

**CBJ DOCKS AND HARBORS BOARD  
REGULAR MEETING AGENDA**

**For Thursday, May 26<sup>th</sup>, 2022**

Zoom Meeting: <https://bit.ly/38REsmm>

Meeting ID: 819 6113 3749

Passcode: 986244

Call In: (253)215-8782

- I. Call to Order** (Thursday May 26<sup>th</sup>, at 5:00 p.m. in CBJ Room 224 and via Zoom)
- II. Roll** (Lacey Derr, Paul Grant, David Larkin, Matthew Leither, Mark Ridgway, Annette Smith, Bob Wostmann, James Becker and Don Etheridge)
- III. Approval of Agenda**  
  
**MOTION: TO APPROVE THE AGENDA AS PRESENTED.**
- IV. Approval of April 28<sup>th</sup> Board minutes**
- V. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time).
- VI. Consent Agenda - None**
- VII. Unfinished Business - None**
- VIII. New Business**

1. 1% Sales Tax Initiative Projects – Harbor Enterprise  
Presentation by the Port Director

Committee Questions

Public Comment

Committee Discussion/Action

**MOTION: TO SUBMIT THE 1% SALES TAX INITIATIVE PROJECT LIST  
CORRESPONDENCE TO THE CBJ ASSEMBLY FOR CONSIDERATION.**

**IX. Items for Information/Discussion**

1. HDR-Alaska, Inc - Update to Harbor Rate Study  
Presentation by Dr. Tony Homan

Committee Discussion/Public Comment

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING AGENDA (CONTINUED)**  
**For Thursday, May 26th, 2022**

2. Marine Exchange of Alaska – Potential Public Private Partnership (P3)  
Presentation by MXAK & MRV Architects

Committee Discussion/Public Comment

**X. Committee and Member Reports**

1. Finance Sub-Committee Meetings, May 11<sup>th</sup>, 2022
1. Operations/Planning Committee Meeting- Wednesday, May 18<sup>th</sup>, 2022
2. Member Reports
3. Assembly Lands Committee Liaison Report
4. Auke Bay Neighborhood Association Liaison Report
5. South Douglas/West Juneau Liaison Report

**XI. Port Engineer's Report**

**XII. Harbormaster's Report**

**XIII. Port Director's Report**

**XIV. Assembly Liaison Report**

**XV. Board Administrative Matters**

- a. Special Board Meeting – June 8<sup>th</sup>, 2022
- b. Finance Sub-Committee Meeting – June 8<sup>th</sup> and 21<sup>st</sup>, 2022
- c. Ops/Planning Committee Meeting – Wednesday, June 22<sup>nd</sup>, 2022
- d. Board Meeting – Thursday, June 30<sup>th</sup>, 2022

**XVI. Adjournment**

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING MINUTES**  
**For Thursday, April 28<sup>th</sup>, 2022**  
**City Hall Room 224 and via Zoom**

**I. Call to Order:** Mr. Etheridge called the meeting to order at 5:00 p.m. on April 28<sup>th</sup>, 2022 at City Hall Room 224 and via Zoom.

**II. Roll:** The following members were in attendance via Zoom or in person at City Hall Room 224; Lacey Derr, Paul Grant, David Larkin, Matthew Leither, Mark Ridgway, Bob Westmann, James Becker and Don Etheridge.

**Absent:** Annette Smith

**Also in attendance:** Carl Uchytel – Port Director, Matthew Creswell – Harbormaster, Matthew Sill – Deputy Engineer, Doug Liermann – Senior Harbor Officer, Patrick Davis – Harbor Officer, Nichole Benedict – Administrative Assistant, Christine Woll – Assembly Member, and Tony Homan – HDR Representative.

**III. Approval of Agenda**

Mr. Uchytel asked to move item VII. Unfinished Business to the end of the meeting after IX. Items for Information/Discussion.

**MOTION By MS. DERR: TO APPROVE THE AGENDA AS AMENDED AND ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

**IV. Approval of March 31<sup>st</sup> Regular Board minutes; and, April 20<sup>th</sup> Special Board minutes**

The Regular Board meeting minutes from March 31<sup>st</sup>, 2022 were approved noting a spelling error correction needed. The Special Board meeting minutes were approved as presented.

**V. Special Order of Business**

Mr. Uchytel introduced Mr. Patrick Davis and read a letter of appreciation regarding an incident on April 5<sup>th</sup>, 2022. Mr. Davis found a man unresponsive lying on the dock at Harris Harbor. He performed CPR and was able to get the man breathing again and kept him conscious until CCFR was able to make it to the scene.

Mr. Creswell said this is the second time Mr. Davis has performed CPR and saved a person's life while on the job. He also said every employee of Docks & Harbors takes the Heartsavers AED and CPR training.

**VI. Public Participation on Non-Agenda Items - None**

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**VII. New Business - None**

**VIII. Items for Information/Discussion**

**1. HDR-Alaska, Inc. Update to Harbor Rate Study**

Mr. Homan gave a brief presentation and update on the status of the rate study. He said he was able to finish the interviews with the cruise lines, launch ramp users, commercial fishermen, charter captains, recreational users and the liveaboard members. He is currently working on the outline of the report which is due mid-May. He will be looking at what is fair and equitable and work on a replacement reserve analysis. One common thing he is hearing is people do not want to diminish services.

Board Discussion

Mr. Wostmann asked about the questions and if he thought rate increases were needed without adding services.

Mr. Homan explained there is some wiggle room for modest increases. Anything more than a modest increase would need to come with added services.

Mr. Grant asked if is too early or did Mr. Homan get a sense of major differences between user group.

Mr. Homan would like to discuss this with Mr. Uchytel before briefing the Board. He said some groups are very happy with current services while others are not. Unfortunately, there is not a true consensus.

Mr. Ridgway asked about the replacement reserve. He wanted to know if that will include capital improvements.

Mr. Homan said that is entirely up to the Board. The most basic of a replacement reserve is to keep everything in a state of good repair. An enhanced replacement reserve would be needed to include upgrades and improvements.

Public Comment – None

**2. Tide Land Lease Application – Bonnell Development, LLC**

Mr. Uchytel shared a parcel view of land near Statter Harbor. Mr. Skye Bonnell recently purchased some land adjacent to Docks & Harbors land (old Hagmeier Property on Glacier Hwy). We have very little detail thus far. He is asking for 1.229 acres of leased tidelands to put in a float for his vessels.

Board Discussion

Mr. Wostmann asked for clarification on the tideland location.

Mr. Uchytel described the location and said he had some concerns with the Statter Harbor Horseshoe float. This is a legitimate request and we need to wait until we have more detail before action is needed.

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Mr. Becker said this area is shallow and there is not much room for Mr. Bonnell's seven big catamarans that are thirty plus feet long.

Mr. Grant asked what type of structures were on the property. He also asked if there was a dock currently on the tidelands.

Mr. Creswell said there is currently a very old house on the property.

Mr. Uchytel said there is no dock or float currently. This request would be so Mr. Bonnell could build the infrastructure and then have a tideland lease with Docks & Harbors.

Mr. Becker asked if this would interfere with the elevated Seawalk concept.

Mr. Uchytel said that project is hard to get funding for. We would need to get an easement to work around that issue.

Mr. Leither asked about the long-term plan to have a new breakwater with a second gangway.

Mr. Uchytel said this would not interfere with the new wave attenuator.

Mr. Grant thought we should have the full design on the new wave attenuator before issuing tideland leases.

Mr. Etheridge said he agreed.

Public Comment – None

**3. Bayhouse Properties - Potential Conditional Use Permit through Statter Harbor**

Mr. Faulk made a presentation about the Bayhouse Properties and his development ideas.

The owner of the parcel (4B2301050090) to the south of the Auke Bay Harbor Office is intending to redevelop the property. Currently the parcel, which is 1.18 acres, contains several different buildings, including the Hot Bite restaurant, a Coast Guard facility, a rental house, and another commercial facility. The concept is to demolish all the existing buildings and replace them with a new condominium development. The intent is to maximize the number of condos on the parcel while still allowing for waterfront views from each unit. By code, 21 condo units are allowable on the parcel, but the actual number of units will probably be slightly less.

The conceptual design is for a basement level parking garage with three levels of single-story condos above. The condos will be located towards the waterside of the site. Mr. Faulk said he believes this will decrease the traffic by 75% and be better for our access and parking lot.

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Committee Discussion

Mr. Becker asked about the underground parking and if that would dig up the hillside.

Mr. Faulk said this is a new idea and he believes there will be about forty parking spaces built into the foundation work.

Ms. Derr asked if the condos would be using our road for access?

Mr. Faulk said he would like the approval from the Board before going to the city for CDD approval.

Mr. Wostmann asked if there have been other projects approved by the city to grant residential access through CBJ properties.

Mr. Faulk said there had been a variance given in the past when property was subdivided next to the Hot Bite.

Mr. Wostmann asked if there would be any issues with emergency vehicles accessing the property.

Ms. Derr suggested reaching out to CCFR to find out answers about emergency vehicles.

Mr. Wostmann said he feels there is a great shortage in housing and he is not opposed to this project. He would like to hear more once the plans are better laid out.

Mr. Etheridge said he is not opposed either. He would like to confirm we are not losing parking spaces due to emergency vehicle access.

Mr. Grant said one concern would be if the project would exacerbate the parking issue we already struggle with. He thinks we might need to improve our road down from Glacier Hwy.

Public Comment – None

**4. Hansen-Gress/Property Purchase Request from Docks & Harbors**

Mr. Uchtyl asked everyone to see page thirty in the agenda packet. About a month ago Hansen-Gress bought the Juneau Electronics Building. Docks & Harbors leases about 4,177 square feet of property around the building. They have asked us to sell that property to them. It is possible to sell property. Typically we do not sell tideland property. This property is worth about \$80,000. Mr. Uchtyl said this is not an action item tonight. He wanted the Board to be aware there is a request to buy this lease property.

Committee Discussion

Mr. Wostmann asked who owned the rest of the property, not owned and leased by us?

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Mr. Uchytel said it is a DOT right of way.

Mr. Grant said any proposal to sell tidelands property needs to be very enticing. Tidelands property is very scarce and they are not making any more of it. He feels we should keep the property.

Mr. Larkin clarified they own the building but we own the land.

Mr. Grant confirmed they have a tidelands lease and a land lease with Docks & Harbors.

Mr. Wostmann said he did not want to sell this property. It's not a huge sum of money that could make any real difference.

Public Comment – None

**5. Potential Community Garden Property Request**

Please see page Thirty-four in the agenda packet. Ms. Judy Sherburne is requesting to use the Little Rock Dump for a community garden on Thane Road. Docks & Harbors currently manages this property. It is used as storage and a place to dump snow in the winter. Ideally, the future use of the Little Rock Dump would be a marine services yard with a boat haul out. Mr. Uchytel said it is highly unlikely to have the funds to do this within the next ten years. We have also discussed using this site as a place for commercial fishermen to store their pots and gear.

Committee Discussion

Mr. Etheridge said his idea is to level some ground and lease it out to boat owners. It could be a conex storage yard with additional places for crabbers to put pots. This piece of land was used as a garbage dump sixty years ago.

Mr. Becker asked about our current community gardens and how full they were.

Ms. Sherburne said there are many community gardens around town. They are all full to capacity with about thirty people on a waiting list for a spot. There is a real demand for land to use as community gardens.

Mr. Wostmann asked if the soil was usable even with the prior contamination.

Ms. Sherburne said it would require a lot of prep work to make it usable for this purpose. It was capped a long time ago due to being used as a sewage dump site. There is no soil in the area. She would need to create raised beds and bring in soil.

Mr. Wostmann asked if there were funds available for such an undertaking?

Ms. Sherburne said she is raising funds now and many will donate once a site is selected.

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Mr. Wostmann said we do have other uses in mind for this property even though they are probably years out. He asked how long she would need to use the property for it to be worth it financially.

Ms. Sherburne said ideally they would like to use the property for at least ten years.

Ms. Derr said she loves the idea of another community garden. She thinks it is a vital project to the community. Government is here to provide services that would otherwise not happen. She also asked about the property being in an avalanche zone.

Mr. Etheridge confirmed it was in the avalanche area but before the main shoot.

Mr. Leither asked about fresh water access?

Ms. Sherburne said she would look to create a line, pump, and holding tank for fresh water from Snowslide Creek.

Mr. Leither asked about safety and what it would take for this property to be accessible to the general public.

Mr. Creswell said this property is a catch-all site. We will need to figure out what to do with everything. He thinks there would be a fair amount of work to make it usable.

Mr. Grant commented if we advocate for this project and Docks & Harbors work together it could be compatible.

Mr. Larkin asked if the acre marked in the picture is to show size or if that is the intended placement? He also asked if there was unused wood we could donate and repurpose to make the raised beds. He is inclined to support this idea.

Mr. Ridgway asked about the enclosed documents from the state of Alaska. He wanted to know if there were any land use restrictions from when we obtained the property.

Mr. Uchytel said DEC has the sludge piles mapped out. He is unsure of use restrictions.

Mr. Wostmann said he likes the project and would like to see some detailed plans.

Ms. Sherburne said she has received direct support from Mayor Weldon with regards to community gardens. She was not sure about this site in particular. The garden could easily be removed if another project gets funding.

Public Comment

Mr. Russell Peterson – Juneau, Alaska

Mr. Peterson said he is very familiar with this piece of property. He is a gardener and loves the idea of a community garden. He does not understand why we are talking about putting it at this location. He suggested looking at the Yacht Club or the Thane Ore



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House property. He does not think this toxic location is the right one for a community garden. He would like our harbors to become a destination and a garden by the Yacht Club would be perfect. He would like the Little Rock Dump to be used as a marine yard and big haul-out facility. This is a huge need in our community.

**6. Sealaska Heritage Institute (SHI) Totem Park**

Mr. Uchytel asked everyone to see page thirty-eight in the agenda packet. Sealaska Heritage Institute is trying to put up thirteen totem poles in the downtown area and waterfront. Three of the totem poles would be placed on Docks & Harbors property. We were not consulted when they developed the plan.

Committee Discussion

Ms. Derr asked who would be responsible for the upkeep of the totem poles?

Mr. Uchytel said that was also a concern of his. He hopes Sealaska and the City Manager have a plan for upkeep.

Mr. Wostmann said traditionally they are replaced when their lifespan is over. We would need to confirm there is an agreement in place.

Mr. Larkin asked if there was any concerns about the placement of the totems?

Mr. Creswell said just looking at their placement on the map he did not anticipate any issues. He is more concerned about how they will be anchored and upkeep.

Mr. Leither asked how this came to be so far along without us knowing or our input.

Mr. Etheridge said they had been working with the City Manager on the project.

Public Comment – None

**7. Juneau Harbors & Liveboards: Health, Safety & Sustainability**

Ms. Derr shared a PowerPoint presentation regarding the Liveboard community.

Committee Discussion

Mr. Leither said he disagrees with a lot of what Ms. Derr had to say. He thinks limiting liveboards during a housing crisis is the exact opposite of what we should be doing. He would like to see the problems associated with liveboards solved. If the problem is dog feces, we should look at ways to solve that. He also said he thinks if we need to add codes or regulations, they need to be for all boats, not specific to people living on vessels. If we want to make insurance mandatory, it should be for all boats not just liveboards. He does not feel like the liveboards are always complaining he feels they are vocal because they are always being attacked. He joined the Board because of talk about doubling the liveboard fee. He is frustrated to be talking about these issues as liveboard issues instead of just issues that need to be addressed.

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Mr. Larkin said this conversation is valuable. He wanted to remind everyone we are not the landlords, we are the property managers. The actual landlords are the community members of the City and Borough of Juneau.

Mr. Becker said he used to be at Aurora Harbor and loved the liveboard community there. They were extremely valuable to watch over boats and help if people fell in the water. He sees the liveboards as a benefit and we are lucky to have them.

Mr. Wostmann echoed this sentiment. He sees the benefits of a liveboard community. He would like to see a working group with liveboards and Board members. He agrees a liveboard association would be a great idea.

Mr. Leither asked about Ms. Derr mentioning support from the City Assembly. He hopes she went to the Assembly as an individual and not as a member of this Board. There is not a consensus yet and this conversation is in the early stages.

Ms. Derr agreed and said she was asked what she thought. One Assembly member said the harbors were never meant to be for housing. Ms. Derr is not trying to eliminate liveboards from the harbors. She is trying to establish reasonable resources and boundaries. She hears we do not do enough with snow removal, and agrees. We might need more Harbor Officers.

Mr. Leither said the reason Ms. Derr is hearing complaints from liveboards about snow removal is the fact that they pay a fee to live there and the Board is trying to double the rates. In 2016 this Board even tried to limit the amount of liveboards allowed in the harbors. He is convinced we are doing a disservice to make issues about liveboards instead of a singular problem or particular issue that needs solving.

Mr. Grant said he does mediation in his profession. He believes there needs to be a meeting between stakeholders. We need to identify the problems and try to find solutions. He has heard two totally different positions tonight regarding the cause of issues such as dog feces.

Mr. Etheridge asked if Mr. Grant would be willing to sit down with Mr. Leither and Ms. Derr to discuss how this process should move forward.

Mr. Grant said he would be more than happy to help. He is a voting member of the Board and he might need to distance himself from being the mediator.

Mr. Uchytel warned the Board something like this could trigger the Public Meetings Act.

Mr. Creswell shared that in 2016 he held and hosted three meetings with Liveboards and Docks & Harbor employees. Mr. Robert Barr was the facilitator of these meetings. He will provide the agendas and minutes.

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Mr. Etheridge asked Mr. Creswell to work with the three Board members and facilitate the discussion.

Mr. Leither said he would like to hear facts behind rate increases for the liveboard community.

Ms. Derr said she has a camera on the front of her boat and has lots of footage that would show facts. She believes there is a huge difference between Aurora Harbor and Statter Harbor. Not every issue is being seen at every harbor.

Mr. Grant said he would like to talk to Mr. Uchytel about the public meetings implications of a working group.

Mr. Leither said he is excited that Ms. Derr has cameras and asked if she has shared the footage with the Harbormaster to get the individual problems resolved.

Ms. Derr said she has shared the footage. She feels it is uncomfortable for the Harbor Officers to keep going to repeat offenders.

Public Comment

Mr. Russel Peterson – Juneau, Alaska

Mr. Peterson was happy with what Mr. Leither and Mr. Grant had to say. The snow removal is for all boat owners, not just liveboards. He feels the liveboard community is shrinking. Many boat owners have moved to Hoonah because of increased fees and moorage rates. We have lost the moorage income they generated as well as the \$70 a month for the liveboard fee. He agreed with what Ms. Derr said about Statter Harbor being safer. It is illuminated and the downtown harbors would be the same with adequate lighting. He is also upset with the amount of dog feces but feels that is not the harbors problem. This is why we pay animal control and have them ticket offenders. If he sees a dog off leash or owner leaving feces behind he calls animal control immediately. He believes the MSD inspections should be for all boats as they are a requirement. He would love to go to a working group meeting to settle some of these problems. He feels the liveboard community is an asset to the harbors. He pulled a guy out of the water that could not get himself out. Mr. Peterson and other liveboards are the first people to help a distressed boat due to sinking or fire, or hear an alarm and report it. He has very expensive cameras on his boat and they do not just keep him safe they keep everyone safe. To talk about limiting liveboards is the wrong direction. The liveboards pay close to \$130K per year in additional fees, which pays the entire cost of water and trash for all the harbors. There is no fee for commercial users or charter companies. He feels the commercial users take up 10 times the parking, use more garbage and water, and use carts more than liveboards ever do. He feels liveboards should have three seats on the Board because 30% of harbor patrons are liveboards.

*Board takes a five minute break at 7:17 p.m.*

8. [Board Meeting Start Times](#)

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**REGULAR MEETING MINUTES (CONTINUED)**

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Mr. Uchytel said this agenda item was encouraged by Assembly Member Woll. She wanted the Board to consider alternate start times to help increase public participation. Docks & Harbor meetings in the past have started anywhere from 12:00 p.m. to 7:00 p.m. Mr. Uchytel shared the CBJ calendar listing all types of public meetings starting at 12:00 p.m. and some even at 3:00 p.m. He asked the Board if they would like a later start time.

Committee Discussion

Mr. Etheridge feels people will only show up if there is a topic they are interested in. No more people showed up with the 7:00 p.m. start time than do now.

Mr. Grant commented that what we have here is a solution searching for a problem.

Mr. Ridgway said he agrees with Mr. Grant. He remembers a couple of Board members stating a 7:00 p.m. start time would create a hardship for them.

Mr. Ridgway said the last Operations/Planning meeting talked about starting public opinion meetings at 5:30 p.m. to give everyone an extra half hour. He does not want to change anything going forward.

Mr. Wostmann said 5:00 p.m. works best with his schedule.

Public Comment

Mr. Russell Peterson – Juneau, Alaska

Mr. Peterson said he gets off work at 5:00 p.m. and drives home to attend the meeting over Zoom. He does not like having to attend meetings already in progress. He has had to take personal leave from work to join meetings on time. He would like to see a 6:00 p.m. meeting start time at the earliest. He has a friend that wanted to attend the meetings but had to do so on a city bus coming home from work. He would like to see people engaging and believing in the process. He feels Ms. Derr has an agenda against liveboards. He said anything is better than a 5:00 p.m. start time.

**9. Potential Public-Private-Partnership (P3) with Marine Exchange of Alaska (MXAK)**

Mr. Uchytel said this is a property request that has come across his desk. Alaska Marine Exchange has outgrown their building and would like to build a new one. They have waterfront needs and would like to lease or purchase property from Docks & Harbors. He spoke about the need to replace the Aurora Harbor office. It is basically an old garage that was converted to office space. It could be replaced out of the 1% sales tax, or through a land sale or lease. They have suggested sharing the new building with Docks & Harbors.

Committee Discussion

Mr. Becker said it sounds like a good mesh. Their demand will only increase in the future.

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Mr. Becker said we need to do the rebuild correctly. What we build to replace the office will need to last.

Mr. Creswell said the current building is an old garage converted to an office. There is a conference room in the back and a few desks for the Harbor Officers. The Operations Supervisor has a cubical and Mr. Creswell has a tiny office. The building has sewer issues, several times a year sewer backs up into the office through floor drains. The bathrooms are right next to the administrative staff. When there is heavy rain the whole building moves and water leaks down the walls. He is also witnessing signs of rot and decay. The current building is very much a stick built structure and has significant issues with bug infestation and flying ants. It is not an efficient setup for the area and has reached the end of its useful life.

Mr. Wostmann said he likes the potential and thinks public-private partnerships can be useful.

Mr. Etheridge said he would not want to sell the property but is not against leasing it.

Mr. Wostmann asked if we should add this to the priority list for the 1% sales tax.

Ms. Woll asked about the proposed new City Hall building and if it would be possible for the Docks & Harbor staff to move into that.

Mr. Uchtyl said some admin staff might move to the new City Hall building. He believes there is value in the Harbormaster staying at the harbors.

Mr. Etheridge said the Board thought it was important for harbor staff to stay near the harbors and have access to the facilities for maintenance and patrons. It is important for everyone to be close in case of an emergency.

Mr. Grant asked if Mr. Uchtyl had done due diligence to confirm MXAK would be a stable and good partner. He believes they need to be fully vetted and looked at by a CBJ attorney.

Mr. Uchtyl said MXAK is a very solid organization. The business has been around over twenty years and has a good reputation.

Mr. Grant said this could be a fifty year partnership and wants the due diligence done.

Mr. Wostmann agreed with Mr. Grant but we are too early in the process. If there was funding available we would then get into the true due diligence. We would both sign nondisclosure agreements and open our financials to one another. He feels this process is very common in the private sector.

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Mr. Larkin asked if MXAK owned the land under their current building and asked if there is potential for a land swap.

Mr. Etheridge said MXAK wants to keep the building they have now and add another. They are expanding and he did not think they would be open to a swap. He said Docks & Harbors has the property and doing a long-term lease could be beneficial to everyone. He does not want to sell the property.

Mr. Leither said this sounds like an interesting idea. He is not sure we have enough time to get this through on the 1% sales tax initiative this time. He does not want to change the current ranking. He is concerned voters will not feel a new office is a priority.

Mr. Becker does not want to sell the property either, especially due to its location.

Public Comment – None

**10. Condition Report – Taku Harbor**

Mr. Sill shared a PowerPoint presentation with pictures of the current damage to Taku Harbor. He said since September 2021 we have been aware of the rapid deterioration of the salvaged floats closest to shore. He fears we may need to remove the shore access because they are no longer safe. He also mentioned we do not bring in any income from this facility and spoke about funding options to replace the damaged floats.

Committee Discussion

Mr. Becker asked how many people have private property in that area.

Mr. Sill said there are around five or six cabins in the area.

Mr. Westmann said this is a very popular area. He believes there is no other option we must fix the float. His concern is where the money will come from. He would like to consider this for the 1% sales tax initiative.

Mr. Larkin asked if this area is utilized as shelter from bad weather.

Mr. Westmann said this damage does not affect the ability to moor boats, only accessing the shore.

Mr. Becker thinks we need to do a large public campaign to help raise awareness of the needs of Docks & Harbors and how much maintenance and upkeep we are dealing with.

Mr. Leither asked if we could go to the state of Alaska for help with these repairs. This dock gives access to a state owned park.

Mr. Still said the current dock was built by Fish and Game with a 75/25 grant, with the city paying for 25% of the cost. He thinks we can try to get them to help with the repairs, but we would still need to come up with 25% of the total cost.

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Mr. Ridgway asked about the price of the repairs. He agrees this is a very popular place. He has seen many large boats tied up there, even some medium sized yachts. He inquired if we are missing a funding opportunity.

Mr. Creswell said from a management position it is very difficult to collect revenue for this location. Maybe putting a cash box for donations with an honor system would be something to try. He is open to any and all ideas to help fund the repairs and maintenance going forward.

Mr. Grant said he thinks Taku Harbor is heavily used and we need to find a way to fix it. He is concerned about liability issues with the current condition.

Public Comment – None

**VII. Unfinished Business**

**1. Docks & Harbors 1% Sales Tax Project List Recommendation**

Mr. Uchtyl shared a memo on page twenty of the agenda packet regarding the tax initiative projects. He said we need to make a strategic decision and keep in mind what projects have grant opportunities and which do not.

Board Questions

Mr. Wostmann asked if we should move this to the Operations/Planning Committee or the Finance Committee. We might want to take another look at our priority lists.

Mr. Uchtyl and Mr. Etheridge agreed it should be moved to both and be put on their next meeting agendas.

Public Comment – None

**IX. Committee and Member Reports**

1. Finance Sub-Committee Wednesday Meetings, April 13<sup>th</sup>, ~~and 27<sup>th</sup>~~, 2022  
Mr. Wostmann said there was discussion about the questions asked to each user group for the rate study. They also went through the budget.
2. Operations/Planning Committee Meeting- Wednesday, April 20<sup>th</sup>, 2022  
Mr. Ridgeway said they had a brief meeting and discussed meeting times and had a presentation by Ms. Derr about the liveaboard community.
3. Member Reports – None
4. Assembly Lands Committee Liaison Report – None
5. Auke Bay Neighborhood Association Liaison Report – None
6. South Douglas/West Juneau Liaison Report – None

**X. Port Engineer's Report**

Mr. Sill said the contractor arrived on Monday, April 25<sup>th</sup> to start the repairs to the D Float in Statter Harbor. He said they are making good progress and are in the process of

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING MINUTES (CONTINUED)**

**For Thursday, April 28th, 2022**

swapping out the old modules. He thinks they should start tensioning cables within a day or two.

Mr. Leither asked if he could tell what caused the damage now that we can look inside and see the cables.

Mr. Still said the cables are coated in a very thick grease. The damage looked to be from wear and breakage.

**XI. Harbormaster's Report**

Mr. Creswell said the Port is up and running and we received the first cruise ship Monday. He spoke about the open positions still needing to be filled for our seasonal staff. Docks & Harbors will be participating in the litter clean up this weekend. Employees will be taking Docks & Harbor trucks around and help pick up the trash bags. Next weekend is the Maritime Festival and there will be a blessing of the fleet ceremony.

Ms. Derr asked if the Board needed to do anything to help with the Maritime Festival.

Mr. Uchytel said Docks & Harbors is very involved with everything next weekend and said everyone is welcome to come and enjoy the festivities.

**XII. Port Director's Report**

Mr. Uchytel let everyone know about his scheduled leave from May 1<sup>st</sup> – 15<sup>th</sup>. He spoke about Infrastructure Week, which is a national event. There are three Board member terms up at the end of June. He hopes Ms. Derr and Mr. Wostmann will reapply for their seats. He is unsure if Ms. Smith will reapply so if you know of any good candidates please encourage them to apply for the position.

**XIII. Assembly Liaison Report**

Ms. Woll said the Assembly is continuing with the budget cycle. At the last Assembly Finance meeting they discussed Marine Passenger Fees. She spoke about the second crossing and how the project is gaining traction. Mayflower Island is Alaska Bureau of Land Management property and as the U.S. Coast Guard vacate the property it will be returned to the city.

**XIV. Board Administrative Matters**

- a. Finance Sub-Committee Meeting – Wednesday, May 11<sup>th</sup>, and 25<sup>th</sup>, 2022
- b. Ops/Planning Committee Meeting – Wednesday, May 18<sup>th</sup>, 2022
- c. Board Meeting – Thursday, May 26<sup>th</sup>, 2022

**XV. Adjournment**

The meeting adjourned at 8:39 p.m.





# Port of Juneau

155 S. Seward Street • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

**From:** Docks & Harbors Board  
**To:** City & Borough Assembly  
**Via:** City Manager  
**Date:** May xx<sup>th</sup>, 2022  
**Re:** 1% SALES TAX INITIATIVE PROJECT REQUESTS – HARBOR ENTERPRISE

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1. Since the November 2021 Board Retreat, Docks & Harbors has been diligently reviewing and considering potential harbor projects suitable for your consideration. The Board's calculation takes into account several elements: (a) projects which can be leveraged to other grant matching programs; (b) projects which appeal to wide swath of Juneau citizens; (c) projects with equity towards underserved populations; and (d) projects unlikely to be funded, except for the 1% Sales Tax Initiative.
2. At the April 20<sup>th</sup> AFC meeting, the Port Director presented the FY23-FY24 biennial budget. Some key takeaways were: (a) that pandemic has impacted our fund balances significantly; (b) that Docks & Harbors is now transferring nearly 20% of its collected enterprise revenue back to CBJ as Interdepartmental and other fees, 3x the amount when compared to FY14; (c) that inflation is severely eroding the real dollar value the Harbor Enterprise has collected for the purpose of capital improvement project (CIP) investments; and (d) that Docks & Harbors plant replacement value is 12% of the entire CBJ property portfolio, greater than the Juneau International Airport and Bartlett Regional Hospital. [In February, the Assembly approved Docks & Harbors request for fees to be increased annually with a CPI adjustment.]
3. In the City Manager's March 10<sup>th</sup> (One Time Funding Opportunities) Memo, \$5M was recommended for Harbor Projects/Grant Match. As the 2017 1% Sales Tax Initiative netted only \$1.5M for the Aurora Harbor, the proposal from the City Manager would most appreciated. [Note: Docks & Harbors has been applying for ADOT Harbor matching grant since 2018. The FY23 Legislative Budget does have \$2M in the program for Juneau and awaits the Governor's signature.]
4. The Docks & Harbors Board requests the Assembly place two projects on the October 4<sup>th</sup>, 2022 for a total of \$5M.
  - a. **\$3.5M Aurora Harbor Phase III/IV:** After the planned demolition and Army Corps of Engineers dredging of the north end of the Aurora Harbor basin, additional funds would be used to leverage the ADOT Harbor Grant to continue rebuilding this small boat harbor. Docks & Harbors has previously invested \$16M to recapitalize the first two phases and approximately one-third of the harbor remains empty. Docks & Harbors has \$1.5M from the 2017 1% Sales Tax Initiative with a

\$500K commitment from the Harbor Fund Balance in applying for a \$2M ADOT Harbor Grant. Any additional 1% Sales Tax revenues would go to expanding the scope of the project or to leverage additional funds for future ADOT Harbor Grant opportunities.

**b. \$1.5M Harbor Deferred Maintenance (Wayside Park Fishing Float & Taku Harbor)**

- a) Wayside Park Maintenance Dredging: In 2000, the existing 50 foot by 100 foot roadside fishing float was designed/constructed by ADOT and then transferred to CBJ for management along with property conveyance. The float is heavily used by locals and provides a vehicular drive down for ADA accessibility. Over the past two decades, isostatic rebound has resulted in the float being aground a certain low tides. The periodic grounding is believed to be damaging to the structural integrity of the float. The Port Director knows of no other grant program which can be leveraged for this purpose. The estimate to dredge and repair damage to the float is \$750K.
- b) Taku Harbor Repairs: In April, Docks & Harbors staff mobilized to Taku Harbor to pressure clean and make repairs to the floats. The Deputy Port Engineer led the repair efforts and is expressing concerns about the viability of maintaining the existing float system into the future. These floats were repurposed from the Amalga Harbor project from the early 2000's and are past their useful life. Matching funds via the ADOT Harbor Grant program or through the Dingell-Johnson Sport Fish Restoration Act could be leveraged with local money to recapitalize. Repairs can be scalable up to \$2M.

5. The following are short listed projects which were considered but did not make the top tier:

- a) Douglas Harbor Uplands Improvements: With the most recent recapitalization project completed in 2018, the Mike Pusich Douglas Harbors float are relatively new. However, the uplands, including the launch ramp and harbor parking lots, are unimproved and lack landscaping and other similar amenities enjoyed at the Statter facility. The Douglas Advisory Board and other Douglas residents have pleaded their desire for the lots to be paved, landscaped and an appropriate harbor walk installed. The Port Director knows of no other grant program which can be leveraged for this purpose. The cost for improvements are scalable to \$2M.
- b) North Douglas Boat Ramp Improvements: The existing launch ramp is inadequate for the volume of use and an unscientific survey from August suggested strong community support for expanding this facility. Other than a rudimentary rendering showing one-hundred truck-trailer parking spots and a double launch float, no significant design efforts have commenced. In addition to citizen concerns surround additional North Douglas Highway traffic, Docks & Harbors will need to navigate ADOT Right-of-Way challenges before serious design efforts can commence. The Port Director believes there will be matching funds via the ADOT Harbor Grant program and through the Dingell-Johnson Sport Fish Restoration Act which administered through ADF&G. It is anticipated that \$20M would be required for a 100 truck-trailer parking lots, which is scalable.
- c) Cost Share w/ACOE - Statter Breakwater Feasibility Study: The existing breakwater is approaching 40 years and is in need of recapitalization. The Army Corps of Engineers is federally responsible for breakwaters, jetties & groins. The process to advance Docks & Harbors' interests is to petition ACOE to enter into a feasibility cost sharing agreement (FCSA). In this phase, the ACOE would evaluate solutions to replace the existing breakwater. The local applicant (Docks & Harbors) would be responsible for ½ of the analysis, up to \$1.5M. After 5

years of requesting this ACOE “new start”, the Port Director has reason to believe it will be included in the federal FY23 WRDA Bill which funds much of the ACOE.

- d) Public-Private Partnership (P3) with Marine Exchange of Alaska (MXAK): Docks & Harbors has been approached by MXAK with a need to expand their waterfront operations in the vicinity of their existing main office overlooking Harris Harbor. The evolving discussion has led to an opportunity to partner with MXAK to develop a shared building which could replace the existing Aurora Harbor Office building. Leveraging the value of the property assigned to the MXAK facility needs could provide a springboard to aggressively pursue replacement of the Aurora Harbor building. There are no other known grant opportunities for this purpose. \$1M - \$1.5M is the best available estimate for D&H participation based on current per sq. ft. construction costs for similar space. After negotiation with the marine Exchange and initial design work, a better estimate could increase the cost.

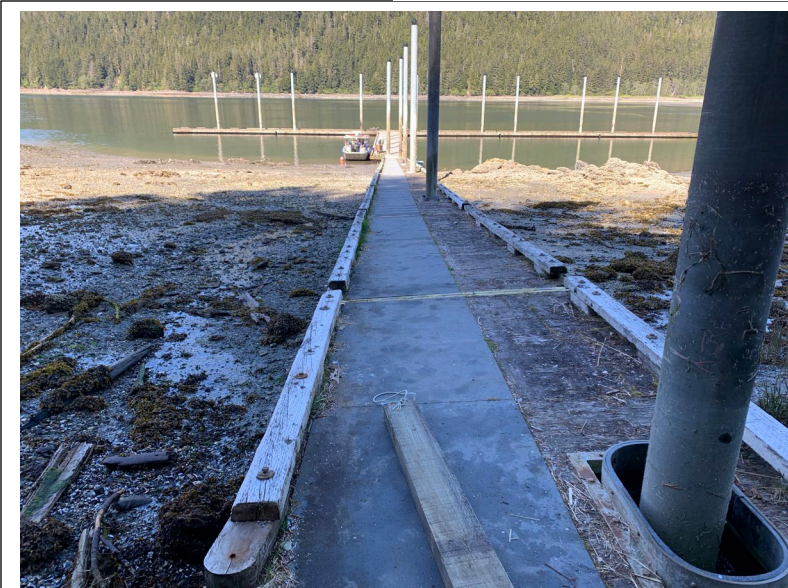
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- Encl (1) Condition Photos of Wayside Park Fishing Float
- (2) Condition Photos Taku Harbor

DRAFT



Taku Harbor Repairs





Wayside Park Float



# PORT ENGINEER'S PROJECT STATUS REPORT

Erich Schaal, P.E., Port Engineer

Project	Status	Schedule	Contractor	Notes
<b>Dockside Safety Guardrail</b>				
Design	Hold			Awaiting funding - Passenger Fees FY22
Bid Opening	Hold			
Board Approval	Hold			
Assembly Approval	Hold			
Construction	Hold			
<b>Marine Park Deckover</b>				
95% Design Review	Complete			
100% Design and Specs	Complete			
Bid Project	In Progress			Bids Open June 1, 2022
D&H Board Approval	Hold			
Assembly Approval	Hold			
Construction	Hold	October 2022		
Substantial Completion	Hold	March 2023		
Final Completion	Hold	April 2023		
<b>Statter Master Plan Phase III</b>				
<b>Phase III A - Dredging, Blasting, Soil Compaction</b>				
Army Corps of Engineers Permit	Complete		PND	
Incidental Harassment Authorization	Complete		PND	
Eagle Permit	Complete		PND	
CBJ Building Permit	Complete		Staff	
Construction Bid	Complete	July 16, 2019	PPM	
D&H Board Approval of Bid	Complete	July 17, 2019		
Assembly Approval of Bid	Complete	July 22 2019		
Construction	Complete	October 1, 2019	PPM	
Substantial Completion	Complete	May 29, 2020		
Dredge Basin Clean Up	Complete	September 26th & 27th		Dredging Complete
Final Completion	Complete	September 30th		
Project Close Out	Complete			Project closed out
<b>Phase III B - Retaining Wall, Float Installation</b>				
Army Corps of Engineers Permit	Complete		PND	
Incidental Harassment Authorization	Complete		PND	
Eagle Permit	Complete		Staff	
Design - Bid Documents	Complete		PND	

# PORT ENGINEER'S PROJECT STATUS REPORT

Erich Schaal, P.E., Port Engineer

CBJ Building Permit	Complete		Staff	
Bid/Contract	Complete		TCC	Trucano Construction
D&H Board Approval of Bid	Complete			
Assembly Approval of Bid	Complete	4/27/2020		
Construction	Complete		TCC	
Substantial Completion	Complete	June 2, 2021		
Final Completion	Complete	June 6, 2021		
Project Close Out	Complete			
<b>Phase III C - Uplands, Restrooms</b>				
Eagle Permit	In Progress		Staff	
Design - Bid Documents	Hold		PND	Restarting Planning and Design
CBJ Building Permit	Hold		Staff	
Construction Bid	Hold		TBB	
Construction	Hold	TBD	TBD	
Pre-Bid Conference	Hold			
D&H Board Approval of Bid	Hold			
Assembly Approval of Bid	Hold			
Substantial Completion	Hold	TBD		
Final Completion	Hold	TBD		
<b>Downtown Waterfront Improvements</b>				
<b>Phase I - Deck Over</b>				
<b>Phase II - Visitor Waiting Area and Restrooms</b>				
Design - Bid Documents	Hold	TBD	PND	Working to 65% Plans with cost est
CBJ Building Permit	Hold		Staff	
Construction Bid	Hold		TBD	
D&H Board Approval	Hold			
Assembly Approval	Hold			
Phase II Construction	Hold			
Substantial Completion	Hold			
Final Completion	Hold			
<b>Cruise Ship Dock Electrification Study</b>				
RFP Creation	Complete	May 19, 2020		RFP issued
Consultant Selection	Complete			Haight & Assoc Selected
Fee Negotiations	Complete			
Project Kick Off Meeting	Complete			
Stake Holder Interviews	Complete		H&A	

# PORT ENGINEER'S PROJECT STATUS REPORT

Erich Schaal, P.E., Port Engineer

RAISE Grant 2021 Applications	Complete			Grant successfully submitted
Draft Report	Complete		H&A	
Presentation to Assembly	Complete		H&A	Nov 1 Assembly COW Mtg
Final Report	In Progress		H&A	Replying to public comments
<b>Grant 2022 Applications</b>				
Cruise Berth Electrification	Complete		Staff	
Small Cruise Ship Infrastructure Study	Complete		Staff	
Fishermans Terminal Planning Grant	Complete		Staff	
PDIP Fisheries Terminal Grant	Complete		Staff	
Alaska DOT Harbor Matching Grant	Complete	Due Aug	Staff	
EDA Small Cruise Ship Infrastructure 10M	Complete		Staff	
<b>Aurora Harbor Re-Build - Phase III</b>				
Phase IIIA - Demolition				
D&H Staff and Trucano	Complete		D&H	Demo is complete
Phase IIIB - Dredging				
Army Corps of Engineers	Complete	Winter/Spring 2020/2021	ACOE	Dredging complete
Phase IIIC - Float Installation				
ADOT Grant Application	In Progress	Aug 16, 2021	Staff	Awaiting more funding
Design	Hold			
<b>Auke Bay Marine Station</b>				
Annual Report	March		Staff	2020 Report Submitted
Subdivision	In Progress		Staff	In review by Community Development Dept.
Shared Costs with UAS	In Progress		Staff	Awaiting UA response to Amendment #1
<b>Sewage Pump-Out Improvements</b>				
Statter Pump Upgrade	Complete		Staff	Part of SHI III(B)
Harris Pump Replacement	Complete	Aug 27, 2021	Staff	
<b>Douglas Launch Ramp Light Project</b>				
Design	Complete		Staff	
RFP	Hold		Staff	Awaiting funding
Building Permit	Hold		Staff	
Construction	Hold		Staff	
<b>D&amp;H Managed Lands - Surveys</b>				
ASLS 2013-15 - Uplands at Tee Harbor	Hold	2021	TBD	
ATS 1682 -DIPAC-Channel Construction	In Progress	2020	PDC	Field work complete, drafting plat
ATS 1693-DIPAC Wayside Park	In Progress	2020	PDC	Field work complete, drafting plat
ATS 1694-Tee Harbor Submerged Lands	Hold	2021	TBD	



# PORT ENGINEER'S PROJECT STATUS REPORT

Erich Schaal, P.E., Port Engineer

ATS 1692 - N Douglas Boat Ramp	Complete		PDC	Complete
ATS 1690-Indian Cove	Complete		PDC	Complete
S. Franklin Dock Tidelands	In Progress		Staff	Awaiting DNR survey instructions
<b>Wayside Park Float</b>				
Dredging as Float Grounds Out	Hold			Awaiting Funding
<b>N. Douglas Boat Launch Expansion Study</b>				
Conceptual Design	Complete		PND	Awaiting Board direction
<b>Harbor Security Upgrades</b>				
Continued Project Development with Board	In Progress			New cameras in Aurora, Douglas and Harris Harbors
<b>Statter Breakwater Deferred Maintenance</b>				
Continued Project Development with Board	Hold			
<b>Statter Breakwater Safety Improvements</b>				
Phase II	Hold			Awaiting funding
<b>Auke Bay Loading Facility - Phase II</b>				
TIGER Grant Reporting - Annual	On-Going	Sept. 2020	Staff	Report for Boom Truck till 2033; SeaLift till 2044