated these documents for FY 2025-2027 (see Attachments II - IV):

The following is a breakdown of the CRA Board approved slip lease rates since 2012:

- 2023-2025 \$20 per linear foot
- 2021-2023 \$19.50 (2021-22) & \$20.00 (2022-23) per linear foot
- 2019-2021 \$19 per linear foot
- 2017-2019 \$19 per linear foot
- 2016-2017 \$18 per linear foot
- 2012-2016 \$16 per linear foot

Transient/traveling vessel dockage rental fee was increased in 2023 from \$2.50 per linear foot to \$3.00 per linear foot. The current rate is still in line with other transient/traveling vessel dockage fees in the area. However, raising the transient vessel dockage fee is at the discretion of the Board.

Slip rate data from comparable municipal marinas is provided for the Board's review (see Attachment V). The most comparable marinas are Riviera Beach at \$43.00 per linear foot & Lake Park Marina at \$34.50 per linear foot.

The Board has sole discretion to increase rents as it sees necessary (i.e., increase every two years or increase annually) in order to keep up with operating and maintenance costs of the marina.

In 2019, the CRA Board approved the following fuel discount rates for the slip lease tenants which remain in effect:

- Gas cash discount decrease from 20 cents to 15 cents per gallon
- Gas credit card discount would remain the same at 10 cents per gallon

- Diesel cash discount decrease from 30 cents to 20 cents per gallon
- Diesel credit card discount decrease from 20 cents to 15 cents per gallon

FISCAL IMPACT:

Project Fund Line Item 01-51630 - FY 2025-2027 to be determined by CRA Board

FY 2023-2024 \$20.00 per linear foot total annual rent collected (from October 2023-September 2024) was \$159,136.00

FY 2024-2025 \$20.00 per linear foot rent collected (October 2024-July 2025) is \$135,676.00

CRA PLAN/PROJECT/PROGRAM:

2016 Updated CRA Redevelopment Plan - Marina

CRA BOARD OPTIONS:

To be determined based on Board direction.

ATTACHMENTS:**Description**

- [Attachment I - 08-08-2023 Minutes RE Marine Lease Agreements for FY 2023-2025](#)
- [Attachment II - 01 FY25-27 Marina Lease - REDLINED \(LLW Edits 7-24-25\)](#)
- [Attachment III - 02 FY25-27 Marina Lease for Multiple Vessels - REDLINED](#)
- [Attachment IV - 05 FY 25-27 Transient Dockage Agreement - REDLINED \(LLW Edits 6-30-25\)](#)
- [Attachment V - 2025 Marina Comp Analysis](#)