



490 South Franklin Street ~ Juneau, Alaska ~ 99801 ~ 463-3412

December 30, 2015

Ms Kimberly A. Kiefer, City Manager

City/Borough of Juneau
155 S Seward Street
Juneau, Alaska 99801

DEC 30 2015
CBJ Manager's Office

RE: Marine Passenger Fee Grants

Dear Ms. Kiefer:

The **Goldbelt Mount Roberts Tramway** has been a primary visitor attraction in Juneau for 19 years. Open to the public since 1996, the tram has served in excess of 3,000,000 visitors from all over world, and as many as 3,000 a day during peak season. Our customer base is primarily comprised of cruise ship passengers (including crew). The majority of these guests acquire tickets which are pre-sold aboard their ships. Tramway guests also include independent travelers, small cruise ship guests, and local residents. The tramway's appeal lies in that it is family friendly, ADA compliant, convenient to the cruise ship dock, and provides indoor and outdoor activity. It is uniquely singular in that guests can shop, hike, dine, see an award winning film, enjoy Alaska native culture and art, view wildlife, and take in the breathtaking 180 degree panorama of Gastineau Channel, all in one location, for one low price. And, as the only aerial tramway in Southeast Alaska, it is an exclusive offering for the Capital City.

The **Goldbelt Mount Roberts Tramway** is an important contributor to Juneau's downtown waterfront economy through partnerships with local tour providers, a payroll that averages 140 local jobs per summer month, its purchasing power, sales tax collected, and the excellent relationships it maintains with all the cruise lines visiting Juneau. The tram hosts special events that serve visitors and locals alike, and provides a location for the non-profit Juneau Raptor Center to display an education bird and sell their retail items. A crucial service provided by the tramway and its staff is the occasional use of our facilities as a base of operation and support for mountain rescues.

The original lease between CBJ and Mount Roberts Development Corporation, dated January 31, 1995, states that "Lessee shall provide public restrooms as specified by the Planning Commission" (see attachment: Page 3, Paragraph 3.3a, Use of Premises). This clause has carried forward with each subsequent lease renewal, including the one signed February 23, 2015. Our restrooms are utilized by cruise ship guests, tour companies, dock vendors, commercial drivers, ship crew, CBJ volunteers, IVF guests, small cruise ship visitors, residents,

paragliders, and hikers regardless of their personal use of the tramway attraction. May through September, these restrooms are available for use approximately 100 hours a week. The **Goldbelt Mount Roberts Tramway** has faithfully, and in accordance with the lease, provided, maintained, and supplied at our expense public restrooms for 19 consecutive seasons. This public service has been freely available at street level and on the mountain to anyone wishing to use it. That being the case, we now respectfully request a portion of Cruise Passenger Fees be granted to the tram for restroom replacement as stated below.

1. Remove and replace two (2) existing public restrooms (men/women) at street level, to accommodate use by six (6) persons at one time per restroom. Installation to include **floor and foundation repair of a six inch variance, resulting from vibration damage due to ongoing dock projects, and 2015 parking lot reconstruction.** Upgrades after 19 years of wear and tear include tiling, drainage, ventilation, wall covering, bacteria resistant counter tops, mirrors, sinks, sanitary product dispensers, hands-free faucets and soap dispensers, hands-free water saving toilets and urinals, hands-free dryers, lighting, power, plumbing, partitions, and testing. Installation to include all demolition & disposal, new materials, labor, and shipping from point of origin to Juneau.

@ \$220,000

2. Remove and replace four (4) existing public restrooms in the upper tramway Mountain House, (men/women, two per floor), to accommodate use by four (4) persons at one time per restroom. Installation to include floor tiling, drainage, ventilation, bacteria resistant counter tops, baby-changing tables, mirrors, sanitary product dispensers, sinks, wall covering, hands-free faucets and soap dispensers, hands-free water saving toilets and urinals, fire alarm system, sprinkler heads, lighting, power, plumbing, partitions, hands-free dryers, partitions, and testing. Installation to include all demolition & disposal, new materials, labor, and shipping from point of origin to Juneau.

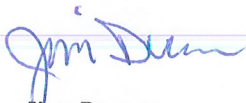
@ \$300,000

3. TOTAL GRANT REQUEST:

\$520,000

The design of these restrooms is configured to greatly reduce water consumption, paper waste delivered to the local landfill, and impact on the City's sewer system. It will also improve sanitation, cleanliness, and better serve the needs of the many thousands of visitors who will use these facilities for years to come. If you have any questions or require additional information, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,



Jim Duncan
General Manager

Goldbelt Mount Roberts Tramway

"It" Mining Claim, according to U.S. Mineral Survey 1027A, Juneau Recording District, First Judicial District, State of Alaska

Additional parcels along the tramway line as shown in Exhibit B hereto which are currently held by the State of Alaska, Department of Natural Resources

(c) Lessee shall cause the Leased Premises and the Air Rights Easements to be surveyed by a registered land surveyor and a copy of the survey delivered to Lessor within 160 days of the Permit Date, as defined in Section 4 herein, but in no event later than the commencement of construction. Upon completion of the survey, Lessor and Lessee shall prepare a supplemental memorandum of lease setting forth the description of the Leased Premises and the Air Rights Easements as surveyed. Said supplemental memorandum of lease shall be recorded in the Juneau Recording District.

3. Use of Premises: (a) The Lessee agrees to use the Leased Premises for the following purposes:

The surveying, engineering, design, planning, development, construction, operation and maintenance of an aerial tramway base terminal and associated structures and uses. As used herein, "associated structures and uses" means:

1. a waiting room
2. a ticket office
3. public restrooms; Lessee shall provide public restrooms as specified by the Planning Commission
4. an area for the exhibition of tram models, photographs, and similar historical and explanatory materials
5. administrative space

The Leased Premises shall be used only for purposes within the scope of the application and the terms of the Lease, and in conformity with the provisions of the City and Borough Code, and applicable state and federal laws and regulations. Use or development for other than the allowed uses shall constitute a violation of the Lease and subject the Lease to cancellation at any time.

(b) The Lessee agrees to install improvements according to the following conditions:

(1) Tramway Plans and Specifications. All plans for uphill equipment and systems shall be properly certified as being in accordance with the American National Standards Institute's Safety Requirements for Aerial and Surface Passenger Tramways and Surface Tows (B77.1) A complete set of drawings, specifications, and records for each lift shall be maintained by the Lessee and made available to Lessor upon request. These documents shall be retained by Lessee for a period of three years after removal of the system from the Leased Premises.