Agenda Item: 3.d

Meeting Date: September 3, 2026

MEMORANDUM

To:	City Commission
Through:	Jennifer K. Bramley, City Manager
From:	Les Tyler, Director of Finance
Date:	2026-07-27
Subject:	Resolution 26-17 Amending the Marina User fees
Presenter(s):	Les Tyler, Director of Finance, Tony Mulkey, Director of Parks & Recreation, Laurie Ferguson, Harbormaster
Staff Recommendation:	Staff recommends approval of Resolution 26-17 to increase the marina slip user fees by 7% effective October 1, 2026
Strategic Themes:	Good Goverance
Boards & Committees:	Marina Advisory Committee Board of Finance
Budget Impact:	7% rate increase to slip fees
Past Action:	Approval of Resolution 25-29 on September 4, 2025 Approval of Resolution 24-22 on September 3, 2024 Approval of Resolution 23-17 on July 13, 2023 Approval of Resolution 23-04 on March 9, 2023
Next Action:	N/A
Attachments:	Resolution 26-17_Marina_Rate_Change FY 2027 with rate fee schedule.pdf
Background:	On January 18, 2023, the City Commission received the final report of a rate study for the Dunedin Marina prepared by consultant, Raftelis. The plan included rate adjustment recommendations for ensuring the financial stability of the Marina Enterprise Fund. The plan included a recommendation to increase slip rates by 10% in five increments. The plan also addressed and made recommendations for other parts of the rate structure including the live-aboard and commercial surcharge fees. On May 2, 2023, City Commission provided consensus direction on those surcharges, and on July

13, 2023 approved to increase those fees to a 50% surcharge effective August 1, 2023.

The City Commission approved the initial 10% rate increase on March 9, 2023, and the rate changes have been:

1. 1st 10% rate increase took place on April 1, 2023
2. 2nd 10% rate increase took place on October 1, 2024
3. 3rd 10% rate increase took place on October 1, 2025

The next increase is scheduled for October 1, 2026, and staff has proposed a 7% rate increase. Staff have forecasted the financial needs of the Marina Enterprise Fund. This 7% increase is necessary to keep the Marina fund self- sustaining. The new revenue will directly cover our daily operating expenses, debt service, and vital capital improvements while keeping our financial reserves healthy.

The City received a $3.0 million state appropriation for Fiscal Year 2026-27 to support hurricane repair and restoration efforts at the Dunedin Marina. These funds will assist the Marina Fund with storm-related repairs to Docks A and B.

However, we want to be transparent about a variable in our long-term financial plan:

- The Plan: Our financial forecast assumes that FEMA and the State will fully reimburse the costs to replace Docks A and B with modern floating docks.
- The Risk: If FEMA does not approve of paying for these mitigation costs, the Marina fund may have to cover significantly more expenses than we currently estimate.
- The Impact: If federal and state funding is denied, the Marina Fund will face additional capital costs. To cover the price of the new floating docks, we may be forced to implement additional slip rate increases in the years ahead.

City staff is working closely with Tetra Tech, our consultant and emergency management officials, to secure this funding, and we will keep the City Commission updated as the FEMA application process moves forward.

This rate increase is independent of the Marina Master Plan and the associated capital improvement projects. As such staff recommends the approval of Resolution #26-17 as outlined herein.