

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING AGENDA
For Thursday, August 21st, 2014

- I. Call to Order** (5:00 pm in the CBJ Hall Room 224)
- II. Roll Call** (John Bush, Bob Janes, David Logan, Dave Summers, and Budd Simpson).
- III. Approval of Agenda.**

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED.
- IV. Public Participation on Non-Agenda Items.**
(Not to exceed five minutes per person or twenty minutes total time).
- V. Approval of June 19th, 2014 Operations/Planning Meetings Minutes.**
- VI. Consent Agenda - None**
- VII. Unfinished Business - None**
- VIII. New Business**
 1. US Coast Guard Cutter HEALY – Moorage Waiver
Presentation by Port Director

Committee Questions

Public Hearing

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING
- IX. Items for Information**
 1. Status of Juneau Port Development Lease extension.
- X. Long Range Planning Discussion**
 - Scoring Matrix
 - Port Engineer's List
 - Douglas Dredging
 - Amalga Harbor Floating Fish Cleaning Station
- XI. Staff, Committee and Member Reports**
- XII. Committee Administrative Matters - Next Meeting: September 18th, 2014**
- XIII. Adjournment.**

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING MINUTES
For Thursday, June 19th, 2014

I. Call to Order

Mr. Simpson called the meeting to order at 5:00 p.m. in the Assembly Chambers.

II. Roll Call

The following members were in attendance: Greg Busch, John Bush, Bob Janes, David Logan, and Budd Simpson. The following people were also in attendance: Tom Donek, Mike Peterson, Carl Uchytel – Port Director, Gary Gillette – Port Engineer, and David Borg – Harbormaster.

III. Approval of Agenda.

MOTION By Mr. Logan: TO APPROVE THE AGENDA AS PRESENTED.

The motion passed with unanimous consent.

IV. Public Participation on Non-Agenda Items.

None.

V. Approval of the May 22nd, 2014 OPERATIONS/PLANNING Meetings Minutes.

**MOTION By Mr. Logan: TO APPROVE THE May 22nd, 2014
OPERATIONS/PLANNING MEETING MINUTES AS PRESENTED.**

The motion passed with unanimous consent.

VI. Consent Agenda

None.

VII. Unfinished Business

None.

VIII. New Business

1. Establish Process and Timeline for comprehensive fee rate review.

Mr. Uchytel asked what are the objectives for the fee rate review. What roles would you like the different boards to have? How much do you want delegated to staff? Do we want to outsource any tasks? What is the timeline? Would we like new fees for Fiscal Year 2016? Do we want special public meetings for the rate structure?

Committee Questions

Mr. Logan asked Mr. Uchytel, do you have a preference as to how we handle the fee rate review.

Mr. Uchytel said anytime fees are involved we will have significant public interest. He indicated targeting certain fees to pay for capital improvements, such as a user fee.

Mr. Busch asked would you view the study of looking at the different harbor user groups as being of value for this as well.

Mr. Uchytel asked are we trying to look at everything or are there things we want to take off of the table, like small boat moorage fees.

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Mr. Bush said I would like to see launch ramp permit fees and small boat moorage fees taken off of the table. I would like to see a trend report to see what has changed over the years, what projects the Harbors would benefit from, and what fees should be increased.

Mr. Janes said the Board should be involved and might want to change some operations. This could mean more fees. We should look at projects that would be influenced by and influence the generation of fees.

Public Discussion

Mr. Mike Peterson of Juneau said the small boat fees and launch ramp permit fees should be included in the fee rate review. Other user groups might look at these exclusions and it could cloud the issue. Moorage keeps coming up and we should include that in the fee rate review.

Mr. Dennis Watson of Juneau said it has been years since the fees have been looked at and they need to be a priority. I suggest that when the Charter Boat Dock at Statter is being built you give a public presentation and explain how the fees are used for projects like it. The public should know what the fees are intended to go to. Now that the Harris Harbor is new, and part of the Aurora Harbor will be new, I think you should look at what you are offering there and compare it to what you are offering at the Statter Harbor. I hope there will be more consistency between the new downtown harbors and the Statter Harbor. Now that the Harris Harbor is fully leased and the Statter Harbor is as well, the argument that one has higher demand than the other is starting to diminish. I am fine with the raising of fees if I know what the fees are going towards.

Mr. Paul Swanson of Juneau asked what the goal will be when looking at the fees. Is it to raise the income or to look at the inequities? When I asked, what is the difference between the Statter Harbor and the downtown harbors, I was told that you charge whatever the market will bear. That bothers me and I don't feel like that is a good enough response.

Mr. Jane asked Mr. Paul Swanson would you mind fees being raised if those fees went to improving facilities, infrastructure, and operations.

Mr. Paul Swanson said when DeHart's was purchased the rates went up before any improvements were made. When the new docks were built I was able to keep my boat stall and only pay for the six months I used it. Now I have to pay year-round, and I'm not going to fight that because I know it's a losing battle. If a person pulls his boat for the winter, and that slip is being hot-berthed by another boat, then I think there should be an adjustment for that person that has the slip assignment. Is the goal to make a lot of money or is it to be fair?

Committee Discussion/Action

Mr. Busch said I would like the fee schedule to be updated by December 2015. We need to get fee groupings. Public meetings and fees should be done in groups like commercial, small boat, fishing, live aboards, and manageable pieces for each section. This way we won't have an overwhelming group for each meeting. I don't want to look at this as raising rates; let's look at

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this as a review. We do need to look at the inequities and we look at what makes sense. We are an enterprise board and we need to make an income that matches our expenses. The rates need to make sense. We may not change them, but we should take the time to look at them.

Mr. Janes said we are doing this to have more improvements in our harbors. We are looking at an expansion of Statter Harbor by moving the breakwater out. I would like the future plans integrated when we talk about increasing fees and this will help to justify the change in fees.

Mr. Logan said I would like pass this to the whole board and see participation from CIP and Finance. This is about equality. We could lower some rates. We need to see what our revenue stream is because we have some expensive projects we would like to see to fruition.

Mr. Donek said we need to see if our rates are competitive and reasonable. For that we would need to leave small boat fees on the table. We heard that people are leaving because our fees are too high, we might need to lower those fees. We have fees that are not indexed and they have been on the books for years. We need to update all of our fees. We cannot raise a fee without having a reason. What is our staff cost? Are we keeping up with the cost of running the harbors? What are the trends there? Staff will need to give us some preliminary information and go from there.

Mr. Busch said I want us to be careful with the competitiveness of our rates because we are one of few cities that have our rates connected to the Consumer Price Index (CPI). A lot of other harbors wish they could do what we have done, and their rates are stagnant. They may not have the money to make improvements and will be completely reliant on grants.

Mr. Donek said we have two private marinas in Juneau to compare our rates with. We should not look at lowering our rates to match Hoonah, that's not going to happen.

Mr. Uchytel said the Board can decide annually if they want to increase rates to keep up with the CPI. If you think the rates are escalating out of control, you can take a reprieve from year-to-year. Do we want to examine the management of how we collect fees? For example, fish tickets, do we want to look at how we credit up to 20 days of moorage at Auke Bay?

Mr. Simpson said I like the idea of a combined committee. I think we should have a committee of the whole because everyone will want to be involved.

Mr. Busch said having a framework in place would be a good idea for the July meeting.

Mr. Donek said I would like to have some structure in place. The staff can give us some information so we have a place to start.

Mr. Uchytel asked would you like the staff to come up with what they think is best for the fees, or does the Board want to direct the staff where to start.

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Mr. Janes said give us a basic plan to start with.

Mr. Busch said a breakdown for scoring and prioritizing would be useful to have too.

Mr. Donek said a list of criteria would be useful and you know those more than we do. I just want solid reasoning behind why we are looking into specific fees.

IX. Items for Information

None.

X. Long Range Planning Discussion

1. CIP Long Range Plan (See attached packet provided)

Mr. Gillette said Current Projects are funded and moving forward, Short Term Projects are in the 1 to 5 year range with partial funding, and Long Term Projects are in the 5 to 20 year range with no funding.

XI. Staff, Committee and Member Reports

Mr. Uchtyl said we need to decide what we want to do about the Douglas Harbor grant money.

Mr. Busch said we want the permit first, and then we can decide what we want to do.

Mr. Donek said I want the dredging done.

Mr. Uchtyl said we cannot use the grant money for dredging.

Mr. Simpson said if we dredge then that shows the state that we are moving forward with the project and then they will give us the grant.

Mr. Busch said if we dredge at Douglas Harbor we may have an opportunity to do the supplemental dredging at Aurora Harbor and have that included in the contract.

Mr. Gillette said the "C" Float at Statter Harbor has been completed and the work that has been done should extend the life of the float a few years.

Mr. Borg said we have the bid for the ABLF Power for winter storage. With regards to the vehicle that went off the ramp at North Douglas, we cleaned that ramp on the 29th of April. The ramp is in good condition. Norway Point had more damage than was expected and it will take 6 weeks to gather the wood needed for repairs. Arrow Refuse will not bring back the dumpsters with one lid due to liability, so we have to use the smaller dumpsters that are currently there. There are daily pickups for the dumpsters, with the exception of Sundays. Staff is going out the road more often to get trash. It costs \$230.00 per dump run. There is a Viper Team coming to town, they are a part of Transportation Security Administration (TSA). They promote confidence in our nation's transportation systems. The United States Coast Guard (USCG) inspected our facilities, and we passed with flying colors. Our staff has been working with Mr. Maas on

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installing some benches at Norway Point. The asphalt is too thin in one spot, so we will need to pour some concrete next week.

Mr. Busch asked was the staff was notified of this vehicle going off of the North Douglas Launch Ramp.

Mr. Borg said yes, but we were not notified by the USCG. We had staff on scene one hour after the incident. Capital Towing was already on scene when staff arrived. We had a diver go down and he could not find the vehicle.

Mr. Uchytel said we will have an investigation to see what the root causes were. Juneau Police Department was not notified at the time, and that was at the request of the party involved.

Mr. Simpson asked did this occur at an extreme low tide?

Mr. Borg said one of the witnesses I spoke to said that the vehicle may have been half on the ramp and half in the gravel. I have yet to talk to the owner of the vehicle.

The Auke Bay Loading Facility (ABLF) has been very successful this year with lifting boats.

Mr. Janes asked is there room for expansion at the ABLF.

Mr. Borg said it depends on the expansion.

Mr. Uchytel said Alaska Glacier Seafood's is limiting us to the south and Auk Nu is limiting us to the north, and then the roadway limits us too.

Mr. Gillette said we can see what is being used and if it is being used efficiently, but we cannot expand.

Mr. Logan said I went to the 16B meeting and everyone is on the same page. We discussed how we would look at art and what we wanted. We also discussed the budget. We have a broad idea of what we want.

IX. Committee Administrative Matters

The next Operations/Planning Committee Meeting is scheduled for Thursday, July 24th, 2014.

X. Adjournment.

The Operations/Planning Committee adjourned at 6:19 p.m.



Port of Juneau

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

From: Carl Uchytel, Port Director
To: Docks & Harbors Operations-Planning Committee
Date: August 15th, 2014
Re: DOCKAGE SPECIAL – USCGC HEALY

Cruise Line Agency of Alaska has inquired whether Docks & Harbors wishes to waive the dockage fee for the Coast Guard Cutter HEALY who is scheduled for a port visit September 4th through September 7th at the Cruise Ship Terminal. In accordance with 05 CBJAC 15.030, the Board may provide a promotional rate of temporary nature to encourage use of facilities. The Board last executed a promotional rate in May 2013 for the 50th Anniversary of the AMHS by waiving the dockage fees for the M/V MALASPINA. The potential loss of Port revenue to the enterprise would be approximately \$4,500 during the HEALY port call.

05 CBJAC 15.030 (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.

Motion: Docks & Harbors Operation-Planning Committee recommend waiving the dockage fees associated with the USCGC HEALY's port visit scheduled from September 4th through 7th and that it be placed on the August 28th regular Board consent agenda.

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Port of Juneau

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

August 14th, 2014

Juneau Port Development, LLC
PO Box 20734
Juneau, AK 99801

Dear Mr. Lockwood,

In review of the documentation extending your lease to October 30th, 2014, I want to reemphasize your responsibility to secure permits under the terms of the contract. At the October 2012 Docks & Harbors Board meeting, it was clear the current extension was for the purpose of obtaining permits and that you have the burden of demonstrating the feasibility of securing necessary permits.

I appreciate your efforts in pursuing the Conditional Use and Grading Permits required through the CBJ Community Development Department. However, as stated verbally to you previously, I am concerned with progress and due diligence in meeting the federal and state permitting mandates for a project of this scale. Per the terms of the original lease, Juneau Port Development was to have “permits and approvals” in place by November 2010. The two extensions to the original lease were intended to allow you to meet the minimal requirements within the contract.

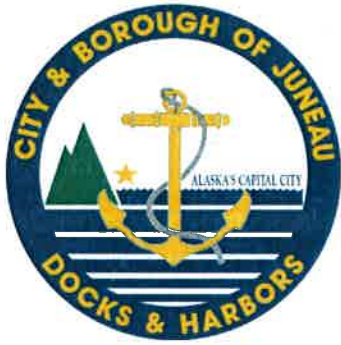
In the letter dated October 29th, 2012, it states the Board will not consider additional extensions under the terms of the lease.

Sincerely,

Carl Uchytel, PE
Port Director

Encl: (1) My October 29th, 2012 letter to Juneau Port Development (w/o enclosures)
(2) My October 22nd, 2012 letter to the Docks & Harbors Board (with enclosures)
(3) October 25th, 2012 Board Minutes pertaining to the lease extension

Copy: CBJ Community Development Department
CBJ Law



Port of Juneau

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

October 29th, 2012

Juneau Port Development LLC
PO Box 20734
Juneau, AK 99808

RE: Two Year Extension under Paragraph 5(c) of Appendix A of the Lease

At its regular meeting of October 25, 2012, the Docks & Harbors Board granted a two year extension under paragraph 5(c) of Appendix A of the lease between Juneau Port Development LLC and the City and Borough of Juneau for the purpose of providing additional time to obtain permits for your proposed development. The Board was clear in stating additional extensions would not be considered under the terms of the lease.

I have also enclosed documentation resolving the potential conflict between Juneau Port Development and CBJ Engineering, including ADOT requirements for an avalanche camera installation.

Please feel free to contact me with any questions.

Sincerely,

Carl Uchytel, P.E.
Port Director

Encl: (1) Your letter of October 11, 2012
(2) CBJ Engineering letter of October 12, 2012

Copy: Mr. James Clark, Esq.
Mr. Rorie Watt, PE
Heather Marlow
Mr. Greg Patz, ADOT



Port of Juneau

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

From: Carl Uchytel, Port Director
To: Docks & Harbors Board
Cc: CBJ Law
Date: October 22, 2012
Re: Juneau Port Development Lease

1. On October 15th, 2012, I received a letter from the Juneau Port Development requesting a two-year extension to a lease extension which will expire on October 30th, 2014. Per the terms of the lease, the Port Director may extend the period to allow the lessee to secure the necessary permits provided due diligence is demonstrated in pursuit of the permits.
2. Juneau Port Development is now represented by legal counsel who has indicated a willingness to provide guidance and act as a conduit for information/updates to Docks & Harbors on a periodic basis. During this two-year extension, the lessee with legal counsel would determine the feasibility of the securing the permits. If the envisioned project is feasibly "permissible" the lease would require an amendment or a new lease within the next two years. If the project is determined non-feasible, as periodically briefed to and determined by the Docks & Harbors Board, the lease will expire.
3. The needs of CBJ Engineering and the needs of ADOT for use of a portion this lease have been previously addressed satisfactory with Juneau Port Development as indicated in enclosures (2) and (3).
4. I recommend extending the lease to October 30, 2014.

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Encl: (1) Juneau Port Development letter dated October 15, 2012
(2) CBJ Engineering letter dated October 12, 2012
(3) Juneau Port Development letter dated October 11, 2012
(4) Juneau Port Development letter dated September 27, 2012

JUNEAU PORT DEVELOPMENT LLC

P.O. BOX 20734
JUNEAU, ALASKA 99802
PHONE (907) 209-4250
FAX (907) 463-3055
juneau_port_dev@hotmail.com



Carl J. Uchytel, PE
Port Director
City and Borough of Juneau
155 S. Seward St.
Juneau, Alaska 99801

October 15, 2012

Dear Carl;

Thank you for meeting with my attorney this afternoon. As he explained, consistent with my September 27, 2012 letter to you, I request a two year extension of the Lease without amendments pursuant to Paragraph 5 (c) of the Lease.

I have a worked with the CBJ engineering department to achieve a satisfactory resolution regarding its desire for a snow removal facility on the leased area and an easement within the leased area for a camera pole that the Alaska Department of Transportation and Public Facilities (DOTPF) desires. This resolution did not require any changes to the existing lease.

As my attorney explained, we will move expeditiously to obtain the needed permits. He will meet with you on a quarterly basis to explain our progress and respond to any questions/concerns that you may have.

Within two years we will know whether or not the project is viable. If it is not, we will terminate the lease. If it is viable, we will negotiate amendments at that time with a much clearer picture of the project's and the CBJ's plans and needs.

Thank you so much for your co-operation throughout this process.

CC: Jim Clark, Council

Yours truly,

Howard Lockwood
Manager

From: juneau_port_dev@hotmail.com
To: carl_uchytil@ci.juneau.ak.us
CC: jfclarkiii@gmail.com
Subject: Juneau Port Development LLC - Lease Extension
Date: Mon, 15 Oct 2012 17:24:36 -0800

RECEIVED
OCT 22 2012
BY:.....

Carl,

Attached above, please find a letter from Juneau Port Development LLC, outlining it's intentions for the CBJ Lease Extension, to be discussed further at the full Docks and Harbors Board Meeting on Thursday, October 25, 2012.

Regards,

Howard



City and Borough of Juneau
Engineering Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: 10/12/12

TO: Carl Uchytel, Port Director
CBJ Docks & Harbors

FROM: D. Rorie Watt Director
Engineering Department

RECEIVED
OCT 22 2012
BY:

RE: CBJ Proposed Snow Storage at Rock Dump

I am happy to report that the potential conflicts between the CBJ's proposed snow storage site and the proposed Juneau Port Development project have been resolved. Please see the attached memorandum dated 10/11/12 from Howard Lockwood, Manager of the Juneau Port Development project.

As such, with regards to the snow storage project, I have no objection to the two year lease extension that has been requested by Juneau Port Development, LLC.

Since the snow storage facility would be constructed on lands managed by Docks & Harbors, I still think it makes sense to provide the Board with an update at it's regularly scheduled meeting on October 25th.

Thank you for your assistance on this matter.

cc: Howard Lockwood, Manager, Juneau Port Development, LLC

JUNEAU PORT DEVELOPMENT LLC

P.O. BOX 20734
JUNEAU, ALASKA 99802
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juneau_port_dev@hotmail.com



Mr. Rorie Watt
Director, Engineering CBJ
Engineering Department
155 S. Seward St.
Juneau, Alaska 99801

October 11, 2012

Dear Rorie;

Thanks for meeting with my attorney yesterday regarding my September 27, 2012 letter to Carl Uchytel requesting that, pursuant to Paragraph 5 (c), the 2007 Lease between the City and Borough of Juneau (CBJ) and Juneau Port Development LLC be extended for two years.

I agree with the conclusions of that meeting that the snow removal facility desired by the CBJ and the camera pole desired by the State DOT can be placed at the Little Rock Dump pursuant to Paragraph 7 (a) of the Lease.

I appreciate the fact that you agreed that the last sentence of Paragraph 7 (a) of the Lease would allow me to proceed with my full development plan for the Marina. (See attached plan). Assuming that the Juneau Port Development LLC obtains construction permits and financing for the project, the snow removal facility would be modified as necessary to allow the Marina to be constructed in accordance with the attached plan.

Likewise the 170 sq.ft. easement for DOT's camera pole would be placed at a mutually convenient place on the Little Rock Dump with the understanding that, pursuant to the last sentence of Paragraph 7 (a), it would not interfere with construction of the Marina in accordance with the attached plan.

Since the provisions of the existing Lease are sufficient to support installation of the snow removal facility and the camera pole subject to the conditions described above, no change is needed in the CBJ Ordinance approving the Lease. I would appreciate it if you would inform the Docks and Harbors Board that your Department has no objection to the Lease extension that I have requested.

Yours truly,

Howard H. Lockwood
Manager

JUNEAU PORT DEVELOPMENT LLC

P.O. BOX 20734
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juneau_port_dev@hotmail.com



Carl J. Uchytel, PE
Port Director
City and Borough of Juneau
Docks and Harbors
Juneau, Alaska 99801

September 27, 2012

Dear Carl,

Pursuant to paragraph 5(c) of the Lease between the Juneau Port Development LLC and the City and Borough of Juneau dated November 14, 2007 the Juneau Port Development LLC hereby requests a two year extension. A two year extension was approved October 29, 2010. Approval of this request would extend the Lease until October 28, 2014.

The extension of the Lease is necessary to complete the permitting process. Application for a Clean Water Act §404 permit was submitted on June 4, 2008. Attached is the proposed process we presented to the Corps for removing contaminants from the tails at the Little Rock Dump. On June 18, 2008 we received the attached letter from the Corps confirming our view that we need a CWA 404 permit to proceed with construction.

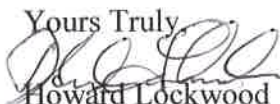
On March 12, 2008, we met with the Department of Environmental Conservation (DEC) to determine the best process for removing the contaminants in a manner that met DEC's requirements. We were provided a path, which we have carefully followed. A detailed chronology of our efforts in this regard will be submitted to you and the Docks and Harbors board in the very near future.

From the time we received DEC's instructions until July 15, 2012 we have been meeting with various environmental engineering firms to determine how best to achieve the Corps' and DEC's charge to us. We now have a technical answer on how to remove the contaminants that we are in the process of preparing to submit to the Corps and DEC.

After we submit our proposed technical solution to the agencies we will meet with DEC and the Corps to make any adjustments to our proposal that they require. The Corps will then be in a position to prepare an environmental assessment (EA) for the project. We have hired counsel to assist us in moving the permitting process forward.

We want to work with you and the board to extend the Lease in a way that meets CBJ's needs. Please advise how you would like to proceed to renew the Lease before it expires on October 28, 2012.

CC: Docks and Harbors Board Members
Jim Clark, Council

Yours Truly

Howard Lockwood
Manager

VI. Items for Action (Continued)

3. Juneau Port Development LLC – 2 year lease extension request.

Mr. Jardell said there is a letter in the packet from Mr. Lockwood detailing that there were discussions regarding the DOT cameras and the snow dump facility. Mr. Lockwood has agreed with the City that those were not going to be a problem if the Board does grant and extension to the lease.

Mr. Uchtyl said the issue today is whether we should extend the Juneau Port Development Lease another two years. He has been working through Mr. Lockwood's attorney, Jim Clark. Mr. Clark does not believe the permits will be in place in the next two years. He does feel that in two years they will be in a determination point with the project as far as whether the project will proceed. Mr. Uchtyl said he has the authority in the lease to extend it. There is no financial interest going forward yet. That will not come until the Mega Yacht Harbor is in place. Mr. Uchtyl's recommendation was to approve the lease extension for two more years.

Mr. Simpson said in Mr. Uchtyl's memo that if the project is determined non-feasible by the Docks & Harbors Board by the end of the two year period then the lease would not be renewed. Mr. Simpson was concerned about how that feasibility determination would be made.

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CBJ DOCKS AND HARBORS BOARD REGULAR MEETING MINUTES (CONTINUED) For Thursday, October 25th, 2012

VI. Items for Action (Continued)

Mr. Uchtyl clarified that Mr. Clark indicated that the project permits may not be in place in two years, but in that time we will know if the project is feasible. Mr. Clark felt that the lease will need to be modified or a new lease written after the two years expire. Mr. Clark has assured Mr. Uchtyl that he will meet with the Board on a periodic basis and update them on the progress so we will know what it looks like as it unfolds.

Mr. Jardell said Mr. Uchtyl, your letter is not a part of the lease so your explanation about whether or not the project is feasible is your interpretation of how Mr. Lockwood is going to have to make a go or no go decision on it. It is not a defining term in the contract as to whether the lease is extended automatically or not. He believed the lease says the permits have to be issued or demonstrate due diligence to secure the permits.

Mr. Uchtyl said that was the discussion he had with Mr. Clark and those were his words.

Mr. Simpson said what he is hearing is that the term feasibility is basically shorthand for due diligence and substantial progress towards securing the permits. The financing concerned him more than the permits.

Mr. Logan asked if the CBJ had another use for that area what would happen to the lease.

Mr. Uchtyl said there are clauses in the lease that allows the city to use the land as needed. The City's position is that that property is in play for other city needs.

Public comment

Mr. Howard Lockwood said he was available to answer questions.

Mr. Jardell asked Mr. Lockwood if he was in agreement that he would not object to the snow dumping or the sighting of the avalanche pole. The contract terms as they currently exist are still the contract terms and nothing in the letters changes how those terms are going to be implemented.

Mr. Lockwood said he did not have a problem with either of the other uses for the property.

Mr. Uchytel asked Mr. Lockwood to give a recap of what he hopes to accomplish in the next two years.

Mr. Lockwood said they have a solution for removing the contaminants from the soil. As soon as he gets the permits in place he will go to market. They will have a complete plan for the project and market what it will cost per slip.

Mr. Simpson asked if this item needed to go before the assembly.

Mr. Jardell said it does not need to go before the assembly, Mr. Uchytel can approve it. Our extension does not mean we are applying the current work done so far constitutes due diligence.

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CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, October 25th, 2012

VI. Items for Action (Continued)

Mr. Logan said it sounds like the terms of the lease are somewhat contentious between Mr. Lockwood, his attorney, the CBJ attorney and Mr. Uchytel. He was in favor of amending and redefining the lease before the Board approved a new one.

Mr. Jardell said the issue with that is if we do amend the terms then the lease goes before the Assembly and it is a different process.

Mr. Busch said he would like to give Mr. Lockwood the benefit of the doubt to him to get his project going.

Mr. Uchytel said he feels it is a step forward bringing Mr. Clark in to bring some perspective to the process. He has agreed to keep the Board informed of progress. He has never been comfortable with the lease it's self and he would not have approved a lease like this.

Mr. Williams agreed with Mr. Logan but he also thought Mr. Lockwood has worked with the Board to be fair.

MOTION by Mr. Spickler: TO APPROVE THE LEASE EXTENSION FOR TWO MORE YEARS TO 10/30/2014 AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

DOCKS & HARBORS CIP SCORING MATRIX

[illegible]

STRATEGIC PLANNING
CBJ Docks and Harbors

Project	Current Funds	Needed Funds	Notes
Near Term CIP Needs			
Aurora Harbor Re-Build - Phase I			
Bid Alternate A - Dredging		\$300,000	Permit issued - Need funding
Bid Alternate B - Annodes		\$300,000	Need funding
Auke Bay Net Float		\$100,000	Need funding
Old Douglas Harbor Reconstruction	\$5,500,000	\$3,000,000	Confirming costs - evaluating dredge disposal options
Statter Boat Haul-Out/Kayak Ramp	\$950,000	\$1,200,000	Awaiting Full funding
Archipelago Property Improvements	\$2,000,000	\$1,000,000	Awaiting Full funding
Long Term CIP Needs			
Statter Harbor Passenger For Hire Float		\$5,400,000	Awaiting Funding
Aurora Harbormaster Office and Shop		\$3,000,000	Awaiting Funding
Direct Fish Sales Facility		\$1,000,000	Awaiting Funding
Visitor Kiosk Replacement		\$100,000	Awaiting Funding
Aurora Harbor Re-Build - Phase II		\$11,000,000	Awaiting Funding
Long Range Planning			
Harris-Aurora Harbor Uplands Master Plan		\$50,000	Funding placeholder - cost may vary
Fisheries Terminal Planning		\$50,000	Funding placeholder - cost may vary
Douglas Harbor Uplands Plan Update		\$50,000	Funding placeholder - cost may vary
North Douglas Boat Launch Master Plan		\$50,000	Funding placeholder - cost may vary
Statter Harbor Re-Build/Expansion		\$\$\$\$\$	Major project that has no cost analysis at this point

PORT ENGINEER'S PROJECT STATUS REPORT

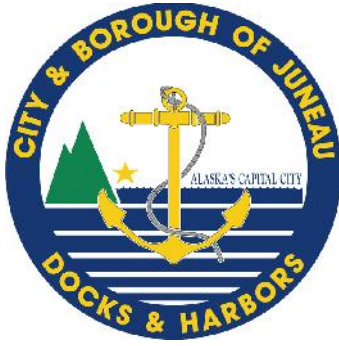
Gary Gillette, Port Engineer

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility - Phase I				
Shoreside Electrical Installation	In Progress		Anchor	
Auke Bay Loading Facility - Phase II				
Reporting	On-Going	Quarterly	Staff	Next report due Oct 31 (July, Aug, Sept)
Old Douglas Harbor Reconstruction				
Permitting	In Progress		Staff	ADNR Permit for disposal site
Address Permit Conditions	In Progress		COE	Monitoring Plan
Investigate Uplands Disposal	In Progress		Staff	Fish Creek Quarry
Review of 2007 95% Drawings	Hold		Staff	
Final Engineering and Design	Hold		PND	
Bid	Hold			
Construction	Hold	TBD		
Statter Harbor Launch Ramp				
Conveyance - DNR Property at Glacier Hwy	In Progress		R&M	Awaiting survey approval by DNR
DNR Tidelands Survey	In Progress			Awaiting survey contract
Final Engineering and Design	In Progress		PND	Final documents due late August
Bid	Hold	Aug 2014		
Construction	Hold		TBD	
Statter Harbor Moorage Improvements				
As-Built Drawings	In Progress		PND	Warranty work in progress
CT Staging Area Improvements - Phase I				
As-Built Drawings	In Progress		PND	Reviewing As-Built Drawings
CT Staging Area Improvements - Phase II				
Construction	In Progress	May 2, 2014	Miller Const. Co.	Punch List Items to be completed
Signs	In Progress		Staff	Awaiting Wayfinding signs
As-Built Drawings	In Progress		PND	
Port of Juneau Cruise Berths				
1% for Art	In Progress		Staff	Proposals Due Oct 14
Prefabrication and Procurement	In Progress		Manson	
Submittal Review and Fabrication Inspection	In Progress		PND	
Construction	Hold	Sept 2015	Manson	
RFP for Vibration Monitoring Services	In Progress		Staff	Awaiting Evaluation

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Port-Customs-Visitors Buildings				
As-Built Drawings	Complete		JYL	Final review by D&H
Cathodic Protection Replacement				
Final Engineering and Design	In Progress	Fall 2014	Tinnea	Awaiting final bid documents
Aurora Harbor Re-Build				
Construction	In Progress	Fall 2014	NCS	Submittal Review
Completion		Spring 2015		
Douglas Breakwater	Complete		ACOE	Awaiting final processing - CBJ Match Amount
Bridge Area - SeaWalk Planning	Hold			Coordination with Engineering
Alaska Marine Services Center	Hold			Coordinate with AKMX, Eng, P&R
Statter Boat Haul-Out/Kayak Ramp	Hold			Awaiting full funding
Weather Monitoring System RFP	In Progress		Staff	Awaiting Evaluation
Periodic Maintenance Plan	Planning		Staff	Awaiting computer software
Archipelago Property Improvements	Planning		Staff	Awaiting Board Direction
DHS Security Grant	Planning		Staff	
Norway Point Float Repairs	Construction		Silverbow	Awaiting materials
Auke Bay Breakwater Safety Improvements	Design		PND	
Statter Ramp Deck Improvement	Design		Staff	



Port of Juneau

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

September 17th, 2013

Daniel Teske
Alaska Department of Fish & Game
PO Box 110024
Douglas, AK 99811-0024

Dear Daniel,


The City and Borough of Juneau's Docks & Harbors mission statement includes providing marine related recreational opportunities. As such, we are always seeking improvements to existing facilities for our citizens to enjoy.

Docks & Harbors would support the Alaska Department of Fish & Game efforts to improve Amalga Harbor through designing a new floating fish cleaning station. Because of the location of the existing fish cleaning station, there exists unacceptable congestion. This is especially problematic during low tidal stages, while vessels loiter awaiting their turn to moor. This creates a potentially dangerous boating situation.

I highly encourage ADG&G to fund a scoping project for a new floating fish cleaning station at Amalga Harbor. Depending on the initial capital outlay and required matching funding, it is likely Docks & Harbors would support the installation and maintenance of a floating fish cleaning station as it would enhance the safety and efficiency of the boat launch ramp.

I would be pleased to meet and discuss this project with you at any time convenient for you.

Sincerely,


Carl Uchytel, PE
Port Director