



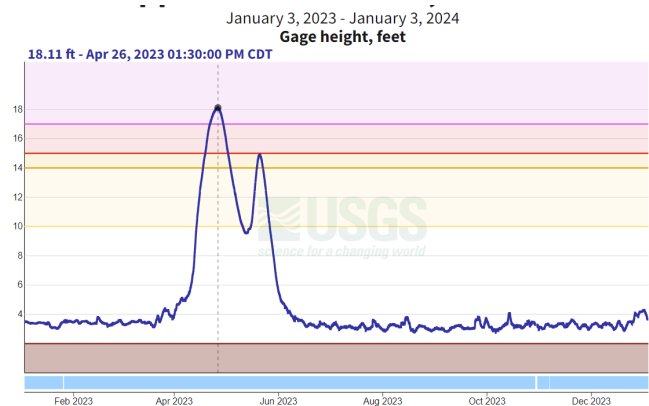
## 2023 SPYC Annual Report

### Commodore's Report - Bill Tschohl

Hello fellow boaters!

Thank you for an excellent year in 2023! The support of our great members is the lifeblood and energy of our community. I want to personally thank each and every one of you for everything we accomplished in 2023!

We had a wonderful year with many boat trips out on the mighty Mississippi river here in St. Paul. We had a remarkable year of consistent water levels in Pool 2 for the majority of our peak boating months. This was really great for all of us since it allowed us to get a lot of boating in and explore the river just about whenever we wished. Our ability to get out on the river was only briefly hampered a couple times this year with moderate flooding in April and May, which created a headache for prepping boats in the yard, but minimally disruptive otherwise.



We have seen a constant process of growth and change for the neighborhood surrounding Harriet Island. More new local condos and apartments were being built beyond the marina, and roads were consistently closed and detours abounded.

Towards the end of 2022, The Scenic Apartment building, adjacent to West Side Flats, added 171 apartments. In 2023, Soul Apartments on Robert Street started construction to add 178 units. We will also see 284 new apartment units next year when the Farwell-On-Water development between Plato and Water Street is completed. Along with that, we have seen a phenomenal amount of construction impact along the edges of Harriet Island Park. From April through December, a portion of Wabasha Street, Robert Street, Plato Avenue, Water Street and Dr. Justus Ohage Boulevard were fully or partially closed for weeks or months at a time. It is anticipated that Farwell-on-Water and Soul apartments will remain under construction until 2024. Once completed, these developments will have added 633 new units plus a restaurant and office spaces within a half mile of the marina.

Considering all of the construction and activity around us in 2023, one wonders what the St Paul Yacht Club was doing? Moreover, and perhaps more importantly, what will the St Paul Yacht Club be doing in 2024 and beyond?

The St Paul Yacht Club accomplished some amazing progress on many key goals for 2023. Among the goals was a retinue of social activities, which is the heartbeat of our club. The social committee put together a series of entertaining events at various locations throughout the year. Their experimentation with trying some old and new events and expanding locations added fun events and also showed us where some new opportunities are.

Completing the work to dredge the Lower Harbor was the most challenging work of 2024. While the Corps of Engineers, St Paul Parks and LSM partnered with us throughout the process, it was wonderful to finally see it done and our docks rebuilt to pre-dredge status in 2023. While that was in-progress we also had a lot of work going on refreshing key equipment and facilities. The gas dock got a new roof. The office interior was refreshed and is finally a wonderful place for current and old customers to visit. New signs were also installed across the marina. Overall, I think the marina is looking the best it has in my memory. Of course, along with all of that we continued refining consistent and repeatable processes for the management of the club. Each presented its own challenges, some of which were expected, some of which were entirely new learning opportunities.

Looking ahead to 2024, I want our club and board to focus on our club's future. The management controls are in place currently and should serve us well. The City of St. Paul has a new vision for the Watergate marina. There are literally hundreds of new apartments and condos springing up around us. We started talking about developing our club's vision in 2023 and will really be focusing on that in 2024. I will be setting up and guiding a number of focused meetings solely for that purpose along with key stakeholders as appropriate from St Paul Parks and Recreation along with some programming partners that can help us activate the marina utilization and help us deliver the best river focused opportunities on the Mississippi River anywhere in Pool 2. I personally want to invite and welcome you to be a part of that discussion!

The SPYC board deserves a personal thank you from me. The 2023 SPYC Board of Directors put a lot of work together that makes our St. Paul Yacht Club a wonderful place to boat. Having been on the board in various capacities over the past decade, it does wonders to have a board serving the club's best long-term interests the way our 2023 board has!

Bill Tschohl

St Paul Yacht Club - Commodore



## **2023 Highlights**

Before we jump into other reports, I want to point out some highlights and expectations for 2024.

### **Summer Rates**

There will be no increase to the summer slip, common, clubhouse or membership fees for 2024. Our Harbor Maintenance fee will increase from \$6.50/ft. to \$10/ft for 2024. All slip and yard rates are always available on our website.

### **Slip Usage**

In 2023 we had 133 out of 160 slips filled. 2023 was a really challenging year for slips due to the continuation of dredging in the Lower Harbor that included removing 40+ slips for a few months. Although we had a net decrease of 2 slips from 2022, I'm confident we can regain ground with slip sales in 2024 due to the plentiful depth found across the Lower Harbor now. For 2024 the Upper Harbor has openings for the first time in a while. We also have plenty of slips available for summer in the Lower Harbor and Dahlgren docks. The waiting list for slips currently stands at 19, with the list balanced between new potential boaters to SPYC and existing members looking for different slips.

If you know of anybody that is interested in a slip at SPYC or that would like a tour, please have them call (651) 292-8964 or email the office at [office@stpaulyachtclub.org](mailto:office@stpaulyachtclub.org).

### **Lower Harbor Dredging**

Our second and last round of dredging in the Lower Harbor was completed midway through the 2023 summer boating season by the Corps of Engineers, City of St Paul and LSM marine. Dredging of the Lower Harbor was critical not only to our liveaboards but also to the overall viability of our marina. Beyond the 25 liveaboard slips, there are 135 convenient slips available for summer use!

### **SPYC Yard Crew and Upper Harbor Dredging**

Our yard crew, Brian, Greg and Bruce did an amazing job in 2023! The crew continues to be careful and efficient with launching and hauling out boats along with all the other marina operations work.

As with the past summer seasons, we will be dredging the Upper Harbor. Some of this work, in the main fairway and slips, will occur with our MudCat dredge and crew. Some of the most challenging work at the harbor entrance and under the clubhouse, will be contracted out. The slip mouth should be opened to at least 55' wide. The contractor will also dredge the area under the clubhouse so as to minimize the overall disruption of moving the clubhouse into the Upper Harbor fairway.

Our goal this year will be to maximize spoils removed while minimizing the impact of dredging on boat movement. In 2023 we were able to keep the harbor mouth and fairway open, but the crew had very little time to work on the fairway and slips which put us behind a bit further than we had hoped for. The challenge was resource time to rebuild docks, electrical, sewer, gas, etc. in the Lower Harbor along with



the myriad regular tasks of the year. We won't have that same challenge in 2024 and will be able to focus efforts more precisely.

### **Upper Harbor Pump-out and Fuel Dock**

The new fuel pump worked well in 2023. For quite a while in the early spring we were the only fuel dock open in Pool 2 which helped our fuel sales early in the year. With self service and 24-hour availability, we were able to sell about 15,000 gallons of fuel in 2023.

### **Sheriff's Auction**

In 2023 we sold 11 boats at a Sheriff's auction. Our goal is to entirely prevent the need for these types of events by helping our members who actively communicate and plan with us. If you need a payment plan, please contact the office. This spring, we may hold another Sheriff's sale for boats that have been abandoned or are seriously in arrears on payments. I would love to see no boats sold at auction in 2024.



## Treasurer's Report - Lynn Adler

As of January 11, 2024, we have \$267,006.33 cash in the bank. Currently, our accounts receivable (what we are owed) is \$46,886.15. The majority of this balance is 60-91 days old. This is a decrease compared to the same time last year as the 2024 invoices have not gone out. We will continue to work with members to pay their fees on time or work out approved payment plans.

***As a reminder, we will not be launching any boats until slip fees or any other outstanding balances are paid in full or an approved payment plan is in place.***

We currently have \$164,952.98 in long-term debt, down \$31,985.02 from last year. We also have a \$50,000 line of credit, with no balance owed, for any emergencies.

Smith & Schafer accounting firm will continue to work with us to complete all of our tax filings.

We will be sending notices of intent for a Sheriff's sale this spring. We had one Sheriff sale in 2023 and will have another in 2024 and do need to continue to utilize this and other tools at our disposal regularly to handle delinquent accounts and to clear the yard.

Moving forward we will no longer carry abandoned or delinquent boats in our yard for more than 180 days. We will also not continue to issue repeated invoices that are not responded to or paid.

Lynn Adler

St. Paul Yacht Club - Treasurer



# St. Paul Yacht Club

## P&L January - December 2023

	ACTUAL
Income	
40000 REVENUE	200.00
40100 DUES INCOME	13,916.66
40150 CLUB HOUSE FUND	19,720.00
40200 SUMMER DOCKAGE MAIN	270,467.19
40220 SUMMER STORAGE	41,412.02
40250 DISCOUNTS GIVEN	-15,800.02
40300 WINTER STORAGE	149,238.00
40325 LIFT INCOME	28,275.00
40337 HARBOR MAINTENANCE	37,972.65
40350 UTILITIES- METERED (GAS/ELEC/WATER)	58,924.34
40351 UTILITIES- COMMON AREA FEES	160.00
40500 GASOLINE INCOME	72,290.71
40550 TRANSIENT	2,317.00
40700 SHIP STORE SALES	8,906.83
40750 MARKUP	42.50
40800 SERVICES	14,622.11
42000 SAFETY FEES	8,400.00
42500 YARD INCOME	7,160.00
CLUB HOUSE FUND EXPENSE	0.00
SOCIAL FUND	4,140.00
SOCIAL FUND EXPENSE	0.00
<b>Total 40000 REVENUE</b>	<b>722,364.99</b>
Sales of Product Income-1	60.00
Unapplied Cash Payment Income	
Uncategorized Income	0.81
<b>Total Income</b>	<b>\$722,425.80</b>



Cost of Goods Sold	
50000 COST OF GOODS SOLD	197.93
50100 COS- GAS	62,321.73
50300 COS-SHIP STORE	11,082.75
50400 COS-SALES TAX	-3,184.35
<b>Total Cost of Goods Sold</b>	<b>\$70,418.06</b>
<b>GROSS PROFIT</b>	<b>\$652,007.74</b>

Expenses

60000 MEMBERSHIP & FUNDRAISING	100.60
60100 ADVERTISING & PROMOTIONS	2,652.28
60600 SOCIAL FUND EXPENSES	15,799.82
60700 SOCIAL GIFTS	203.45
60800 CLUB HOUSE EXPENSE	4,214.90
61000 BANK FEES/SERVICE CHARGES	9,087.31
61050 DREDGING LOAN FEES	400.00
61100 OFFICE SUPPLIES & EQUIPMENT	5,282.14
61150 OFFICE SOFTWARE	9,356.07
61170 OFFICE/GENERAL ADMINISTRATIVE	615.86
62000 MILEAGE -EMPLOYEES	4,099.73
63000 PAYROLL ADMINISTRATION	556.80
63500 PROFESSIONAL FEES	3,775.00
CONSULTING	4,489.88
<b>Total 63500 PROFESSIONAL FEES</b>	<b>8,264.88</b>
63600 TRAINING	1,511.90
64000 HARBOR RENT	55,664.64
65000 REPAIRS & MAINTENANCE	82,217.88
65150 SECURITY	346.16
FLOOD EXPENSE	1,173.21
<b>Total 65000 REPAIRS &amp; MAINTENANCE</b>	<b>83,737.25</b>




65400 SHOP SUPPLIES	12,351.07
65500 DREDGE & MODIFICATIONS	25,834.15
66000 EQUIPMENT & STORAGE RENT	0.00
66001 WINTER/WINTERIZING	4,387.30
66100 SAFETY EQUIPMENT	323.81
66200 PERMITS, LICENSES	383.73
67000 WAGES & BENEFITS	
67100 GROSS WAGES	150,168.70
67200 PAYROLL TAXES	-11,911.26
67400 RETIREMENT EXPENSE-ER	4,407.79
WORKMAN'S COMP	5,018.00
<b>Total 67000 WAGES &amp; BENEFITS</b>	<b>147,683.23</b>
68000 INTEREST EXPENSE	7,652.25
68500 LIABILILTY INSURANCE	23,116.19
69000 UTILITIES	75,440.06
70000 OPERATING	
70435 SMALL TOOLS	
<b>Total 70000 OPERATING</b>	
70075 BAD DEBTS	113,938.04
Uncategorized Expense	4,000.00
<b>Total Expenses</b>	<b>\$616,657.46</b>
<b>NET OPERATING INCOME</b>	<b>\$35,350.28</b>
Other Income	
90100 INTEREST INCOME	0.00
90125 FINANCE CHARGE INCOME	1,413.69
<b>Total 90100 INTEREST INCOME</b>	<b>1,413.69</b>
90200 OTHER INCOME	-50.00
Late Fee Income	2,625.00
<b>Total Other Income</b>	<b>\$3,988.69</b>





Other Expenses	
70100 DEPRECIATION EXPENSE	90,660.00
90400 OTHER EXPENSES	1,180.50
<b>Total Other Expenses</b>	<b>\$91,840.50</b>
NET OTHER INCOME	<b>\$ -87,851.81</b>
NET INCOME	<b>\$ -52,501.53</b>



## Secretary's Report - Troy Janisch

The St Paul Yacht Club had many notable achievements in 2023, as described in the Commodore's report. Chiefly among these, were dredging accomplishments that ensure our ability to enjoy life on the river.

The second year of lower harbor dredging was wholly disruptive to members that call the lower harbor home. Since this project was governed by the river conditions and the United States Army Corps of Engineers, SPYC was limited in its abilities to communicate the timeline and duration of activities. We endured and learned from the lower harbor dredging project. That project is behind us now – but the need for dredging remains.

During the November, 2023, meeting the board approved \$200,000 to dredge the opening and a few designated areas of the upper harbor. Using a vendor to complete this dredging, as early in the season as possible, will provide everyone with the longest boating season possible. And, it will allow our team to leverage the mudcat, as needed, for dredging activities throughout the season. Since we are managing upper harbor dredging activities ourselves, our abilities to communicate the timeline and activities associated with dredging will be unhindered.

SPYC's secretary is elected every year on the second Tuesday in February. I was elected secretary after the previous board secretary, Barb Haake, left office in February 2023. I have served in this position for a year. During that time, we've sustained the ability for members to attend meetings via Zoom, in addition to attending meetings in person. At the beginning of the term, based on feedback from those attending remote meetings in 2022, we added several microphones to be distributed among participants at each meeting. This improves the quality of audio for remote attendees.

In 2024, we've committed to taking a closer look at Bylaw requirements that require the board secretary to provide a member roster. Specifically:

ARTICLE 5 REPORTS: Paragraph 3. "The Secretary shall report on all meetings of the SPYC and shall provide a current roster of all voting, life, social, honorary, and associate members."

Changes to the article above may be required in 2024. Why? Data protection is a vital aspect of any club or society, as it ensures that the personal information of members is kept safe and secure. Protecting data about club members ensures that their personal information is not misused or mishandled. This includes sensitive information such as addresses and financial details. By keeping this information secure, we help prevent identity theft, fraud, and other malicious activities.

Most importantly, protecting data about club members helps to build trust and loyalty among members. When individuals know that their personal information is being handled responsibly, they are more likely to remain



active and engaged within the club. This can lead to increased membership, participation and support for our club.

I had the opportunity over the winter to browse several of the member directories published in the past by the club. It was a pleasure to see photos of our club's oldest members in their youngest days. I hope that this opportunity remains for others through the sharing of club photos, events and history in new ways. During the holiday party, for example, individuals were invited to share photos from this year. Also The role of club historian, previously filled by Charly Evans, may be important for making future use of these. Contact the marina manager if you are interested in filling this vacant role.

The SPYC office is the hub for managing personal information. Unsolicited member-to-member communications are managed through the office for this reason. The goal of this process is not to prevent individuals from sharing their personal information (such as phone numbers) to each other directly. Rather, it allows you to manage your own personal information among members.

Overall, I have enjoyed my year as secretary and have agreed to fill the role for another year. With that in mind, I've identified the following opportunities for 2024:

- Conduct Virtual Planning Meetings

Members expressed an interest in receiving minutes to upcoming meetings earlier. With that in mind, I will conduct a 20-minute Zoom-based 'planning meeting' two weeks prior to each monthly meeting. This time will be used to collect agenda topics and ensure that agendas are shared no less than one week prior to each meeting.

- Redouble efforts to protect private and confidential information

Staff, board members, and others have expressed concerns that confidential information is susceptible to unwarranted sharing. To ensure that sensitive information is safeguarded while less critical data is allowed appropriate flexibility, I suggest that we implement a simple classification system for SPYC in 2024.

- Public

Information that can be freely used, reused, and redistributed without repercussions. Examples include the name of SPYC Board members, the name of the Marina Manager, and general club contact information.

- Internal-Only

Information strictly accessible to club personnel, board members, or members who are granted access. Examples include internal-only communications, such as grievances, individual billing reminders, and early-drafts of SPYC plans.



- Confidential  
Information requiring specific authorization and/or clearance. Examples include credit card numbers, cardholder data and personnel files.  
We will also explore implementation of Google Confidential mode. If implemented, Google confidential mode prevents email SPYC accounts from sharing or forwarding confidential information.

These classifications will be shared with staff, new board members, and current board members for continuity. If members have questions or concerns about SPYC board activities or day-to-day operations, I encourage you to contact our marina manager or a current member of the SPYC board. We also encourage members to attend monthly board meetings in person, or online.

Thanks to everyone for helping SPYC during the past year - and for your service during SPYC's special events.

**Troy Janisch**

**St. Paul Yacht Club - Secretary**



# Motions and Actions of Note Approved by the Board in 2023

**Changes to by-Laws:** None

**Changes to Standing Rules:** Updated and published to SPYC website

## **Finance Changes:**

Summary of changes for the 2024/25 budget:

- The summer slip rate stays at \$61
- Winter yard storage stays at \$35
- Winter in-water storage set to \$35

Credit Card policy changes:

- Convenience fee for any credit card payments outside of the fuel pump changed from 2.5% to 3%

## **General Board Motions:**

### **February 2023:**

- Fill empty at-large member seat with unelected Secretary candidate (Brett Cummings).

### **March 2023:**

- No general board motions.

### **April 2023:**

- No general board motions.

### **May 2023:**

- No general board motions.

### **June 2023:**

- Postpone late fees for lower harbor pre-dredge boat movement costs until 1 week after the July Board meeting pending discussion and resolution at that meeting.

### **July 2023:**

- The club will pay half the costs from River City Welding, for moving six boats from the lower harbor prior to dredging.

### **August 2023:**

- SPYC will provide \$1,000 to refurbish the peanuts on parade Commodore Lucy statue at the top of Gate A.



**September 2023:**

- Set \$1.48/therm natural gas rate for 2023-2024 winter season.
- Water meters (\$70-\$120) to be purchased by the club and resold at cost to liveboard boaters. To be installed by 10/15. Individual meters will determine boat costs. Remaining water (main trickle) will be split evenly among liveboards.
- Winter in-water storage fee for 2023-2024 winter season to be set to \$35/per linear ft.

**October 2023:**

- Build a new larger wood framed shed for the clubhouse with the remaining office refresh budget monies of \$3,159. Shed will be built by crew and volunteers as available. The existing shed will be disassembled and repurposed, if possible, to be a storage shed on the point for chairs, etc.
- Plan changes for Roster and Directory to be shared prior to beginning of 2024-2025 season.

**November 2023:**

- Increase credit card fee to 3%
- Approve 2024 budget as presented
- Approve \$23,000 on new motors for the workboat.
- Approve \$200,000 for upper harbor dredging in 2024. Vendor to dredge the harbor entry and designated areas, removing all waste.

**December 2023:**

- No meeting

**New Regular Members:**

- Jim Martin
- Brett Godsey

