



## **MARTINEZ WATERFRONT**

### ***FREQUENTLY ASKED QUESTIONS***

**Q: Why is Suntex terminating its marina management agreement with the City?**

A: While the City cannot speculate about Suntex's business decision to exercise its termination option, Suntex is primarily a marine management operator, not a developer/operator like Almar. Thus, the extensive waterfront improvements envisioned in the City's Martinez Waterfront Plan are likely best implemented by a marina operator with expertise in development.

**Q: What impact will this have on marina operations?**

A: The City is focused on a smooth marina management transition and long-term planning to ensure the waterfront's economic viability and prominence as a significant community resource. City staff is working with Suntex on an orderly transition of marina management that will continue the marina's high service standards. The City recognizes the need for stability for those who have slip agreements at the marina.

**Q: What is the City planning to do about permanent marina management?**

A: Marina management is part of the City's overall approach to marina improvements and revenue increases. For several reasons, marina assets in their current condition don't generate enough revenue to cover operational costs or repay debt from state marina improvement loans. The City's waterfront plan addresses these issues, including full marina redevelopment, new seawall construction, cultural/event center development, tidal marsh restoration, pier renovation, and several park and recreation improvements.

**Q: Will 3-4 Almar workers lose their jobs?**

A: The workers at the marina are employed by Suntex/Almar. The City will ensure marina operations and oversight continue once the contract with Almar ends on Aug. 21. While the City aggressively seeks a new development and operations partner, the City is committed to taking the necessary steps to ensure ongoing operations, which will be conducted by City employees in the interim.

**Q: Why did the City suddenly shut down the bait shop?**

A: Safety is a top priority, and the City shut down the bait shop after the Building Division conducted inspections in response to concerns about unsafe conditions. During the inspections, both the exterior and interior of the building were assessed. It was found that the building, installed around 1990, was in very poor condition, with significant water intrusion, rotted damage to the exterior on all sides, compromised footings, and faulty electrical outlets. Due to these safety hazards, the City determined that immediate closure was necessary.

**Q: Why didn't the bait shop have more time to find an alternate location and remain open?**

A: The bait and tackle shop, operated by Almar, had limited time to find an alternate location and remain open due to several factors. Almar, primarily responsible for managing the Marina, does not typically manage bait shops, but operating the bait and tackle shop was a contract requirement for the



## **MARTINEZ WATERFRONT**

### ***FREQUENTLY ASKED QUESTIONS***

Martinez Marina. Over the years, Almar attempted to find a private operator for the shop. However, the inability for Almar to offer extended lease terms, due to ongoing development of the Trust Land Use Plan for the Marina's future and Almar's own need to enter into a new long-term agreement with the City, made the terms unattractive to potential business operators. The City continues to work on a solution to reopen a bait shop with expanded amenities on the waterfront.

**Q: Can the City do more to support the Marina and its customers and replace the Bait Shop?**

A: The City is actively engaged in supporting local businesses, with recent efforts including the appointment of a new Community and Economic Development Director who is seeking alternative business operators to replace the existing bait shop structure with a new modular facility. This new facility would continue to offer traditional bait shop services and also expand its offerings to include options such as food service and a fresh fish market.

**Q: What happens if the shop is unable to reopen in its temporary modular building?**

A: The shop is not expected to be able to reopen in its temporary modular building, meaning the City will likely replace the structure. The shop closure underscores the need for this replacement, and our ongoing efforts are focused on the future success of the replacement business in a new, improved facility and a revitalized waterfront.

**Q: Are there other structures on the waterfront that may be unsafe?**

A: Yes, the Fishing Pier was damaged during storm season and recently vandalized. The City has been aggressively working with various environmental permitting agencies to secure approval to initiate large-scale improvements to the pier. Fortunately, the City received a \$2.5 million Community Project Funding federal earmark to renovate the existing fishing pier and is closely coordinating with the federal agency administering the grant to start the project before the end of the year, within the limited work window allowed by the environmental permitting agencies, permits pending.

**Q: Why has the waterfront been so neglected?**

A: Waterfront neglect is due to many factors, including limited funding, competing priorities, weather conditions, and the absence of a comprehensive long-term maintenance strategy. Without adequate funding to address concerns such as the seawall replacement and breakwater repairs, the City is faced with dredging every five years at a cost of about \$1 million and are paid for exclusively through the General Fund. Should the City obtain funding to address the seawall and breakwater issues, the Marina would be viable for a complete rebuild and a more substantial dredge, paid for by the Marina operator in exchange for a long-term agreement. The waterfront is important to our community and the City is diligently seeking resources and prioritizing near-term measure to kick-start the long term sustainability of the waterfront and marina, as part of the Martinez Waterfront Marina Trust Lands Use Plan which will ensuring that it thrives.

**Q: What short-term action is the City taking to increase the waterfront's viability?**



## **MARTINEZ WATERFRONT**

### ***FREQUENTLY ASKED QUESTIONS***

A: The City is taking several short-term steps to enhance the waterfront's viability, such as increasing clean-up efforts, improving lighting and safety, and supporting community events to draw more visitors.

**Q: What is the City's long-term vision for the waterfront?**

A: The Waterfront Plan, crafted through extensive community and stakeholder collaboration, explores a variety of options to maximize the recreational and economic potential of the Martinez waterfront, marina, and surrounding lands. The City has made a significant investment in the development of the Plan. Alongside seeking federal and state grant funding and private investment, the City is implementing a comprehensive financial strategy to secure the necessary funding for waterfront maintenance. This strategy encompasses meticulous budget planning, exploration of alternative revenue sources, and the establishment of partnerships with stakeholders to collectively shoulder the responsibility and costs of maintaining the waterfront. The City is dedicated to preserving the vibrancy and upkeep of the waterfront for the enjoyment of residents and visitors for years to come.

**Q: How will the recent pier fire affect the waterfront?**

A: The recent pier fire was confined to an area that was already scheduled for repair and closed to the public due to pre-existing structural issues. While this incident highlights the need for additional safety and security measures, it does not change the City's commitment to revitalizing the waterfront. The City remains dedicated to repairing and reopening the pier as part of the larger waterfront vision, ensuring it becomes a safe and enjoyable space for the community.

**Q: What is the timeline for complete renovation of the waterfront?**

A: The TLUP Plan outlines a set of generational improvements that will be transformative – but they will also take years and significant, deliberate effort and leadership to realize. The short-term activities at the waterfront will focus on:

1. Reconstruction of the fishing pier and associated breakwater
2. Replacement of an expanded bait shop and market concept

The Plan identifies the following four phases of development:

- Interim Development (2023-2027): As Marina capital improvements are essential in activating the Waterfront Marina, the interim phase will include construction of the Fishing Pier, repair of the eastern seawall, partial repair of the breakwater, and the opening of an initial phase of dry storage.
- Near-Term Development (2027-2031): Specifically, this phase will include completion of breakwater repairs, dredging, phased dock replacement over three years, and starting construction of the Marina Village, as well as expanded recreational uses at the Marina and Waterfront Park.



## **MARTINEZ WATERFRONT**

### ***FREQUENTLY ASKED QUESTIONS***

- **Mid-Term Development (2031-2038):** During this phase, there will be a significant jump in revenue with the construction and completion of the Marina Village and the educational and events center.
- **Long-Term Development (2038-2043):** During this phase, the expansion of visitor parking will take place, alongside the restoration of the Tidelands to provide a revitalized area for passive recreation, along with the completion of a dry storage facility.