

**DOCKS & HARBORS  
FINANCE SUB-COMMITTEE  
MEETING**

March 3, 2021  
Via Zoom Meeting

<https://bit.ly/3qS1BsN>  
Meeting ID: 945 1498 8705  
Passcode: 185049  
Call In: 1 253 215 8782

- I. Call to Order** – March 3, 2021 at 5:00pm
- II. Roll Call** (Chris Dimond, James Becker, David Larkin, Don Etheridge and Bob Wostmann)
- III. Approval of Agenda**
- IV. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time)
- V. Approval of January 13<sup>th</sup>, 2021 Finance Sub-Committee Meeting Minutes.**
- VI. Items for Information/Discussion**
  1. Lease Revenue – Background  
Presentation by the Port Director  
  
Committee Discussion/Public Comment
  2. Rocovich Lease Deferment Request  
Presentation by the Port Director  
  
Committee Discussion/Public Comment
  3. UAS Property – Lease/Purchase Strategy Update  
Presentation by the Port Director  
  
Committee Discussion/Public Comment
  4. Potential Rate Increase to Reservation Charge Policy – 05 CBJAC 15.035  
Presentation by the Port Director  
  
Committee Discussion/Public Comment
- VII. Next Meeting** – TBD
- VIII. Adjournment**



**DOCKS & HARBORS  
FINANCE SUB-COMMITTEE  
MEETING MINUTES**

Wednesday January 13th, 2021

**I. Call to Order** – Mr. Wostmann called the January 13th Finance Sub-Committee meeting to order at 5:00 pm via Zoom Meeting.

**II. Roll Call**

The following members were present via zoom or in the Port Director’s conference room: James Becker, David Larkin, Don Etheridge, and Bob Wostmann.

Absent: Chris Dimond

Also present were the following: Carl Uchtyl – Port Director, Matt Creswell – Harbormaster, Teena Larson – Administrative Officer, and Tiara Ward – CBJ Finance Accountant

**III. Approval of Agenda**

Mr. Uchtyl said no changes but there was two additions since Friday. One was seven graphic trends under items for information #2(b) and the Equipment replacement reserve schedule #4(a).

**THE AGENDA WAS APPROVED AS PRESENTED.**

**IV. Participation on Non-Agenda Items - None**

**V. Approval of November 30th, 2020 Finance Sub-Committee Minutes** – Hearing no objection the minutes of November 30th, 2020 are approved as presented.

**VI. Items for Information/Discussion**

**1. FY21 – General Ledger (GL 290) Review – through December 2020**

Mr. Uchtyl said this report was provided to the Committee members. This GL290 is a report for all expenses for both Docks and Harbor Enterprises. He asked the members if they had any questions pertaining to this report?

Mr. Larkin asked about specific contractual services in the Harbors report on page 32.

Mr. Uchtyl said Docks & Harbors has a term contract with Trucano Construction to demolish and dispose of impounded vessels.

Mr. Wostmann asked about rents on page 6 of the Docks General Ledger?

Mr. Uchtyl said the Port Directors office is rented from Goldbelt.

Mr. Wostmann commented that on page seven of the Docks General Ledger there is no period one for electricity.



## DOCKS & HARBORS FINANCE SUB-COMMITTEE MEETING MINUTES

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Ms. Larson said she believed it was paid in period two.

Mr. Wostmann asked what was the charge on page 12 of the Docks General Ledger regarding a charge to Hoke Design.

Ms. Larson said they developed a webpage for online payments.

Mr. Wostmann asked about page two, period four of salaries. Was this the transfer to the Aurora Harbor CIP that the Board approved?

Ms. Larson said that is correct.

Mr. Wostmann asked on page 13 about electricity. In period two there is an Auke Bay Government Dock charge of \$2,300. Is there a reason it is hugely larger in other months.

Ms. Larson said that is the entire Statter Harbor.

Mr. Creswell said the thing to keep in mind at Statter Harbor is it is a highly transient Harbor so we pay for the electricity initially and bill the customer for the use.

Mr. Wostmann asked if this was the portion of the cost that was not able to be recovered? Because this is labeled government dock, is this the Coast Guard Dock?

Ms. Larson said this is not the Coast Guard Dock and they pay for their power separately.

Mr. Wostmann asked about page 23 refuse disposal. In month five there is a \$54,000 expense.

Mr. Uchytel said this was the North Aurora demolition. Initially it was charged out in harbor's operations budget and then staff amended it to be funded from the Aurora Harbor CIP project.

Mr. Wostmann asked what the recurring charges are for DH18-051?

Ms. Larson said she believes that is the Port a Potties.

Mr. Wostmann asked what all the Vantiv charges are?

Ms. Larson said that is the credit card company.

Mr. Uchytel said those are charges for taking credit cards.

Mr. Wostmann asked what is the bank card fee we are charged?

Ms. Larson said that is negotiated at the Finance Department.



## DOCKS & HARBORS FINANCE SUB-COMMITTEE MEETING MINUTES

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### Public Comment

Dennis Watson, Juneau, AK

Mr. Watson said he noticed Docks & Harbors has money set aside for the Seattle Boat show and that is not happening this year.

Ms. Larson said the money is set aside for the Boat Show in FY22 and not FY21.

### **2. FY21/22**

#### **a. D & H Operational Budget Overview**

Mr. Uchytel said staff wanted to give an overview for Docks and Harbors FY21 and FY22 to this Committee on where we think we will end up. We are in the first year of the Biennial budget.

Docks Budget - He said he received an update on Cruise Ships. Princess has suspended operations until May 15<sup>th</sup>. For the Docks Enterprise current fiscal year that ends June 30<sup>th</sup>, we will need to draw from the fund balance. Currently the fund balance is at \$2.5M. We are anticipating we will need to draw upwards of \$971,000 from our fund balance and this is with the assumption we will have half capacity of 2019 numbers in April, May, and June. However, with the update from Princess, he is unsure using half capacity is realistic anymore. With that, we may need to draw even more fund balance for FY21. With the assumption of half capacity and drawing on the fund balance, at the end of FY21 we would have approximately \$1.6M left in our fund balance. For FY22 we are projecting less of a draw on our fund balance but still not running a cash positive operation.

Dennis Watson, Juneau, AK

Mr. Watson asked if staff is anticipating Docks to have a cash positive at the end of FY21.

Mr. Uchytel said not for Docks. Docks has not had any revenue for almost a year but we still have expenditures. Without a doubt, Docks will be running a deficit at the end of FY21 and need to draw from our fund balance.

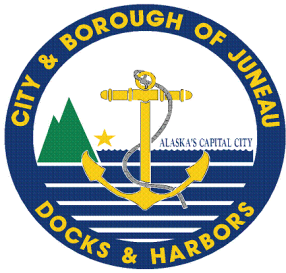
Mr. Wostmann asked how FY22 revenue was estimated?

Mr. Uchytel said it is estimated between half and full capacity based off 2019 numbers.

Mr. Larkin asked what is the actual money we have collected so far for FY21?

Ms. Larson said currently the only revenue is the \$448,500 which is the Marine Passenger Fees.

Mr. Uchytel went on to talk about Harbors.



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Harbors Budget - The big unknowns in FY21 and FY22 is the potential for having a new lease with UAS for the area between Aurora and Harris Harbor which could be upwards of \$100K annually. Looking at the big picture, in FY21 and FY22 will be similar to FY20. The big expenses will be for the Lumberman disposal, the UAS lease payment, and the annual \$18K ABLF DOT ROW easement encroachment permit. For FY21 and FY22 we are projecting a positive fund balance.

Mr. Wostmann asked about the \$10,000 other funding financing.

Ms. Tiara said this is for other vehicles and Equipment not on the fleet reserve schedule.

### Dennis Watson, Juneau, AK

Mr. Watson asked when the Coast Guard Cutter LIBERTY will be leaving Statter Harbor and the new CG Cutter will be here? Is that happening in FY22 or further out?

Mr. Uchytel said FY23 is when the LIBERTY is scheduled to be taken out of service and it is being replaced by an 87' vessel. Harbors will continue to lease that area to the Coast Guard. The lease agreement will not change even with the smaller vessel because it is based on the length of the pier and not the length of the vessel.

### **b. D & H Graphic Trends**

Mr. Wostmann said he asked for these to be added to allow for people to see them that may not have seen them last year during our budget presentation. These will be used as part of our final presentation.

Mr. Uchytel went over the trend graphs in the packet.

### **3. The following are provided by CBJ Finance Department updated by D & H staff** **a. FY21 D & H Staffing Detail**

Mr. Uchytel said the staffing detail is updated by Ms. Larson with updated personnel and merit increase dates. This shows how personnel salaries are paid between Docks and Harbors and Engineers CIP projects. The bottom numbers are used in our budget documents.

### **b. FY21 D & H Travel & Training**

Mr. Uchytel said this is to plan for all the training throughout the year. All the training will probably not be used for this fiscal year. We have a highly motivated workforce and he said he likes to encourage their participation in training.

### **4. The following are provided by CBJ Finance Department updated by D & H staff** **a. Equipment Replacement Reserve Schedule**

Mr. Uchytel said this is required by Finance to predict replacement and identify revenue for future equipment purchases.



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The \$10K for other financing sources is to replace something not on our replacement schedule.

Previously Docks contributes \$10K annually and Harbor contributes \$20K annually. Because of the large dollar equipment coming due in FY32(harbor security vessel Joe G), we will be increasing our Harbors annual contribution to \$25K in FY22 to maintain a balanced spreadsheet. There may be grant opportunity to replace the Joe G but that is an unknown.

Mr. Creswell said there are unknowns with the loaders also. The current ones were purchased used from Streets and Fleets and we are unsure of replacement. Staff identified a year for replacement but this is also an unknown.

### **b. FY22 Docks Staffing Schedule**

Mr. Uchytel said this starts June 1<sup>st</sup>, and we are unsure if the cruise ships will be coming or not but this is estimating they will be coming. A change we were working on during the last budget cycle was reprogramming some of our Harbor Technician positions to Part Time Limited positions which are now in place. These positions help to be very strategic in who we bring back and when we bring them back.

### **c. FY22 Harbors Staffing Schedule**

Mr. Uchytel said salaries is Harbors biggest expense. These are updated with personnel changes and merit dates. The numbers from this sheet goes into our budget numbers.

### **d. FY22 Docks Travel & Training**

Mr. Uchytel said this is what staff predicts for Docks travel and training for FY22. This may not all be used but we are putting it in our budget just in case. He went over the travel listed.

### **e. FY22 Harbors Travel & Training**

Mr. Uchytel said where the expense for travel and training can be split between Docks and Harbors budgets, staff will do that. He went over the travel listed.

### **f. FY21/22 Docks Expenditures**

Mr. Uchytel said this shows data from the previous three fiscal year actuals. Staff updates the current fiscal year (FY21) projected actuals and also updates the next fiscal year (FY22) budget. He went the items that had a 5% or greater change.

**Benefits** – Decrease of 19%, this is based off salaries.

**Travel & Training** – Increase due to built up demand due to a year of no training and we want to develop a professional work force and a need to invest in our people.

**Electrical** – Increase of 15% based off previous year. We are charged this but staff charges our patrons for their use.

**Wastewater service** – Decrease due to looking at prior year actual.



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**Building Maintenance** – Decrease, this is a number provided by the City Manager based on previous operating costs for the Building Maintenance Division.

**Dues and Subscriptions** – Increase due to the decisions to join the AAPA organization.

**Full Cost Allocation** – Decrease 9%.

**Postage** – Decrease by 20%.

Dennis Watson, Juneau, AK

Mr. Watson asked why nothing is budgeted for accrued leave?

Ms. Ward said it is a calculation as people take their leave. The accrued leave is figured in with salaries. As people take leave it reduces the salaries and shows in the accrued leave. There is no need to budget for this.

**Minor Furniture & Fixtures** – Decreased by \$2,000.

**Vehicles & Equipment** – Decreased due to not a foreseen need for this.

### **g. FY21/22 Docks Revenues**

Mr. Uchytel said FY21 projected actuals are still a huge unknown due to the uncertainty of the cruise ships.

**Lawson Interest** – Provided by our Finance Department.

**FY21** - Estimated at half capacity from what was in Juneau FY 2019.

**Marine Passenger Fees** - \$448,500.

**FY22** - Estimate is slightly lower than FY2019 numbers but building back to those numbers. This is an unknown.

**Marine Passenger Fees** – Requested \$448,500 but not sure if that is what we will receive.

When submitting the Marine Passenger Fee request this year, he added another request for expenses associated with COVID related needs for this current fiscal year to get the cruise ships activated.

### **h. FY21/22 Harbors Expenditures**

Mr. Uchytel went over the expenditures with a 5% or greater change.

**Travel & Training** - Increase of 7.1%, this is an investment in our employees and a good way to keep employees motivated in professional development.

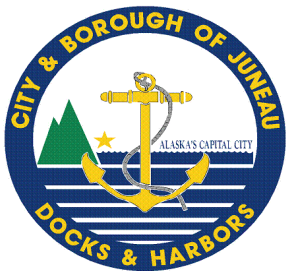
**Rents** – Increase, there is a potential for having to pay a lot more for the UAS lease and \$18K for the ABLF ROW encroachment permit.

**Electricity** – Increase based on 2020 final numbers. We do collect from patrons on some of this expense.

**Water Service** – Increase, there was a leak in Harris Harbor earlier this fall

Mr. Creswell said we lost 3.4M gallons of water which was roughly over \$12K in





## DOCKS & HARBORS FINANCE SUB-COMMITTEE MEETING MINUTES

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expense.

**Building Maintenance** – Increase of 14.9% which is an amount provided by the City Manager's office.

**Fleet Equipment Maintenance** – Decrease by \$8,000

**Dues & Subscriptions** – This is for AAPA, AAHPA, PCC, and Chamber of Commerce.

**Gasoline** – Decrease by \$4,000.

**Full Cost Allocation** – Decrease, this is also a number provided by the City Manager.

### **i. FY21/22 Harbors Revenues**

Mr. Uchytel went over the revenues-

**Lawson Interest** - Provided by the Finance Department.

**CARES Relief Funds** - The Port Directors, and the Harbormaster's time associated with the EOC. Mr. Uchytel said he has been the CBJ EOC Section Chief since March and a quarter of his time has been associated with EOC type work.

**State Shared Revenue** - Raw Fish Tax.

**User Fees** – This is in line with last year at \$3.3M. This is for moorage and launch ramp permits.

**Minor Violations or Tickets** - \$10K

**Lease Revenue** – Tideland leases

**Bad Debt** – The \$75K is a guess on how much bad debt will be written off.

Mr. Uchytel said our FY22 numbers are very similar to FY21. The Vendor Booth Permit fees are estimated at half revenue for FY22.

Mr. Wostmann asked about the Interest lines that show up twice.

Mr. Uchytel asked Ms. Ward to explain why there is an AR Interest and Fines and an Interest in Lawson line items?

Ms. Ward said we accrue interest for your Enterprise fund based on the cash that we hold in treasury. The AR Interest and Fines is from the money collected from people that are late in paying their bills. Interest in Lawson is relative to the Enterprise interest income that happens across the City.

Mr. Wostmann asked why FY21 and FY22 has no budget numbers for the interest line items?

Ms. Ward said this is not budgeted because there is no way to predict when and if someone is going to pay their bills.

Dennis Watson, Juneau, AK





## DOCKS & HARBORS FINANCE SUB-COMMITTEE MEETING MINUTES

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Mr. Watson asked about the State Shared Revenue. The West Coast is permanently closing down all the farmed fish operations. Is there any risk we will have to give up more of our share of the salmon? This would be an impact on what we take in on the Raw Fish Tax.

Mr. Uchytel said he did not know but referred the question to Mr. Becker.

Mr. Becker said the Raw Fish Tax Juneau receives is from the fish that is landed in Juneau.

Mr. Watson said they are closing all the farmed fish operations on the west coast and Canada. Will they be coming here now to take from our allocation?

Mr. Becker said he does not see that will have any effect on Juneau.

### **5. CBJ FY2022 Departmental Summary**

Mr. Uchytel said this department summary is the new format for the Docks and Harbors budget overview.

**VII. Next Meeting** –To be decided at another time.

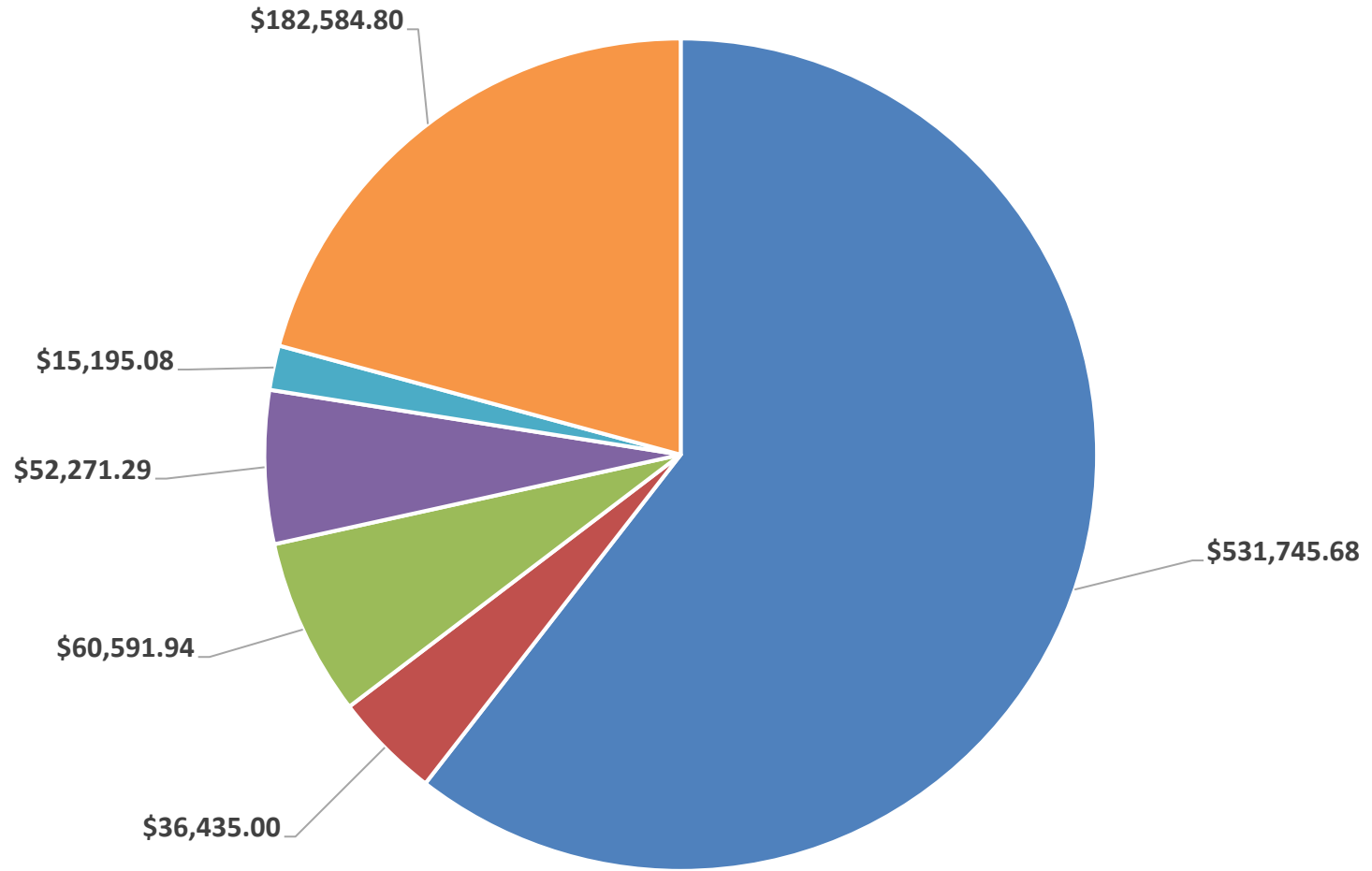
**VIII. Adjournment** – The Finance Sub-Committee Meeting adjourned at 7:00 pm.

ACCT#	NAME OF COMPANY	Site Name	ATS	ADL #	Size	Lease Start	Lease End	AnnAmt
						Date	Date	
01569	AJT Mining Properties., Inc.	ATS 1570, Tracts B3-A & B3-B	1570	104789	1.49 Acres	8/1/1994	7/31/2039	10,384.64
10375	AK Glacier Seafoods	ATS 1644	1644	107160	0.39	7/1/2004	6/30/2037	3,057.84
09481	Alaska Memories/Nordic Tug		3		1455 sq ft	6/1/2011	5/1/2021	4,365.00
20144	Rocovich LLC	ATS 3, Lt9B, Bk83	3	Lt9B,Bk83	7245 sq ft	5/1/2003	4/30/2038	26,082.00
01578	AK Travel Adventures	LAS-20893		Las-20893				250.00
01607	Allen Marine Tours	ATS1533/ADL106233	1533	106233	4.301	12/1/1997	11/30/2027	29,976.00
01663	Andrew Enterprises ( Fishermans Bend)	ATS1324/ADL103170	1324	103170	7.15 acres	1/2/2009	1/1/2044	34,260.00
07765	Andrew's Marina (Fishermans Bend)	ATS33/ADL2480	33	2480	54,319 sq ft	4/26/2016	4/25/2051	5,549.50
22027	Auke Bay Boat Yard (ABLF)Karl's Marine				36,000 sq ft	4/10/2018	4/9/2028	36,000.00
21253	Delta Western LLC	ATS1525 partial assignment	1525	105281	21963.32 sq ft	2/1/2000	1/30/2030	3,514.13
21252	Delta Western LLC	ATS1170 partial assignment	1170	101598	34576.96 sq ft	9/24/2012	9/23/2047	5,532.31
07764	Gastineau Landing	ATS7/ADL2193	7	2193	2.117 acres	4/25/2016	4/25/2051	13,828.95
10382	Gastineau Landing	ATS1503	1503		.088 acres	9/1/2008	8/31/2043	5,749.95
02240	Angoon Trading (Channel Flying Old lease)	ATS1670/ADL2852	1670	2852	1.46 acres	11/27/2016	11/27/2051	6,359.80
10923	Cultural Preservation	ATS16	16		19,916 sq ft	6/1/1996	5/31/2031	56,327.58
02624	Haffner, Lisa	ATS615/ADL29281	615	29281	3.877 acres	7/1/1966	6/30/2021	5,545.08
02637	Douglas Island Pink & Chum	ATS1356/ADL104320	1356	104320	274,236 sq ft	10/17/1992	10/16/2037	43,878.00
10570	Franklin Dock Enterprises	ATS3	3		2.9 acres	11/21/1995	11/20/2030	75,900.00
07275	Gitkov, John (partial assigned to Delta West.	ATS1170/ADL101598	1170	101598	38952.04 sq ft	9/24/2012	9/23/2047	6,232.33
03031	Gitkov, John (tract A & B)(partl assign to Delta W	ATS1525/ADL105281	1525	105281	28130.68 sq ft	2/1/2000	1/31/2030	4,548.43
13051	Goldbelt, Inc. (Tram)	TRAM		Prop/lse	10,000 sq ft	1/31/1995	1/30/2030	272,000.00
10232	Harbor Enterprises (.05 per gal)	Fuel Dock		Prop/lse	Fuel Dock	10/20/2014	10/19/2049	41,500.00
12101	Harbor Lights Enterprises	ATS3, Lt3, Bk51	3	Lt3 bk 51	4,177 sq ft	9/22/2010	9/21/2045	1,253.28
12017	Huemann, William(People's Wrf)	ATS3, 9 & 13B	3		771 sq ft	11/8/2006	11/7/2041	12,355.00
01586	Juneau Alaska Communications	ATS893/ADL103832	893	103832	.3323 acres	2/27/2011	2/27/2046	2,170.95
01135	Juneau Marine Service/FishTerm (Harri's)			Prop/lse	55455.3	12/1/1995	5/1/2021	29,307.48
03710	Klein, Myron	ATS43/ADL2798	43	2798	150,935 sq ft	10/23/2009	10/23/2044	7,547.00
01257	Maritime Hydraulics (Fish Term) Lot 2A blk 51			Prop/lse	1,105 sq ft	11/15/2000	5/1/2021	2,762.52
10915	ALMOD Ltd. Lot 9B blk 83	MINER'S HALL		Miner's Hall	1954.7 sq ft	5/1/2006	5/1/2041	15,637.60
10920	ALMOD(Easement)	MINER'S HALL EASEMENT		Miner's Hall	56 sq ft	5/1/2006	5/1/2041	112.00
05325	Salmon Creek Development (Tim Smith)	ATS1277/ADL102934	1277	102934	1.83 acres	4/27/2014	4/26/2049	12,754.00
05514	Crowley Fuel	ATS857/ADL53504	857	53504	3,833 sq ft	9/16/1971	9/15/2026	1,724.85
01041	Taku Smokeries (\$6.00 per ton of fish)			Prop/lse	Dock Use	4/30/2009	4/30/2024	13,656.10
18664	CCTHITA	ATS1328/ADL103289	1328	103289	55,887 sq ft	10/26/2016	10/25/2051	8,600.00
10918	Tripp Corporation	ATS3/Lt9B, Bk83	3	Lt9B,Bk83	145 sq ft	5/31/2006	6/30/2041	3,296.00
05649	Trucano	ATS1532/ADL105460	1532,1468 & 1316	105460	10,629/52,925/47,480	9/16/1993	9/15/2048	16,655.10
	Trucano	ATS1468/ADL105460						
	Trucano	ATS1316/ADL105460						
05653	Trucano Family Partnership	ATS842/ADL51488	842	51488	43,865 sq ft	8/19/1971	8/18/2026	19,739.25
05650	Trucano, J.E.	ATS750/ADL36091	750	36091	18,469 sq ft	6/30/1969	6/29/2024	6,925.88
07998	USCG Moorage License Agreement	(Liberty)	Auke Bay	Dock	254 linear ft	3/29/2013	9/30/2032	22,651.92
09070	Wick/Grant Living Trust (Tract B)	ATS1670 Tract B	1670	1891	0.461 acres	6/1/2009	5/30/2044	3,206.00
02248	Wick/Grant Living Trust (Tract C)	ATS1670 Tract C	1670	2090	.46 acres	6/1/2009	5/30/2044	3,213.00
10376	Yankee Cove Development	ATS1677	1677	tracts A&B	.844 acres	2/6/2008	2/5/2043	4,414.32

878,823.79

Leases affected by Tourism	531,745.68
Sub-Leases in the UAS Property	36,435.00
Leases affected by Fish revenue	60,591.94
Leases affected by Fuel Sales	52,271.29
Leases affected by Mining	15,195.08
Leases by Juneau Economy	\$182,584.80
	878,823.79

# Lease Revenue



- Leases affected by Tourism
- Sub-Leases in the UAS Property
- Leases affected by Fish revenue
- Leases affected by Fuel Sales
- Leases affected by Mining
- Leases affected by Juneau Economy



## Port of Juneau

**From:** Carl Uchytel  
**To:** Docks & Harbors Operations Committee  
**Date:** February 12<sup>th</sup>, 2021  
**Re:** Lease Deferment Request

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Staff has received the first request for lease deferment due to the uncertain cruise ship season to come. Mr. Ian Simpson is requesting on behalf of Reecia Wilson of Rocovich LLC (Pier 49 Tideland Lease), to have their lease payments deferred to future years. His request went on to say, *“After the latest news from Canada we think this is going to be necessary to keep our expenses in line with the projected loss of income”*. The current annual lease rent for Harbors revenue from this lease is \$26,082.

This is the first and probably not the last of this type of request. Staff is asking this Committee for direction on how to move forward with this request and how to address any future requests like this.

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**CONSENT TO ASSIGNMENT OF LEASE**  
(Timberwolf Ventures Tidelands lease Agreement)


1. The Assignor/Lessee desires to assign all rights, title and interest which Lessee may have in the Timberwolf Ventures Tideland lease Agreement to Assignee. The Assignor is Timberwolf Ventures and Alaska Pacific LLC, 120 Mill St., Juneau, AK 99801 and the Assignee is Rocovich LLC, 2 Marine Way, Suite 206, Juneau, AK 99801 collectively known as "the parties."

2. The leased premises being assigned are as follows:  
A fraction of Lot 9B, Block 83 of the Tidelands Addition to the City & Borough of Juneau, within A.T.S. No. 3, Juneau Recording District, First Judicial District, State of Alaska, as depicted on Plat No. 87-10; more particularly described as follows: Beginning at the northeasterly corner of said Lot 9B, said corner also being the most easterly corner of Lot 9A. Thence S57° 18' 35"W, 85.70 feet, along the common line between Lots 9A and 9B; thence, S40°22' 42" E, 95.30 feet; thence, N53° 11'30"E, 71.91 feet to the most southerly corner of Lot 8 of said Block 83; thence N 31° 54' 15" W, along the common line between Lots 8 and 9B, 89.27 feet to the place of beginning. Containing 7,245 square feet, more or less.

3. This Assignment pertains to the Tidelands lease Agreement with an effective date of May 1<sup>st</sup>, 2003 and expiration date of April 30<sup>th</sup> 2038 between the City and Borough of Juneau and Timberwolf Ventures and Alaska Pacific LLC, recorded in the Juneau Recording District (hereinafter referred to as the "Lease.") and any Amendment.

4. The City consents to the assignment of the Lease to the Assignee for security purposes, on the condition that should Assignee take possession of the Lease pursuant to the terms of any applicable Deed of Trust or other agreement between the Parties, Assignee agrees to be bound by all terms, conditions, obligations, limitations and covenants of the underlying lease, and any amendments, all of which are hereby incorporated into this Assignment.

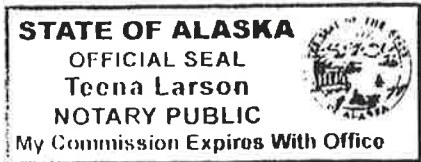
Timberwolf Ventures/Alaska Pacific LLC (Assignor/Lessee)

DATED 3/21/08 By:   
Daren Booton

STATE OF ALASKA )  
First Judicial District ) ss  
CITY AND BOROUGH OF JUNEAU )

THIS CERTIFIES that on the 9<sup>th</sup> day of March, 2018, before me a Notary Public in and for the State of Alaska, personally appeared, Daren Booton, to me known and known to me, who is named as Assignor herein, and who executed this assignment and acknowledged voluntarily signing it.

WITNESS my hand and official seal the day and year in this certificate first above written.



Teena Larson  
Notary Public for the State of Alaska  
My commission expires: with office

Rocovich, LLC (Assignee)

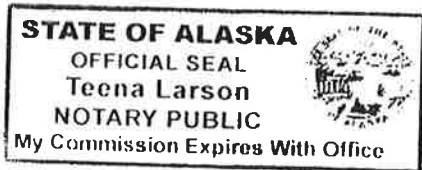
DATED 3/9/18

By: [Signature]  
Reecia Wilson

STATE OF ALASKA )  
First Judicial District ) ss  
CITY AND BOROUGH OF JUNEAU )

THIS CERTIFIES that on the 9<sup>th</sup> day of March, 2018, before me a Notary Public in and for the State of Alaska, personally appeared, Reecia Wilson, to me known and known to me to be the named individual signing above, who acknowledged being an authorized representative of the Assignee, and who confirmed his/her authority to bind the Assignment, and that he/she executed the same freely and voluntarily for the uses and purposes therein mentioned on behalf of the Assignee..

WITNESS my hand and official seal the day and year in this certificate first above written.



Teena Larson  
Notary Public for the State of Alaska  
My commission expires: with office

APPROVED:  
[Signature]  
Carl Uchytel, P.E. Port Director

3/9/2018  
Date

If recorded, return recorded document to:  
CBJ Docks and Harbors,  
155 S. Seward Street  
Juneau, Alaska 99801

## 05 CBJAC 15.030 - Dockage charges.

(a) *Definition.* The charge assessed to vessels for berthing at the Steamship Wharf, the Cruise Ship Terminal, the Intermediate Vessel Float (IVF), the Port Field Office Float (PFO), and the Inside of the Cruise Ship Terminal (ICT).

(b) *Basis for computing charges.* Dockage charges are assessed upon length-over-all (LOA) of the vessel. Length-over-all is defined as the linear distance, in feet, from the forward most part at the stem to the aftermost part of the stern of the vessel, measured parallel to the base line of the vessel.

Length-over-all of the vessel, as published in "Lloyd's Register of Shipping" will be used and, when not published, the Port reserves the right to measure the vessel or obtain the length-over-all from the vessel's register.

(c) *Dockage period; how calculated.* The period of time which dockage will be assessed shall commence when the vessel is made fast to an allocated berth or moored, or comes within a slip and shall continue until such vessel casts off and has vacated the position allocated. All time is counted and no deductions shall be allowed because of weather or other conditions, except when the Port Director provides for such allowance for good cause shown.

(d) *Charges when a vessel shifts to different berth.* When a vessel is shifted directly from one position to another berth or slip, the total time at such berths or slips will be considered together when computing the dockage or charge.

(e) *From May 1 to September 30, dockage for all vessels, except those vessels paying dockage fees set out in 05 CBJAC 15.030(f) and (h), will be assessed for each 24-hour period or portion thereof as follows:*

- (1) \$1.50 per foot for vessels less than 65 feet in length overall;
- (2) \$2.50 per foot for vessels with a length overall from 65 feet up to 200 feet; and
- (3) \$3.00 per foot for vessels greater than or equal to 200 feet in length overall.

(f) From May 1 to September 30, fishing vessels will be assessed dockage at \$0.75 per foot of length overall for each 24-hour period or portion thereof, except there will be no charge to vessels staging to offload at Taku Dock, provided the duration of staging is less than four hours.

(g) From October 1 to April 30, dockage will be assessed as set out in 05 CBJAC [20.030](#) and 05 CBJAC [20.040](#).

(h) From May 1 to September 30, vessels loading passengers as part of a for-hire tour or experience with a duration less than 24 hours shall comply with the requirements set out in 05 CBJAC [20.080](#)(c) and shall pay passenger-for-hire fees as set out in 05 CBJAC [20.080](#)(d).

(i) *Dockage specials.* The Docks and Harbors Board may after public hearing establish special and promotional rates of a temporary nature in order to encourage use of facilities, to respond to unusual economic circumstances, or to promote revenue development.

(Eff. 5-1-2005; Amended 12-11-2006, eff. 5-1-2007; Amended 5-18-2009, eff. 5-27-2009; Amended 3-15-2010, eff. 3-22-2010; [Amended 5-15-2017](#), [eff. 5-23-2017](#).)



## **05 CBJAC 15.035 - Reservation charge policy.**

(a) *Purpose.* This reservation charge policy applies to vessels for reserved moorage at the Intermediate Vessel Float, the Port Field Office Float (PFO), the Inside of the Cruise Ship Terminal (ICT), and Statter Harbor Breakwater from May 1 to September 30.

(b) *Basis for computing charges.* Charges will be assessed as set out in 05 CBJAC 15.030.

(c) *Reservation requests.* Reservations are required to dock at these facilities, with the exception of designated active loading zones. Requests for moorage reservations can be submitted at any time by email. Requests for reservations more than 365 days into the future will only be processed between May 1 and September 30. All requests and reservations must have arrival and departure times. Requested positions on the dock are not guaranteed. Docks and Harbors staff will review all requests and position vessels to optimize use of the IVF, PFO, and ICT Docks.

(d) *Reservation confirmation and changes.* Payment is required for the first day of moorage for each visit at the time of reservation confirmation and is non-refundable. Cancelling a reservation will result in forfeiture of the reservation fee. Reservation dates can be adjusted until May 1 in the year of requested moorage at no additional charge if space is available. Starting May 1, reservation payments cannot be transferred to other dates; any change in dates will require forfeiture of the original reservation payment, and payment of an additional non-refundable reservation fee for the amended first day(s) of moorage. Failure to arrive within 24 hours after a reservation begins will result in cancellation of the remainder of the reservation and forfeiture of the reservation fee. Reservation payments are not transferrable between Downtown and Statter Harbor. The director may impose moorage terms and conditions that are reasonable and necessary to effectuate the purposes of CBJ Code of Ordinances [Title 85](#) and CBJ Administrative Code Title 5.

(e) *Other fees.*

(1) Any associated tenders/dinghies will also be charged moorage when stored in the water on the dock or alongside the vessel (space permitting) as set out in 05 CBJAC 15.030.

(2) Rafting is only authorized by Docks and Harbors staff and charges will be assessed as set out in 05 CBJAC 15.030.

(3) Power is available on a first come first serve basis and is not guaranteed. Charges will be assessed as set out in 05 CBJAC [30.010](#)(e).

(f) *Loading zones.* Designated active loading zones are intended primarily for vessels which are lightering, fishing vessels staging to offload at Taku Dock, and vessels engaged in passenger-for-hire activity. Vessels wishing to dock in a loading zone for longer than four hours must obtain approval from the Harbormaster and will be charged accordingly.

( [Eff. 5-23-2017](#) )

## Downtown Harbor Moorage Revenue

Description	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY2020
<b>Daily Rate</b>	<b>\$0.48</b>	<b>\$0.49</b>	<b>\$0.50</b>	<b>\$0.52</b>	<b>\$0.53</b>	<b>\$0.54</b>	<b>\$0.55</b>	<b>\$0.55</b>	<b>\$0.55</b>	<b>\$0.55</b>	<b>\$0.57</b>
<b>Daily Moorage</b>	\$91,430.86	\$96,548.02	\$112,447.53	\$101,161.66	\$107,541.14	\$70,078.68	\$68,280.54	\$70,488.87	\$75,440.33	\$100,537.01	\$68,225.68
<b>Monthly Rate</b>	<b>\$3.85</b>	<b>\$3.90</b>	<b>\$3.95</b>	<b>\$4.08</b>	<b>\$4.15</b>	<b>\$4.20</b>	<b>\$4.25</b>	<b>\$4.25</b>	<b>\$4.25</b>	<b>\$4.25</b>	<b>\$4.40</b>
<b>Monthly Moorage</b>	\$521,023.28	\$586,947.01	\$565,829.24	\$620,367.27	\$660,166.15	\$652,330.83	\$663,322.55	\$638,373.09	\$667,764.16	\$623,689.46	\$652,712.80
<b>Annual Moorage</b>	\$623,968.91	\$476,401.35	\$526,730.90	\$376,629.55	\$633,702.29	\$524,694.72	\$525,794.35	\$566,908.71	\$538,985.07	\$504,037.02	\$543,891.80
<b>IVF Reservation Moorage</b>					\$65,800.50	\$90,635.50	\$120,623.50	\$96,097.00	\$52,628.00	\$72,669.00	\$87,517.76
<b>IVF Summer Fish Moorage Fee</b>					\$3,034.60	\$4,713.00	\$2,819.31	\$1,715.25	\$7,516.05	\$7,733.25	\$4,226.55
	<b>\$1,236,423.05</b>	<b>\$1,159,896.38</b>	<b>\$1,205,007.67</b>	<b>\$1,098,158.48</b>	<b>\$1,470,244.68</b>	<b>\$1,342,452.73</b>	<b>\$1,380,840.25</b>	<b>\$1,373,582.92</b>	<b>\$1,342,333.61</b>	<b>\$1,308,665.74</b>	<b>\$1,309,369.34</b>

## Statter Harbor Moorage Revenue

Description	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Daily Rate</b>	<b>\$0.48</b>	<b>\$0.49</b>	<b>\$0.50</b>	<b>\$0.52</b>	<b>\$0.53</b>	<b>\$0.54</b>	<b>\$0.55</b>	<b>\$0.55</b>	<b>\$0.55</b>	<b>\$0.55</b>	<b>\$0.57</b>
<b>Daily Moorage</b>	\$246,573.29	\$241,463.06	\$243,239.84	\$231,493.75	\$235,788.28	\$228,178.60	\$238,832.67	\$203,399.17	\$200,582.79	\$227,574.97	\$191,503.98
<b>Monthly Rate</b>	<b>\$6.15</b>	<b>\$6.50</b>	<b>\$6.60</b>	<b>\$6.81</b>	<b>\$6.95</b>	<b>\$7.05</b>	<b>\$7.15</b>	<b>\$7.15</b>	<b>\$7.15</b>	<b>\$7.15</b>	<b>\$7.30</b>
<b>Monthly Moorage</b>	\$250,563.82	\$277,544.60	\$236,919.73	\$285,579.72	\$341,132.41	\$375,281.61	\$377,946.50	\$354,991.06	\$343,304.71	\$304,782.41	\$352,400.33
<b>Annual Moorage</b>	\$111,264.66	\$79,469.97	\$124,123.34	\$124,550.40	\$192,043.96	\$204,352.57	\$190,597.55	\$217,119.60	\$221,377.06	\$226,018.38	\$257,601.23
<b>Breakwater Reservation Moorage</b>	\$39,249.01	\$54,890.00	\$42,877.00	\$71,499.61	\$44,934.48	\$91,356.50	\$111,569.50	\$52,084.50	\$149,251.33	\$92,906.60	\$74,411.10
<b>ABLF Daily Dockage 1-3 Days</b>							\$13,969.63	\$16,253.25	\$15,864.24	\$19,213.25	\$21,902.69
	<b>\$647,650.78</b>	<b>\$653,367.63</b>	<b>\$647,159.91</b>	<b>\$713,123.48</b>	<b>\$813,899.13</b>	<b>\$899,169.28</b>	<b>\$932,915.85</b>	<b>\$843,847.58</b>	<b>\$930,380.13</b>	<b>\$870,495.61</b>	<b>\$897,819.33</b>