


MARITIME METRO TRANSIT

915 S. 11th Street, Manitowoc, WI 54220-5965

Date: February 5, 2014

To: Steve Corbeille, Finance Director
From: Jim Muenzenmeyer, Facilities and Transit Team Leader 
Re: Manitowoc Marina

The City-owned Marina encompasses 39 acres and has 250 boat slips. We have a maritime fuel dock and pump out station, public boat launch and fish cleaning station, indoor heated storage of 24,000 square feet, administration offices, repair shops, and a retail store. The facility is leased by Manitowoc Marina LLC with Richard Larson as President and General Manager.

I was appointed to oversee the physical maintenance of the Manitowoc Marina in September 2013. The facility has had an annual maintenance budget of \$25,000.00 per year for the past several years. It appears that this amount is adequate for the normal, everyday items that are necessary to care for a facility of this nature. However, I need to bring to your attention a looming threat to this asset.

The docks themselves need expensive repairs. We should also be planning for their replacement as they are at their normal life expectancy. This multimillion dollar facility nets the City in excess of \$100,000.00 per year, (\$133,000 in 2013); yet there is no plan to fund large investments like the inevitable dock replacements.

I suggest a financial plan be developed whereby marina profits are set aside to accumulate in a non-lapsing fund. I will be working with Mr. Larson to create a detailed dock maintenance/replacement plan so that these costs are brought to the forefront and we can react accordingly.

Please let me know what type of information you may need to make this happen.

cc. Dan Koski, Director of Public Infrastructure
Scott McMeans, Finance Committee Chair
Paul Braun, Harbor Master
Richard Larson, President and General Manager, Manitowoc Marina LLC