

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

<b>IN THE MATTER OF:</b>	)	
	)	
<b>PETITION FOR RATE INCREASE BY HOOSIER HILLS MARINA, INC.</b>	)	<b>ADMINISTRATIVE CAUSE NUMBER: 18-152P</b>
	)	

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

**A. Findings**

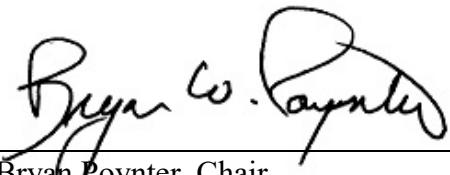
1. The scope of the informal review accorded by the Natural Resources Commission (the “*Commission*”) in Information Bulletin #20 (Fifth Amendment) (*IB #20*) is addressed to petitions for rate increase or rate establishment at marinas and related facilities on properties owned or leased by the Department 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. For requests for rate increase seeking rate establishments, the Hearing Officer shall make a written report to the Commission. The report shall include written findings with respect to the requested rate establishment or increase and a proposal to the Commission for recommendations to the Corps in determining Hoosier Hills Marina’s (“*Hoosier Hills*”) request.
4. Hoosier Hills, in its Petition, requests slip rate increases from 1.03% to 5.71% with an average of for the 27 slips on which rates are requested of 2.05%.
5. In determining whether to recommend a 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 increased slip rates proposed by Hoosier Hills will remain consistently below the slip rates charged by comparable marinas for similarly sized slips.
6. 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.

7. Further, the Commission exercises its authority to recommend approval of the rate increases as requested by Hoosier Hills.
8. The requested rate establishment and 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. Rates established through previous Commission recommendations are so noted.

**B. Recommendation**

The Natural Resources Commission recommends to the U.S. Army Corps of Engineers the rates as set forth in the attached table be approved for existing facilities at Hoosier Hills Marina.

Dated: July 22, 2020

  
\_\_\_\_\_  
Bryan Poynter, Chair  
Natural Resources Commission

## Commission Slip Rate Recommendation

### COMPREHENSIVE RATE LIST

HOOISER HILLS MARINA SLIP SIZE & DESCRIPTION	CURRENT RATE	COMMISSION RATE RECOMMENDATION for IMPLEMENTATION JANUARY 1, 2021
22' x 100' single berth, open	\$6,400.00	\$6,528.00
22' x 80' single berth, open	\$5,406.00	\$5,490.00
20' x 80' single berth, extended, open*	\$5,300.00	\$5,600.00
20' x 80' single berth, open	\$4,907.00	\$5,030.00
20' x 75' single berth	Obsolete	Obsolete
20' x 70' single berth, extended, open	\$4,641.00	\$4,710.00
18' x 80' single berth, open	\$4,692.00	\$4,770.00
18' x 70' single berth, open	\$4,080.00	\$4,140.00
18' x 70' single berth extended, open	\$4,284.00	\$4,350.00
16' x 60' single berth, open	\$3,825.00	\$3,890.00
18' x 80' double berth, open	\$3,672.00	\$3,730.00
14' x 36' single berth, covered	\$3,654.00	\$3,710.00
18'x70' double berth, open	\$3,468.00	\$3,525.00
18' x 60' double berth, open	\$3,100.00	\$3,150.00
18' x 50' double berth, open	\$2,856.00	\$2,900.00
16' x 50' double berth	Obsolete	Obsolete
16' x 45' double berth, open	\$2,550.00	\$2,600.00
14' x 30' single berth, covered	\$3,045.00	\$3,100.00
12' x 30', single berth, covered	\$2,944.00	\$3,000.00
10' x 30' single berth, (narrow covered)	\$2,639.00	\$2,740.00
12' x 24' single berth, covered	\$2,436.00	\$2,480.00
16' x 36' double berth, open	\$2,030.00	\$2,060.00
14' x 36' double berth, open	\$1,827.00	\$1,860.00
30' double berth, open	\$1,523.00	\$1,540.00
24' double berth, open	\$1,168.00	\$1,180.00
30' double berth open end	\$1,523.00	\$1,540.00
24' double berth open end	\$1,168.00	\$1,180.00

Personal Watercraft, open	\$300.00	<b>\$300.00</b>
Daily Slip, double berth, open	\$25.00	<b>\$26.00</b>
Daily Slip w/ Electricity, double berth, open	\$35.00	<b>\$37.00</b>
Auxiliary Boat Mooring**	\$40.00	<b>removing</b>
Daily Slip Rental – existing dock customers**	\$10.00	<b>removing</b>
Section 8 Slips, double berth, open***	\$500.00	<b>removing</b>

\* Rate approved in 2019 (implementation 2020). Administrative Cause Number 18-130P

\*\*Rate approved in 2018 (implementation 2018); Administrative Cause Number 16-167P

\*\*\*Rate approved in 2018 (implemented 2019); Administrative Cause Number 17-128P



REPLY TO  
ATTENTION OF:

**DEPARTMENT OF THE ARMY**  
U.S. ARMY ENGINEER DISTRICT, LOUISVILLE  
CORPS OF ENGINEERS  
P.O. BOX 59  
LOUISVILLE, KENTUCKY 40201-0059

August 26, 2020

Real Estate Division  
Civil & Support Branch

Indiana Department of Natural Resources  
Attn: Bryan Poynter, Chair  
402 West Washington Street, Room W298  
Indianapolis, Indiana 46204

Dear Mr. Poynter:

We have received and considered the Natural Resources Commission's findings and recommendations for slip rentals at Hoosier Hills Marina, Inc. (Department of the Army Lease DACW27-1-79-127, Patoka Lake Project, Indiana) that your office sent on July 22, 2020. We approve of the rate increase.

If you have any questions regarding this letter you may contact Audrey Steier via email at [Audrey.L.Steier@usace.army.mil](mailto: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