

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

IN THE MATTER OF:)	
)	
PETITION FOR RATE INCREASE)	ADMINISTRATIVE CAUSE
BY LAKE MONROE SAILING)	NUMBER: 22-SP-036
ASSOCIATION)	

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

A. Findings

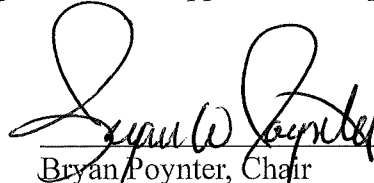
1. The scope of the informal review by the Natural Resources Commission (the "*Commission*") in Information Bulletin #20 (Fifth Amendment) (*IB #20*) is addressed for petitions requesting a rate increase or rate establishment at marinas and related facilities on properties owned or leased by the Department 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 or rate establishment. The Commission ultimately recommends action on the petition by the U. S. Army Corps of Engineers ("*Corps*"), and the Corps may either accept or reject the recommendation.
3. LMSA, in their Petition, is requesting across the board increases of approximately 10%. No requests for a public hearing were received.
4. In determining whether a recommended rate increase 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 LMSA are within the range of slip rates charged by comparable marinas for similarly sized slips.
5. A Hearing Officer's or the Commission's recommendation for rate increase 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.

6. Further, the Commission exercises the authority to recommend approval of the rate increases as requested by LMSA.
7. The requested rate increases 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. Recommendation

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

Dated: 5/16/2023



Bryan Poynter, Chair
Natural Resources Commission

COMPREHENSIVE RATE LIST

LAKE MONROE SAILING ASS'T SLIP SIZE & DESCRIPTION	CURRENT RATE	COMMISSION RATE RECOMMENDATION for IMPLEMENTATION JANUARY 1, 2024
<u>A Dock</u>		
24' x 12'	\$1555	\$1711
26' x 12'	\$1685	\$1854
30' x 14'	\$1800	\$1980
32' x 14'	\$1925	\$2118
34' x 14'	\$2050	\$2255
<u>B, C and D Docks</u>		
22' x 12'	\$1260	\$1386
24' x 12'	\$1320	\$1452
26' x 12'	\$1685	\$1853
<u>Buoy</u>		
Standard single anchor	\$930	\$1023
Heavy duty double anchor	\$1040	\$1144
<u>Winter Storage Fees</u>		
Trailer/Cradle	\$85/\$200*	\$94/\$220*
20' or less	\$85/\$270*	\$94/\$297*
over 20' less than 26'	\$165/\$350*	\$182/\$385*
over 26' less than 30'	\$200/\$400*	\$220/\$440*
over 30' less than 34'	\$210/\$425*	\$231/\$468*
over 34'	\$220/\$445*	\$242/\$489*
<u>Dry Storage Fees</u>		
20' or less	\$380	\$418
Over 20' less than 26'	\$500	\$550
26' or greater	\$585	\$645
<u>Misc.</u>		
Facility Use	\$100	\$110
Trailer/Cradle Parking	\$95/\$250*	\$105/\$275*
Board Boat Storage	\$95/\$200*	\$105/\$220*



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, LOUISVILLE DISTRICT
600 DR. MARTIN LUTHER KING JR PL
LOUISVILLE, KY 40202

June 5, 2023

Real Estate Division
Civil & Support Branch

Division of State Parks
Indiana Department of Natural Resources
Attention: Brandt Baughman, Deputy Director, Operations
402 W Washington Street, W298
Indianapolis, IN 46204
BBaughman@dnr.IN.gov

Dear Mr. Baughman:

We have received and considered the Natural Resources Commission's findings and recommendations for slip rentals at **Lake Monroe Sailing Association**, subleased under Department of the Army Lease DACW27-1-68-2174, Monroe Lake Project, Indiana that your office sent on May 18, 2023. The proposed rate increases are acceptable.

If you have any questions regarding this letter, you may contact Audrey Steier via email at Audrey.L.Steier@usace.army.mil or by phone at (502) 315-6970.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason E. Meyer".

Jason E. Meyer
Chief, Civil and Support Branch