

CBJ DOCKS AND HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, March 28th, 2019

I. Call to Order

Mr. Etheridge called the Regular Board Meeting to order at 5:00 pm in the CBJ Assembly Chambers.

II. Roll Call

The following members were present: Weston Eiler (arrived at 5:04), Bob Janes, David McCasland, Mark Ridgway, Bob Wostmann, Christopher Dimond (via telephone), Budd Simpson, and Don Etheridge.

Absent: James Becker

Also present were the following: Carl Uchtyl – Port Director, Gary Gillette – Port Engineer, Dave Borg – Harbormaster, Matt Creswell – Deputy Harbormaster, and Teena Larson- Administrative Officer.

III. Approval of Agenda

MOTION By MR. SIMPSON: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Approval of February 28th, 2019 Regular Board Minutes

Hearing no objection, the February 28th, 2019 Regular Board Minutes were approved as presented.

V. Public Participation on Non-Agenda Items – None

VI. Consent Agenda –

- A. Public Requests for Consent Agenda Changes - None
- B. Board Members Requests for Consent Agenda Changes - None
- C. Items for Action

- 1. Amending the CBJ Codes Related to Planning Commission Review of CBJ Real Property Transactions

RECOMMENDATION: TO SUPPORT PROPOSED ORDINANCE CHANGES PERTAINING TO THE PLANNING COMMISSION REVIEW OF PROPERTY TRANSACTIONS.

- 2. FY2019 Docks Enterprise Budget Supplemental

RECOMMENDATION: THAT THE FY2019 DOCKS BUDGET BE INCREASED BY \$35,000 THROUGH THE SUPPLEMENTAL PROCESS.

MOTION By MR. SIMPSON: TO APPROVE THE CONSENT AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

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Consent agenda was approved with no objection.

VII. Unfinished Business

1. People's Wharf Lease Amendment #2

Mr. Uchytel said he wanted it known for the record he received several letters today from various members of the community in support of Tracy's Crab Shack and the Board members were given those letters. In front of the Board is a request from Mr. Bill Heumann for additional lease space along the People's Wharf. New news today from CBJ Law is that Docks & Harbors will not be able to combine the 400sf, which was the right of way permit, into our lease agreement. Mr. Heumann will still be able to use this area but he will need to obtain the 400sf right of way area under the right of way permit. Amendment #2 starts on page 22 in the packet. In 2006 Mr. Heumann received a 476sf lease with CBJ. Amendment #1 adjusted the area of the lease to 466sf. Today for Amendment #2 his lease area will increase by 305sf and be for seasonal use only with a 35 year term ending in 2041. The area was appraised and at the last Committee meeting the rate of \$21 per sq/ft was approved. If this lease amendment #2 is approved, the total lease will be \$12,355 per year. Other stipulations in the lease include, the additional area can only be used for outdoor seating April to September, and their propane tank and crab cooking area. If Tracy's Crab Shack is no longer a tenant of Mr. Heumann's amendment #2 would go away or he could have another restaurant move in.

Board Questions-

Mr. Wostmann asked if the adjusted rent amount is based on the per sq/ft appraisal that was looked at earlier?

Mr. Uchytel said yes for the outdoor seating. Law and the City Manager is aware of this request and the timing issue. If the Board approves this tonight this will go in for introduction to a Special Assembly meeting on April 3rd and taken up at the Regular Assembly meeting on April 24th.

Mr. Wostmann asked if the right of way permit will be issued at the same cost per sq/ft as this?

Mr. Uchytel said he does not know how they are figuring the rate. The right of way area is managed by CDD and the City Manager.

Mr. Gillette clarified that a right of way cannot be permanently assigned so they issue temporary permits and regular land can be leased.

Mr. Dimond left the meeting at 5:20 PM

Public Comment-

Daniel Glidmann, Douglas, AK

He said he is not here to interfere with Tracy's tenancy at People's Wharf location. He does have issues with public lands and public use. He would like to see Tracy's Crab Shack operate as last season until a well crafted waterfront policy is completed. The use of public land for private use is

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complicated. This started out with 55sf, and now has grown to 705sf. Do you just keep asking until you wear the governing body down? This is referring to all waterfront property owners and not just People's Wharf. Is this to increase revenue or help specific property owners? What if another property owner offered a higher amount for the property and leased it back to Tracy? Why does People's Wharf get preferential rights just because it is next to the property? He asked how an appraiser can come up with upside down conclusions? He asked how seasonal space can be added to an existing lease that is not seasonal? This is an annual lease used only part of the year like many entities in the tourist industry. No other entity can use this space. This is manipulating numbers for some unknown outcome. Another unknown is why does People's Wharf get to opt out of this lease amendment if Tracy's Crab Shack goes away? He has lots of tenants that would like to say that business isn't that great right now so take it off my lease. He should have to pay this for the 35 years whether he uses this or not and Mr. Heumann is receiving preferential treatment. He would like to see a coherent policy in place.

Reecia Wilson, Juneau, AK

Ms. Wilson said she is not here to change Tracy's Crab Shack operations. She is here for clarity on a policy. She has been in the restaurant business for 23 years and Mr. Heumann's tenant just happens to be in the same business. Establishing a policy regarding commercial use of public land can be a very complex issue. It can hurt some people and help others. Helping Tracy's Crab Shack is a good thing and it is a great brand for Juneau. She said as a property owner, she needs to know what the policy is. Ms. Wilson said she fundamentally disagrees that specifically developed public lands paid for with tax dollars should compete with private property not just our private property but all private property. She just wants to know what the policy is and there is a level playing field for property owners and tenants alike. She said she is not sure she can get clarity for her future developments and investment in Pier 49 or the Wharf until a policy is adopted and a lease is drafted with terms and conditions and assuming some limitations. This potential new lease vehicle will directly impact all waterfront commercial property especially if there are no limitations on how much public space can be leased. These concerns she said is shared with her neighbors. She looks forward to an adopted policy and hopes it is fair and creates unintended consequences for property owners and small businesses. She is in support of Docks & Harbors coming up with a policy to keep Tracy's brand alive in business. As a property owner, she just wants to ensure there are limitations and every year not just keep asking. If that is going to be the policy, she needs to know because she has significant plans for Pier 49 location and because she is in the same business as Tracy's Crab Shack there is such a thing as competition matters.

Mr. Ridgway asked Ms Wilson if she has looked at the drafted lease amendment?

Ms. Wilson said no. She said she did drill down on Mr. Horan's appraisal and there are things she agrees with and things she disagrees with in the appraisal.

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Dennis Watson, Juneau, AK

Mr. Watson said he has been coming to the Harbor Board meetings since 2005 and he believes Docks & Harbors has done an outstanding job over the years trying to come up with ideas that work well for both sides. He said he would get the same consideration if this was him asking to put up a balloon shop. He doesn't see any objection for the balloon shop because he would not be competing with other restaurants. He looks at this issue tonight like the complaints received from the brick and mortar stores that voiced their opinions on how unfair it was for people to have shops on the empty lot next to the Library which ended up being a very good thing. This added a local theme to what otherwise has become a highly profitable commercial activity for brick and mortar businesses. He said he supports what Mr. Uchytel has presented tonight to the Board. It is time to be innovative and he respects a merchant to come and be a little different. To deny this opportunity would in the end shortcut what will eventually have to be done. If this works out it will be a good example of being somewhat flexible.

Murray Walsh, Juneau, AK

Mr. Walsh said in terms of policy, the adjoining business probably has a higher claim on the ground than somebody not there at all. Even so, the process allows for other claims to be offered. The City took the leadership role in leasing property to Home Depot, but there was still opportunity if someone else wanted to build a hardware store there they could have. The troubling part of Home Depot in some people's minds is that the City is making it possible for another hardware to show up in a town that already had three of them. That type of thought can't creep into your decision making otherwise you end up taking sides in an environment where the businesses themselves should be making the decisions. The questions you should ask, "is this a good deal for the City and are you getting money for your resource", "does it fit within the land use requirements of the City", and "is some kind of City function going to be impaired"? If those things are met then the answer should be yes and this was the practice that gave rise to the Mt. Roberts Tramway. If the price is right, you are getting value for your land, and if it is an adjacent business the answer should be yes.

Michael Degarimore, Juneau, AK

Mr. Degarimore said a set policy has not taken place that the public knows about. Moving forward might make sense to have a policy in effect. However, this is not the first City with a waterfront and we have businesses that operate on the waterfront. If he understands this correctly, there is the City and Docks & Harbors. There would be no Docks & Harbors if there wasn't cruise ships coming into town with all the people. All these people want something to do when they come to Juneau. Tracy is only asking for a sliver more of land to accommodate the patrons coming off the cruise ship looking for a place to eat. We have all traveled and seen restaurants with outdoor seating. What better way to show Juneau than eating crab outside looking at the beautiful water, mountains, and to celebrate Juneau.

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Tracy LaBarge, Juneau, AK

Ms. LaBarge said when she initially asked for this area, she didn't know how it was going to work. She saw an opportunity for her business to stay in business and got creative to make it work. She said she understands the concern for each year asking for more space but she did say last year for future she would like seating along the building. This is common and she is willing to pay fair market value for this space. She said with the downtown changes and more ships, we have to be open to look at new things in this town. It is not fair for a few people to own everything on the waterfront and no one else gets to be a part of it. There should be areas for people to do business and have stipulations. She wants to run her business and she hopes business continues to thrive.

Mr. Ridgway asked if she had an opportunity to look at the lease amendment?

Ms. LaBarge said she did a short time ago.

Board Discussion/Action

Mr. Eiler asked staff to speak to the assertions Daniel Gladmann made during public comment, in which he insinuated errors with the appraisals and preferential treatment in the lease process.

Mr. Uchtyl said our process is to use Horan & Company who is our term contractor for appraisal services and Mr. Horan is very ethical. He said he does not challenge Mr. Horan's comparisons or dollar amount because he is the professional on appraisals. Mr. Heumann has seen the appraisal and has not said he disagrees with this amount and this is in line with what was used last year.

Mr. Wostmann said he has heard tonight there is a sense from the Board that we need to come up with a policy so people know what to expect. He said in terms of the 35 year lease term, he questioned considering a shorter term. A shorter term would still allow for Tracy's Crab Shack to continue to grow her business but to also give Docks & Harbors an opportunity to establish a clear policy and when the lease is up for review it could be brought inline with the policy if there are any differences.

Mr. Ridgway agrees with the need to develop a policy but does not envision one that would decline this lease. He sees the need for a policy in place for future asks.

Mr. Janes said he is uncomfortable with moving this forward without a policy in place and if putting this off for the next month or two jeopardizes Ms. LaBarge's ability to get ready for the season if the policy allows for this, he will recind his vote on this issue.

Mr. Ridgway said having a policy in hand that creates guidance to the Board is preferential. However, there may never be a policy for every ask and he does not see one eliminating this ask. He would agree with Mr. Wostmann on a shorter term.

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Mr. Simpson said he agrees with a policy in place that is consistent and predicatable going forward which was started a year ago but never finished. It just needs to be finished. **He said he will need to recuse himself from this issue because he has clients that would be interested in the outcome.**

Mr. Eiler said he appreciates Board members wanting to have a “policy” in place, but cautioned that simply constructing a written policy in haste will not be the best approach. He said his understanding of the definition of “public policy,” is anything a government does or does not do. He contended that under that definition the Board does have a policy, and it’s been working pretty well. The Board has taken a thorough but cautious approach to developing this area of Juneau’s waterfront. He cited examples such as the planning that went into the Archipelago Property deal, or the incremental way in which the Board has allowed the People’s Wharf to expand. The Board’s consideration of both these projects highlights a desire to build out our waterfront, while still having these new developments fit within the fabric of the downtown community. He stressed the importance of developing the waterfront and engaging in new leases in helping pay for the infrastructure improvements undertaken by the Board. He said that concept is central to our role as an enterprise board. He cautioned that developing a written policy for downtown waterfront leases will be challenging, and possibly counterproductive. He said the Board should resist having to have everything prescribed in a policy, or try to create something so broad that it covers any eventuality. He specifically asked what Board guidance or direction is lacking from the status quo. He said the open-for-business approach the Board has now might seem messy, but that is not a bad thing. He said that having the freedom to consider lease proposals as they are brought forward creates opportunities for entrepreneurs to expand business and innovate. He said ultimately, written or not, the real policy and effectiveness of this Board will depend upon its members.

Mr. Janes said he believes the policy can be written fairly quickly because of all the time spent on it previously. He would like to take a month to think this over and bring it back to the next Board meeting.

Mr. Ridgway said he is not sure how many commercial leases we have and if we had a policy for any of them? He is assuming we did not. He believes we do need a policy and liked Mr. Walsh’s comments and believes we can get this policy completed in fairly short order. He is not sure a month is enough. This is an ask that has cost us a lot of time and focus and the Board has approved leases without a very specific policy. Because of the limited area and a lot of people involved, stopping the process now due to no policy is difficult to fully support. He said he volunteers to be on an ADHOC committee to get the policy completed.

Mr. Wostmann asked if this motion does not pass today will Tracy’s Crab Shack have the permits and leases necessary to be able to operate?

Mr. Uchytel said no.

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Mr. Etheridge said he believes the Board needs to establish a policy but because this is something the Board members have not completed, Tracy's Crab Shack should not pay. The Board should approve this lease tonight so she can be in business.

Mr. Ridgway asked if the Board didn't want to approve a 35 year lease, could staff be directed to change the length of the lease tonight and then approve the lease?

Mr. Uchytel said the Board could direct him to make the changes and take it back to Law to make the changes to move on to the Assembly.

Mr. Janes asked if this is not approved tonight, Tracy's will not get the 55sf that she had last year?

Mr. Uchytel said that is the next action item. If the early entry is approved tonight and approved through the Assembly, she will have early entry on April 24th. Anything else it will take a month longer.

MOTION Mr. EILER: TO APPROVE LEASE AMENDMENT #2 TO PEOPLE'S WHARF FOR 305SF ADDITIONAL AT AN APPRAISAL RATE OF \$21/SF AND ASK UNANIMOUS CONSENT.

Mr. Simpson objected for registering his abstaining.

Mr. Wostmann objected to amend the motion to approve the lease amendment #2 for two years to People's Wharf subject to renegotiation based on a policy to be established by the Board.

Mr. Janes objected

Mr. Etheridge objected

Mr. McCasland objected based on it should be longer than two years.

Mr. Wostmann suggested a friendly amendment for five years.

Mr. Eiler asked if any other of docks & harbors' current leases have multiple expiration dates as is being contemplated in this amendment.

Mr. Uchytel said Gitkov has two parcels and are not linked up which is better for the reevaluations but we can do whatever the Board wants.

Mr. Ridgway asked if this could be a land use permit?

Mr. Uchytel said four months ago, CBJ Law said this has to be a lease.

Mr. Janes asked if Mr. Wostmann's amendment is still on the table?

Mr. Etheridge said the amended amendment is.

Voting on the amendment motion for five year lease term.

Mr. Eiler – No

Mr. Wostmann – Yes

Mr. Janes – No

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Mr. McCasland – No
Mr. Ridgway – Yes
Mr. Etheridge – No

Motion Failed

Mr. Janes made a friendly amendment to the main motion that we don't approach any other Seawalk commercial use application until we have a policy in order.

Mr. Eiler objected to the amendment to the motion and stated that it was likely out of order. He said that Mr. Janes' intention was a separate proposal than the question of whether the Board should adopt the amended lease for the People's Wharf property, and would need to be made under an action item of its own, which had been noticed on the Board's agenda.

Mr. McCasland requested a friendly amendment for 10 years.

Vote on 10 years lease term.

Mr. Eiler – No
Mr. Wostmann – Yes
Mr. Janes – No
Mr. McCasland – No
Mr. Ridgway – Yes
Mr. Etheridge – No

Motion Failed

Mr. Etheridge called for a vote on the original motion.

Mr. Eiler – Yes
Mr. Wostmann – Yes
Mr. Janes – Yes
Mr. McCasland – Yes
Mr. Ridgway – Yes
Mr. Etheridge – Yes

Motion Passed

MOTION By MR. JANES: NO FURTHER LEASES BE CONSIDERED OR AWARDED ON THE SEAWALK PROPERTY UNTIL WE HAVE A SOLID POLICY TOGETHER AS TO OUR DIRECTION.

Mr. Eiler objected. He stated that if the Board is going to consider a new policy, such as a broad moratorium on new waterfront lease or other business proposals, then such a proposal needs to be noticed in advance on the Board's agenda.

Mr. Simpson said this motion is not needed because the Board has the option to not approve them and the Board has decided to move forward on a policy.

Mr. Janes said he just wants to make sure this gets done.

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Mr. Etheridge requested this policy be on the next Operations meeting agenda and the next Board meeting agenda.

Mr. Janes withdrew his motion.

VIII. New Business –

Mr. Simpon recused himself from this topic.

1. People’s Wharf – Early Entry Agreement

Mr. Uchytel said the intent of this early entry is to allow Tracy’s Crab Shack to achieve early entry to the lease area before the Assembly takes action on the lease amendment. The 62sf she has had in the past is what she will be paying for and what she will have access to under this early entry.

Board Questions – None

Public Comment - None

Board Discussion/Action

MOTION By MR. MCCASLAND: TO APPROVE AN EARLY ENTRY FOR 62SF AT \$114/MONTH NEAR THE PEOPLE’S WHARF UNTIL THE LEASE AMENDMENT #2 IS AUTHORIZED BY THE ASSEMBLY.

Mr. Eiler – Yes

Mr. Wostmann – Yes

Mr. Janes – Yes

Mr. McCasland – Yes

Mr. Ridgway – Yes

Mr. Etheridge – Yes

Motion passed.

IX. Items for Information/Discussion-

1. Amalga Harbor Launch Ramp Improvement Public Meeting

Mr. Uchytel said Tuesday is the public meeting at the Mendenhall Valley Library at 6:00 PM. PND will be facilitating the meeting. We have gone out with social media, advertised in the newspaper, emailed Amalga launch ramp users, and sent letters to every member of the Hoffman Cove Amalga Harbor area. Staff has done an in house evaluation on what was best for the community because the Assembly suggested we didn’t do enough. This will be the third public meeting at the Library. Mr. Borg and I were on Action Line yesterday and advertised the meeting. He invited the Board members to come and hear the presentation and the community input. He said his plan is that PND will make the presentation and summarize the various meeting as well as discussion on Fish & Game’s refusal to allow any off shore fish cleaning and come up with other out of the box thinking ideas. After this meeting, PND will come to the Board to present what came from the public meeting so the Board can provide direction.

Board Discussion/Public Comment - None

2. Juneau Bike Share Program –

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Mr. Uchytal said he brought this up last week at the Operations Committee meeting that the Alaska Club wanted to bring a bike sharing program to Juneau. However, the Recreation Department communicated with the Alaska Club saying the City is not ready to coordinate a bike sharing program this summer.

Board Discussion/Public Comment -

Mr. Eiler suggested that city staff consider and investigate augmentations to the downtown parking garage that could provide a central location, and accommodate programs such as a bike share.

3. FY2020 Budget Update – MPF/PDF

Mr. Uchytal said the City Manager will release the list for the MPF and PDF requests. Docks will be given more money for our operating costs. We will get the \$25,000 to purchase the EMV vehicle and the \$30,000 for the current monitoring system as well as the money for the security check stands.

Board Discussion/Public Comment- None

4. Derelict Vessel LUMBERMAN

Mr. Borg said Global Diving pumped about 8,000 gallons of water off the Lumberman at the beginning of the month and secured hatches. Yesterday staff went out on the Skookum Yarder to secure spectra line on the bow because our other attachment were almost wore through. Aaron Timian from DNR went out with us and put an AIS tranponder given to them from Marine Exchange on the Lumberman so now it can be watched and tracked at all times.

Mr. Uchytal said the RFI/SI is on page 37 in the packet that was released earlier this week, we are looking for ideas on marine salvage efforts to remove the Lumberman. This is before the firm fixed bid goes out.

Board Discussion/Public Comment-

Mr. Ridgway asked what the ownership is now?

Mr. Uchytal said it is still on DNR land and we have not taken ownership of the vessel.

Mr. Borg said DNR has trespassed the vessel but that is all they can do.

X. Committee and Member Reports

1. Operations/Planning Committee Meeting-Wednesday, February 20th, 2019–

Mr. Eiler provided a report on the committee's recent meeting, citing that most of those items were taken up at tonight's board meeting.

2. Member Reports – None

3. Assembly Lands Committee Liaison Report-

Mr. Eiler said the CBJ Lands Committee met last week, and that the group has been engaged in a series of overview briefings by CBJ staff. The topics of these sessions have ranged widely including management of private cemeteries, the benefits of gravel pits, and new housing subdivisions -- but have not generally been applicable to docks & harbors business. He said

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their most recent meeting discussed the Pocket Park, and the vacant lot property at the corner of Front and Franklin Streets, as a potential location for food carts. This proposal could possibly accommodate some of the small businesses dislocated by commencement of construction on the Archipelago Property.

4. Auke Bay Steering Committee Liaison Report-

Mr. Janes said the next meeting is April 10th at 7:00 pm at the National Guard UAS complex and he will not be able to attend.

Mr. Eiler suggested that staff might consider engaging with Auke Bay area stakeholders as the funding prospects for that project have improved.

XI. Port Engineer's Report –

Mr. Gillette said his written report is in the packet. He reported;

- The Downtown Waterfront Improvement project materials procurement is due June 15th and is on schedule.
- The 95% design submittal is due Friday but there are some changes needed so that will probably change to early next week. This is still on schedule to go to bid early May, bid opening early June, to the Assembly end of June, and the notice to proceed first of July.
- The Marine Park Sheet Wall coating project is complete.
- The Douglas Harbor pump out cart has arrived and operates fine. We are waiting for the creosote wood to build the barge for the sewage tank which would then be pumped out by a service.
- The Visitor Information Kiosk is moving forward. Unfortunately, there is a lot of utilities that go through that area that we didn't know about because there are not good records. The building is going up and still on schedule at this point.

Mr. Uchytel said we will probably need to transfer more money into this project because they found an ACS vault that staff didn't know about.

Mr. Janes asked Mr. Gillette how his trip to Portland went when he met with the Archipelago Architects.

Mr. Gillette said he went with James Bibb who is our design architect for our portion of the project and met with Bob Kuhar with Archipelago Properties and his architect Frank Schmidt. He said he had two long days and made a lot of decisions. The architects were trying to make the buildings visually connect with each other with roofing and canopies. It was a very valuable meeting and they are coming together with a combined vision. As part of the Archipelago project, the old foundation was not removed and Trucano will start the demolition for that as early as next week.

XII. Harbormaster's Report –

Mr. Borg reported;

- A pile on the North end of Aurora is broken or jacked up. Deputy Port Engineer Erich Schaal has been looking into this and Trucano came out and welded a piece of pipe inside the pocket to stabilize it.
- The season starts Monday and a lot of training over the next couple of weeks.

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- The floats are in at North Douglas and pressure washed

XIII. Port Director's Report

Mr. Uchytel reported;

- As requested from the last OPS Committee meeting he provided the North Douglas expansion drawings showing the existing launch ramp.
- April 23rd are the pre-season meeting for the Statter Harbor users, loading zone users, and waterfront vendors.
- Staff is engaged with our Federal Lobbyist and will have a debrief by USDOT on Friday about our BUILD grants and how we can make that better. We are targeting other grant ideas.

Mr. Janes asked about the protocol on the Auke Bay Marine Station new dock extension.

Mr. Creswell said he met with four of the main companies representatives to find the easiest way to make use of that float. They worked among themselves and each company will get two months float use with ten parking spaces provided by the road. All the other applicable fees will apply.

Mr. Janes asked if there is water on the dock.

Mr. Creswell said there is water by the State Trooper vessel.

Mr. Ridgway asked Mr. Uchytel if there was some information available on the basis of the design for the preliminary drawing for the North Douglas project. How did they come up with the size?

Mr. Uchytel said he instructed them to design for 100 truck and trailer spaces. There are no studies.

XIV. Assembly Liaison Report – None

XV. Board Administrative Matters

Waterfront Policy Committee members – Mr. Ridgway(Chair), Mr. Janes, and Mr. Eiler.

Mr. Eiler recommended scaling back the next OPS Committee agenda to provide ample time to consider the question of developing waterfront lease policy. He also suggested that the working group meet expeditiously to review drafts, and that staff should solicit comment from waterfront lease holders and business owners.

Mr. Ridgway wanted to know the area the policy is to cover?

- a. Ops/Planning Committee Meeting – Wednesday April 17th at 5:00pm
- b. Board Meeting – Thursday, April 25th, 2019 at 5:00pm

XVII. Adjournment – The regular Board Meeting adjourned at 7:06pm.