

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, April 27th, 2017

- I. Call to Order** (5:00 p.m. in the CBJ Conference Room 224)
- II. Roll** (John Bush, Weston Eiler, Bob Janes, David Lowell, Robert Mosher, David Seng, David Summers, Budd Simpson, and Tom Donek)
- III. Approval of Agenda**

MOTION: TO APPROVE THE AGENDA AS PRESENTED.
- IV. Minutes from the March 30th, 2017 Regular Board Meeting will be on the May 25th, 2017 Regular Board Meeting Agenda for approval.**
- 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**

1. Public Hearing for Regulation Changes to the Dockage Charges (05 CBJAC 15.030),
Reservation Change Policy (05 CBJAC 15.035) and Loading Permit Fee (05 CBJAC 15.080)
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO APPROVE PROPOSED REGULATION CHANGES AND RECOMMEND THE ASSEMBLY TAKE ACTION TO ADOPT.

2. People's Wharf – Use Permit
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO APPROVE SEASONAL USE OF A PORTION OF PEOPLE'S WHARF FOR TEMPORARY FOOD SERVICES.

- VIII. New Business -** None

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA (CONTINUED)
For Thursday, April 27th, 2017

IX. Items for Information/Discussion

1. Navy USS O’KANE Visit
Presentation by the Port Director

Board Discussion/Public Comment
2. Strategic Retreat
Presentation by the Port Director

Board Discussion/Public Comment
3. Alaska Clean Harbor
Presentation by the Harbormaster

Board Discussion/Public Comment

X. Committee and Member Reports

1. ~~Operations/Planning Committee Meeting – Wednesday, April 19th, 2017 CANCELLED~~
2. ~~Finance Committee Meeting – Thursday, April 20th, 2017 CANCELLED~~
3. Member Reports

XI. Port Engineer’s Report

XII. Harbormaster’s Report

XIII. Port Director’s Report

XIV. Assembly Liaison Report

XV. Board Administrative Matters

- a. Strategic Retreat – Saturday, May 13th, 2017 at 9:00am
- b. Ops/Planning Committee Meeting – Wednesday, May 17th, 2017 at 5:00pm
- c. Finance Committee Meeting – Thursday, May 18th, 2017 at 5:00pm
- d. Board Meeting – Thursday, May 25th, 2017 at 5:00pm

XVI. Adjournment



Port of Juneau

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

NOTICE OF PROPOSED CHANGES TO REGULATIONS **Amendment of Title 05, Chapter 15** **Dockage Charges, Reservation Charge Policy, and Loading Permit Fees**

DOCKS AND HARBORS BOARD IS PROPOSING TO ADOPT THE FOLLOWING AMENDMENT TO REGULATIONS:

05 CBJAC15.030 Dockage Charges – (a) Remove the Marine Park Lightering Float, and add the Port Field Office Float (PFO), and the Inside of the Cruise Ship Terminal (ICT). (f) Change Taku Fisheries to Taku Dock.

05 CBJAC 15.035 Reservation charge policy – This policy is added in its entirety. The purpose is to have a reservation policy that applies to vessels for reserved moorage at the Intermediate Vessel Float, the Port Field Office Float(PFO), the inside of the Cruise Ship Terminal (ICT), and Statter Harbor Breakwater from May 1st to September 30th.

05 CBJAC 15.080 Loading permit fees – The fee assessment is changed as follows.

Permit Type	Fee
"A" or "B" Permit	<u>2017 \$300 per company plus \$7 per passenger seat</u> <u>2018 \$350 per company plus \$8 per passenger seat</u> <u>2019 \$400 per company plus \$9 per passenger seat</u> <u>Starting 2025 Adjust this fee every 5 years based on the CPI adjustment.</u>
Limited Loading Permit	\$15 per vehicle for each permit day; or \$250 per year, whichever is less.

These regulations are proposed for adoption pursuant to CBJ's 01.60 and CBJ 85.02.060, and CBJ 85.02.100. Interested persons may obtain a full copy of the proposed regulations at any of the harbor offices, at the CBJ libraries, at the CBJ Clerk's Office, and online at www.juneau.org/harbors/proposed_regulations.php

The Board is holding a public hearing and intends to take final action on the proposed changes on April 27th at 5:00 pm in the Assembly Chambers. This will be introduced to the Assembly on May 15th at 7:00 p.m. in the CBJ Assembly Chambers. Written comments may also be submitted to the Port Director's Office by fax at (907) 586-0295, by hard copy at 76 Egan Drive, and online by web form at the above web address until 4:30 p.m. on April 27th.

Interested persons may obtain more information by calling Port Director Carl Uchtyl at 586-0292.

A REGULATION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Amendment of Title 05, Chapter 15 Dockage Charges, Reservation Charge Policy, and Loading Permit Fees

PURSUANT TO AUTHORITY GRANTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, THE DOCKS AND HARBORS BOARD IS PROPOSING TO ADOPT THE FOLLOWING AMENDMENT TO REGULATIONS:

Section 1. Authority. These regulations are proposed for adoption pursuant to CBJ 01.60 and CBJ 85.02.060, and CBJ 85.02.100.

Section 2. Adoption of Regulations. The City and Borough of Juneau Administrative Code is amended by the adoption of regulations in Title 05, Chapter 15 as follows:

...

05 CBJAC 15.030 Dockage charges.

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

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

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

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

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

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

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

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

(g) From October 1 to April 30, dockage will be assessed as set out in 05 CBJAC 20.030, 05 CBJAC 20.035, and 05 CBJAC 20.040.

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

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

05 CBJAC 15.035 Reservation charge policy.

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

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

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

(d) *Reservation confirmation and changes.* Payment is required for the first day of moorage for each visit at the time of reservation confirmation and is non-refundable. Cancelling a

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

(e) Other fees.

- (1) Any associated tenders/dinghies will also be charged moorage when stored in the water on the dock or alongside the vessel (space permitting) as set out in 05 CBJAC 15.030.
- (2) Rafting is only allowed if authorized by Docks and Harbors staff and charges will be assessed as set out in 05 CBJAC 15.030.
- (3) Power is available on a first come first serve basis and is not guaranteed. Charges will be assessed as set out in 05 CBJAC 30.010 (e).

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

...

05 CBJAC 15.080 Loading permit fees.

(a) *Definition.* The charge assessed for obtaining a loading permit as set out in CBJ Administrative Code Title 05, Chapter 10.

(b) *Basis for charge.* Permits are issued to qualifying entities pursuant to the regulations set out in CBJ Administrative Code Title 05, Chapter 10. Three classes of permits are issued, "A" permits, "B" permits, and limited loading permits. The "A" and/or "B" permits have two fee components. The first component is assessed to each company obtaining one or more "A" and/or "B" permits. The second component is assessed to each company based on the total number of passenger seats, excluding the vehicle drivers, that are permitted. All fees are assessed on a per calendar year basis.

(c) *Loading permit fees assessment;*

Permit Type	Fee
"A" or "B" Permit	<u>2017 \$300 per company plus \$7 per passenger seat</u> <u>2018 \$350 per company plus \$8 per passenger seat</u> <u>2019 \$400 per company plus \$9 per passenger seat</u> <u>Starting 2025 Adjust this fee every 5 years based on the CPI adjustment.</u>
Limited Loading Permit	\$15 per vehicle for each permit day; or \$250 per year, whichever is less.

Adoption by Agency

After considering all relevant matter presented to it, the agency hereby amends these regulations as set forth above. The agency will next seek Assembly review and approval.

Date: _____

Carl Uchytel
Port Director

Legal Review

These regulations have been reviewed and approved in accordance with the following standards set forth in CBJ 01.60.250:

- (1) Consistency with federal and state law and with the charter, code, and other municipal regulations;
- (2) The existence of code authority and the correctness of the required citation of code authority; and
- (3) Its clarity, simplicity of expression, and absence of possibility of misapplication.

Date: _____

Robert H. Palmer, III
Assistant Municipal Attorney

Assembly Review

These regulations were presented to the Assembly at its meeting of _____. They were adopted by the Assembly.

Date: _____

Laurie J. Sica, Municipal Clerk

Filing with Clerk

I certify, as the clerk of the City and Borough of Juneau, that the following statements are true:

1. These regulations were accepted for filing by the office of the clerk at ____:____ a.m./p.m. on the _____ day of _____, _____.
2. After signing I will immediately deliver or cause to be delivered copies of this regulation to the attorney and the director of libraries.
3. A permanent file of the signed originals of these regulations will be maintained in this office for public inspection.
4. Effective date: _____.

Date: _____

Laurie J. Sica, Municipal Clerk

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

CSP2017 0005: Seasonal Use of a Portion of People's Wharf for Temporary Food Services.

AGENDA ITEM:

Case No.: CSP2017 0005

Applicant: William C. Heuman & Marjorie J. Menzi

Location: 470 S. Franklin Street

Proposal: Review of Use Permit for Docks & Harbor to permit the use of CBJ property located at People's Wharf for a small addition and siting of propane tanks for Tracy's Crab Shack.

RECOMMENDATION:

The Director recommends that the Planning Commission adopt the findings, analysis, and recommends that if the Docks & Harbor Department approves the Use Permit, it should include the following conditions, per CBJ 53.09.310:

1. Use Permit shall expire on November 1, 2017. Propane tanks, signage, and the addition for the crab shack must be removed from the site by November 1, 2017.
2. The applicant shall post a cash bond (\$5,000) for removal of the propane tanks and screening, and the crab shack at the corner of the building.
3. Propane tanks must be enclosed and disguised from view and must meet Fire Code standards.
4. Any signs planned shall receive a sign permit prior to installation.

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Report for CSP2017 0005	4/13/2017	Staff Report
☐ Public Notice for CSP2017 0005	3/23/2017	Public Notice Announcement



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: April 13, 2017

TO: Planning Commission

FROM: Jill Maclean, Senior Planner AICP *Jill Maclean*
Community Development Department

FILE NO.: CSP2017 0005

PROPOSAL: Review of Use Permit for Docks & Harbor to permit the use of CBJ property located at People's Wharf for a small addition and siting of propane tanks for Tracy's Crab Shack.

GENERAL INFORMATION

Applicant: CBJ Docks & Harbor; William Heuman

Property Owner: The City & Borough of Juneau

Property Address: 470 South Franklin Street

Legal Description: Lot 13C, Block 83, Tidelands Addition

Parcel Code No.: 1-C10-0-K83-001-2

Site Size: 1.8023 Acres

Comprehensive Plan Future Land Use Designation: Marine Commercial (MC)

Zoning: Waterfront Commercial (WC)

Utilities: CBJ Water and Sewer

Access: South Franklin Street

Existing Land Use: Dock/Wharf

Surrounding Land Use: North - commercial building
 South - dock/parking lot
 East - commercial building
 West - dock



ATTACHMENTS

Attachment A: Application
Attachment B: Public Notice

PROJECT DESCRIPTION

Review of a Use Permit for Docks & Harbor to permit the use of CBJ property located at People's Wharf for a small addition and siting of propane tanks for Tracy's Crab Shack. This application is not a lease, nor is it a Conditional Use Permit. Use permits are regulated by CBJ 53.09.310 and issued by CBJ Docks & Harbor for use of lands under their management (CBJ 85.02.060(5)(C)(ii)).

The proposed Use Permit is for the 2017 tourist season, and will expire on November 1, 2017. Propane tanks, signage, and the addition for the crab shack must be removed from the site by November 1, 2017. Any future use(s) of the site extending beyond November 1, 2017 may require a lease from CBJ Docks & Harbor.

DEPARTMENT REVIEW

Docks & Harbors: The project represents what was presented to the Docks & Harbor Board. No attachment to the concrete or the wood deck shall be allowed. The permit should include a

termination date after the tourist season, such as November 1, 2017, which allows the applicant time after the season is complete to remove the items authorized with this permit. The applicant shall post a cash bond (\$5,000) for removal of the propane tanks and screening; and the crab shack at the corner of the building. The bond will only be used if the applicant fails to remove the items by November 1, 2017 and the CBJ is forced to remove the items. Any signs planned shall receive a sign permit prior to installation.

Building Division: No issues at this time.

Capital City Fire & Rescue: Propane tanks shall not be located within three (3) feet of any opening, such as windows or doors. No other issues at this time.

General Engineering: No concerns in reference to Title 19.120.

ANALYSIS

Project Site – The project site is a 78,510 square foot parcel located in the Waterfront Commercial (WC) zoning district. The site currently accommodates the visitor's center, public dock, public rights-of-way (People's Wharf and Martin Way), cruise ship berths, and parking. The property is not located within the Historic District, but given the public spaces and uses surrounding this area, the propane tanks must be enclosed and disguised in a manner that blends with the existing building.

Habitat – No known habitats that are protected by the Land Use Code exist on the site. The site is partially located within a Flood Zone VE at elevation twenty (25) feet. VE Zones are areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. The development would need to comply with flood regulations, which may require additional elevating standards.

Conformity with Adopted Plans

Comprehensive Plan 2013 – Yes

- Complies with future land use map designations (Marine Commercial).
- Complies with Chapter 5 – Economic Development.
 - *Policy 5.6 To encourage tourism, convention and other visitor-related activities through the development of appropriate facilities and services, while protecting Juneau's natural, cultural, and economic attractions for local residents and visitors alike, and to participate in the accommodation of the future growth of tourism in a manner that addresses both community and industry concerns.*
- Complies with Chapter 10 – Land Use.
 - *Policy 10.12 To designate and reserve waterfront land with adequate services and in appropriate locations for water-dependent recreation, public access, and*

commercial/industrial activities while protecting important fish and wildlife habitat and other coastal resources.

Long Range Waterfront Plan – Yes

- Complies with Chapter 3 Long Range Waterfront Plan.
 - *3.1 Long Range Plan Overview - Greater Cultural Venues for Residents and Visitors. A greater size and variety of cultural and historic venues, inclusive of expansion to the State Museum and Centennial Hall and introduction of a new Aviation and Waterfront History Center is proposed under the Plan. Redevelopment of the AEL&P building as a mixed-use cultural, educational, and commercial venue is also envisioned.*

Title 49 – Yes

- Complies with CBJ 49.25.300(a)(4) Accessory Uses.

Title 53 – Yes

- Complies with CBJ 53.09.310 Use Permits.

FINDINGS

A review of adopted plans and codes indicates that the proposed use of CBJ-owned land for Tracy's Crab Shack located adjacent to People's Wharf complies with the Comprehensive Plan, 2004 Long Range Waterfront Plan, Title 49, and Title 53. A building permit is required to install the propane tanks.

RECOMMENDATION

The Director recommends that the Planning Commission adopt the findings, analysis, and recommends that if the Docks & Harbor Department approves the Use Permit, it should include the following conditions, per CBJ 53.09.310:

1. Use Permit shall expire on November 1, 2017. Propane tanks, signage, and the addition for the crab shack must be removed from the site by November 1, 2017.
2. The applicant shall post a cash bond (\$5,000) for removal of the propane tanks and screening, and the crab shack at the corner of the building.
3. Propane tanks must be enclosed and disguised from view and must meet Fire Code standards.
4. Any signs planned shall receive a sign permit prior to installation.

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 2017-0005	Date Received 3/6/17
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TYPE OF PROJECT REVIEW:

☒ City Project Review
 ☐ City Land Acquisition /Disposal
 ☐ State Project Review

DESCRIPTION OF PROJECT

Use permit for a portion of people's

wharf

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S):

pedestrian way

PROPOSED USE OF LAND OR BUILDING(S):

Food service

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ☒ No ☐ Yes Case No.: _____

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ _____

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

CITY/STATE PROJECT FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ _____	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM &

EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

Attachment A: Application

TO BE COMPLETED BY THE APPLICANT



USE PERMIT APPLICATION FOR PROPERTY OWNED AND MANAGED BY THE CITY AND BOROUGH OF JUNEAU

Application No.

Staff only

Assessor's No.

Assessor's number available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

Legal name of applicant(s)

Mailing address

1. Legal description of property where the use permit is to be located (attach map)

2. Existing parcel size

Square feet: Acres:

Parcel (lot) size available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

3. Existing utilities

Water: On Site ☒ Public ☐ None ☐

Sewer: On Site ☒ Public ☐ None ☐

Utilities information available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

4. Access

5. Provide a brief description of your proposal:

Application for a Use Permit on City and Borough of Juneau Property – Land & Resources Code

- **53.09.310 - Use permits.**

(a) *Purposes.* Permits for less than one year for the use of City and Borough owned land may be granted by the manager after review and an opportunity to comment by the planning commission for nonconsumptive uses which do not cause or require significant damage to the property when it is certain that the use can be completed within one year or when an application is pending for an easement, sale or lease of the parcel to the permit applicant. Permits shall be nonexclusive unless otherwise provided in the permit.

(b) *Application and fee.* An application for a use permit shall be filed with the manager and shall be accompanied by plans, reports, a narrative and other material sufficient to permit evaluation of the proposed activities of the applicant in the permit area. The application shall be accompanied by a base fee of \$15.00 plus an amount determined by the manager to be sufficient to cover the cost of an appraisal of the permit right requested.

(c) *Departmental and commission comment.* The completed application shall immediately be referred to the planning commission, the engineering department, the planning department and such other departments as the manager determines may have an interest in the land or proposed activities. Unless the manager determines that the issuance of the permit would be contrary to the public interest, the manager, upon full consideration of the departmental and commission comments, may issue a permit to the applicant with such restrictions and conditions as appropriate. If any department or the commission has submitted a written objection to the issuance of the permit, or has submitted a requested restriction which the manager's designee does not propose to include in the permit, the manager's designee shall deliver written notice of the decision to the director of that department or the planning commission, as appropriate, at least three working days before the permit is issued. The commission or the director of such department may appeal the matter to the manager.

(d) *Permit fee.* The permit fee shall be the appraised value of the permit. Prior to issuance of the permit, the applicant shall pay to the City and Borough an amount equal to the value of any materials, timber, or other resources which will be damaged cut, or removed from the permit area. The manager shall determine the value of resources of any marketable materials, timber or other resources within the easement area which will be destroyed, cut or removed. If the manager determines that a survey of the permit area should be made, the permittee shall provide such a survey prior to making any use of the permit.

(e) *Improvements and changes.* No improvements or changes to improvements may be made in a permit area unless first approved by the manager.

(f) *As-built plans.* Upon the construction of any improvements in the permit area, the permittee shall immediately provide the manager with complete, accurate, and legible as-built drawings of the improvement. Upon making any changes or additions to such improvements, the permittee shall provide the manager with as-built drawings showing such changes or additions.

(g) *Revocability.* Use permits issued under this section are revocable at the sole discretion of the manager. Upon issuing a notice of revocation to the permit holder, the manager may also require the permit holder to remove any improvements placed within the permit area and to restore the permit area to its original condition or such lesser condition as the manager may authorize. The City and Borough shall not be liable to the permit holder or any other person for any costs, losses or damage arising out of the revocation or order to remove improvements and restore the permit area.

(h) *Security for restoration.* The manager may require such security for restoration as appropriate.

PEOPLE'S WHARF PERMIT APPLICATION

Narrative

March 3, 2017

On February, 23, 2017 the Docks and Harbors Board agreed to initiate the process of a Use Permit for lands under their jurisdiction adjoining People's Wharf located at 108 People's Wharf. The applicant is applying for this Permit on behalf of its' tenant, Tracy's Crabshack. The proposed use is to provide for two 30" diameter propane tanks enclosed by a shelter and to accommodate a "crabshack" at the southwest corner of the building. The total area of the use permit is .

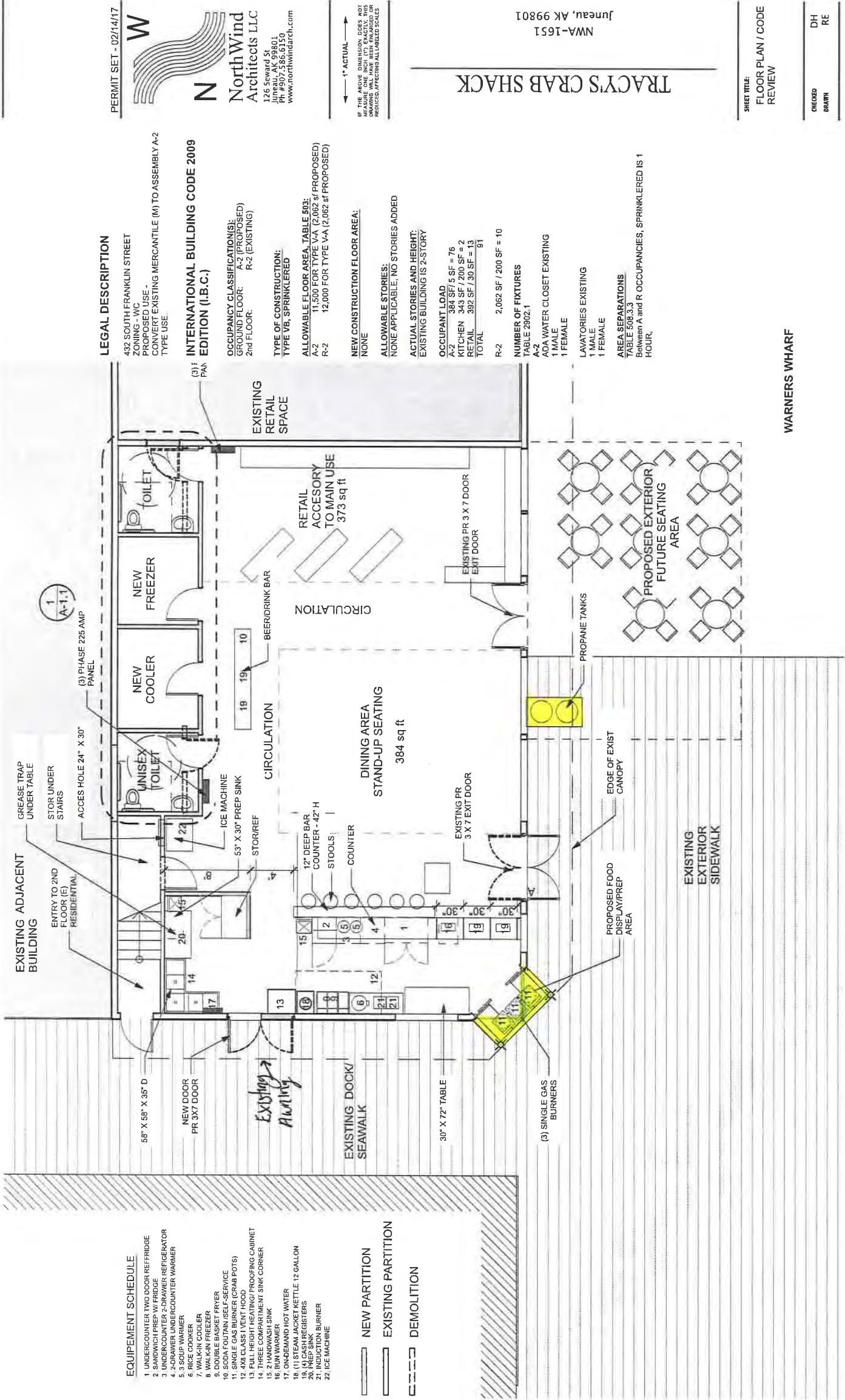
The applicant has consulted with the Fire Marshall who agreed that the proposed location propane tanks is in accordance with the Fire Code. Amerigas was consulted and it was determined that it is possible to fill the tanks while parking the propane truck in the loading zone located alongside People's Wharf. The tanks will be enclosed by a shed-like structure. Signage will be placed there to identify the propane tanks.

The "crab shack" will be developed in the "crab shack style" for which Tracy's Crabshack is so well known. Inside the crabshack will be three propane-fired cauldrons for cooking king crab. It is worth noting that the crab is precooked and flash frozen in the winter during king crab season. Therefore, the cooking is essentially reheating. Most of the odor of cooking crab is associated with the precooking done elsewhere during crab season.

The window at the location of the crabshack will be replaced with a door. The crab will be brought to the crabshack area from the interior of the building and cooked. The cooked crab will then be taken back into the restaurant through the door. Food will not be served from the crabshack. It will be possible patrons to observe the cooking process.

A condition of approval by the Docks and Harbors Board is that there be no attachments to the concrete under the propane tanks or the wood under the crabshack. The Use Permit will be for the 2017 tourist season and is temporary. The condition of the permit areas is to be the same after the removal of the improvements as it was before.

Changes to CBJ Ordinance to authorize the City Manager to approve a permit to allow this applicant to make use of a 20' x 20' area in the right-of-way known as People's Wharf will have been acted upon by the CBJ Assembly prior to the Planning Commission meeting. This concept has been reviewed by the Lands Committee, the City Manager's Office, Lands and Resources, Engineering, and Streets. Applicant anticipates the changes to the ordinances will have been approved and that the Manager's Office will issue a permit. The 20' x20' area adjoining the People's Wharf Building will be used as outside seating for the restaurant.



TRACY'S CRAB SHACK

NWA-1651
Juneau, AK 99801

SHEET TITLE:
FLOOR PLAN / CODE
REVIEW

CHECKED
DRAWN
DH
RE

SHEET #
A-001

PLOT DATE
ISSUE DATE
3/14/17
02/09/2017

Parcel #	Street Address	Legal Description 1
1C070K830070 ¹²	PEOPLE'S WHARF 108	TIDELANDS ADDITION BL 83 LTS 9 FR & 13 12

Owner's Name and Address

WILLIAM C HEUMANN
6000 THANE RD
JUNEAU AK
99801

Previous Owner	Site Value	Building PV	Total PV
	\$ 1708900.00	\$ 1361100.00	\$ 3070000.00
Use Code	Exempt	Zoning	Tax Year
Commercial Misc	No Data	Waterfront - Commercial	2016
Number of Units	Year Built		Gross Living Area
003	2006		N/A
Garage	Garage Area	Lot Size	Last Trans
No	N/A	4747.00 sq. ft.	0000
City Water Available	City Sewer Available		
Yes	Yes		
Exempt Land	Exempt Building	Exempt Total	Road/No Road
N/A	N/A	N/A	Roaded

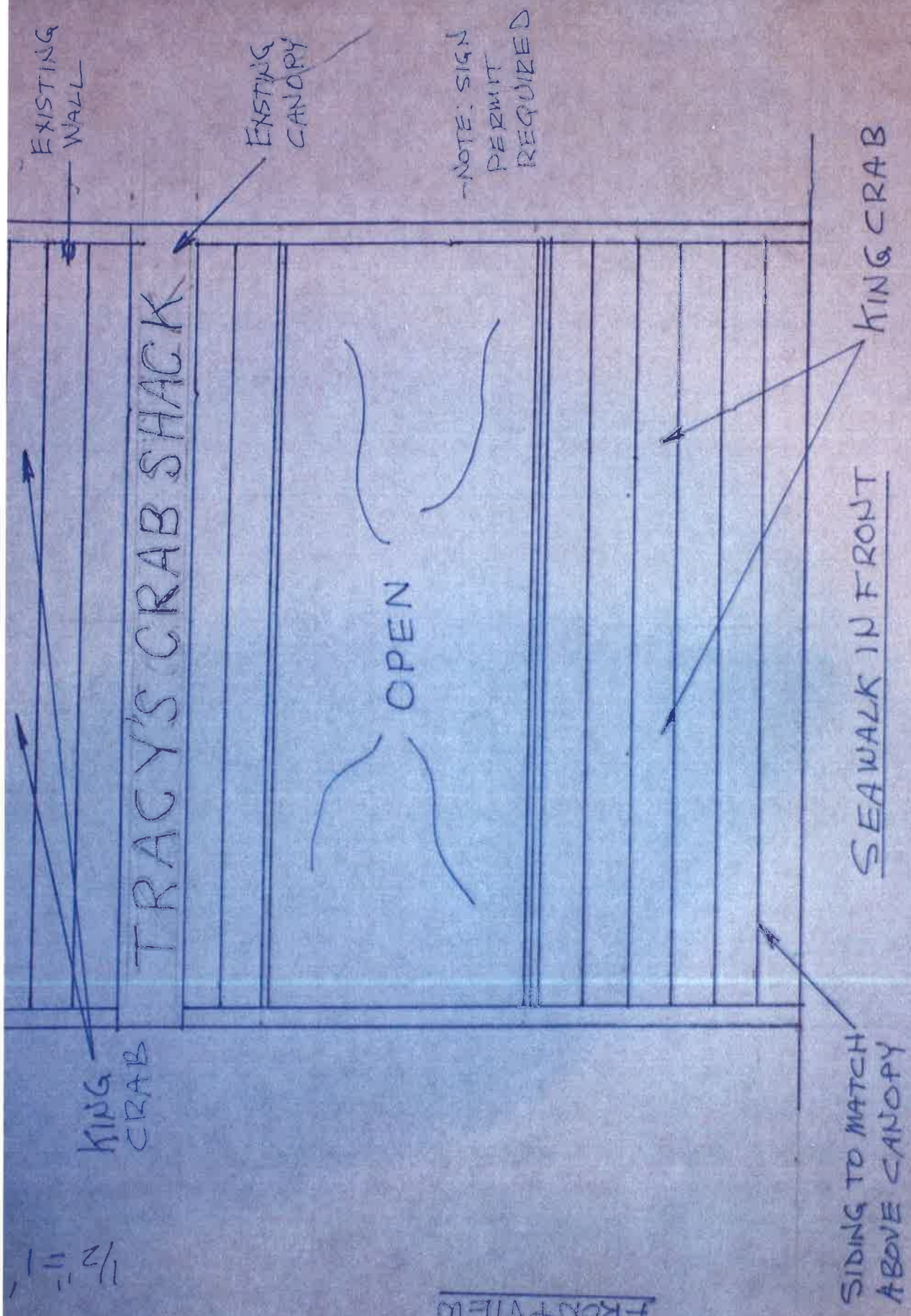
Back

TRACY'S CRAB SHACK

FRONT VIEW

3/2/17

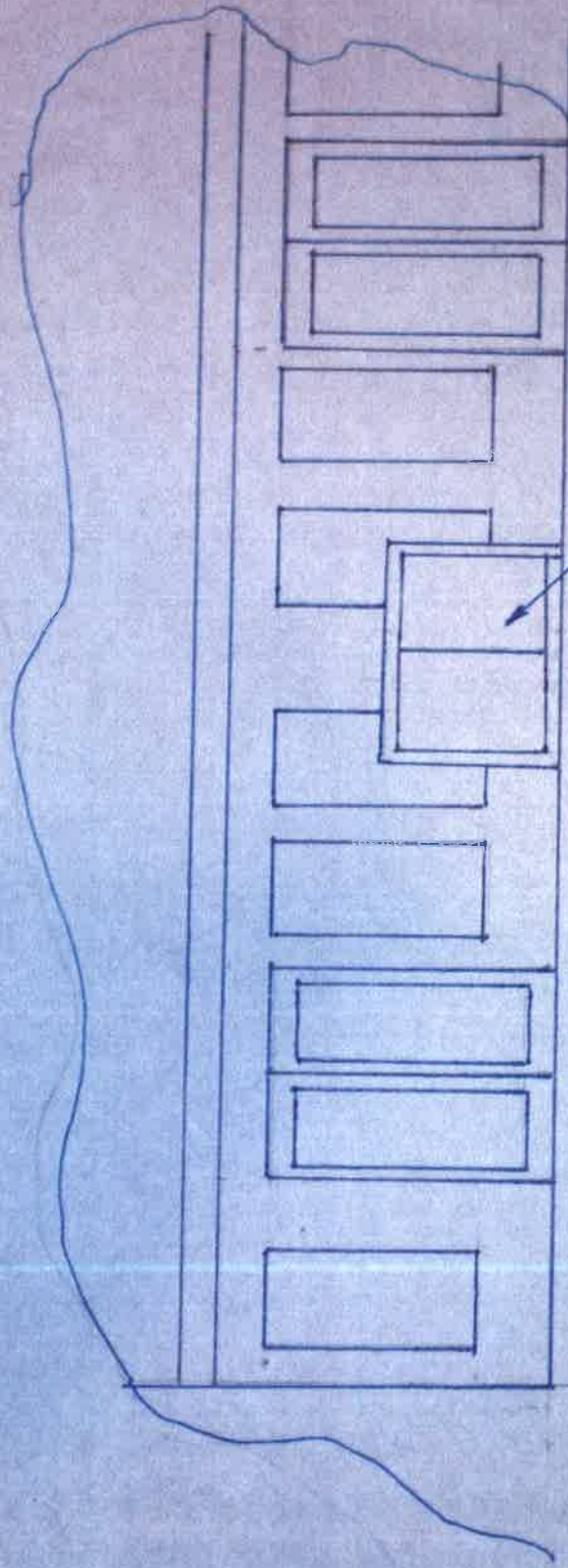
1/2" = 1'



3/16 = 1"

FRONT ELEVATION
DEPICTING PROPANE SHELTER
"PEOPLE'S WHARF"

PEOPLE'S WHARF
USE PERMIT
APPLICATION



PROPANE SHELTER
CONTAINING 2 - 30" X 54"
124 GAL VERTICAL TANKS

NOTES: SHELTER TO BE WOOD
FRAME CONSTRUCTION WITH
SIDING & PAINT TO MATCH
EXISTING BUILDING.
SHELTER TO BE TEMPORARY
AND ANCHORED TO BUILDING.

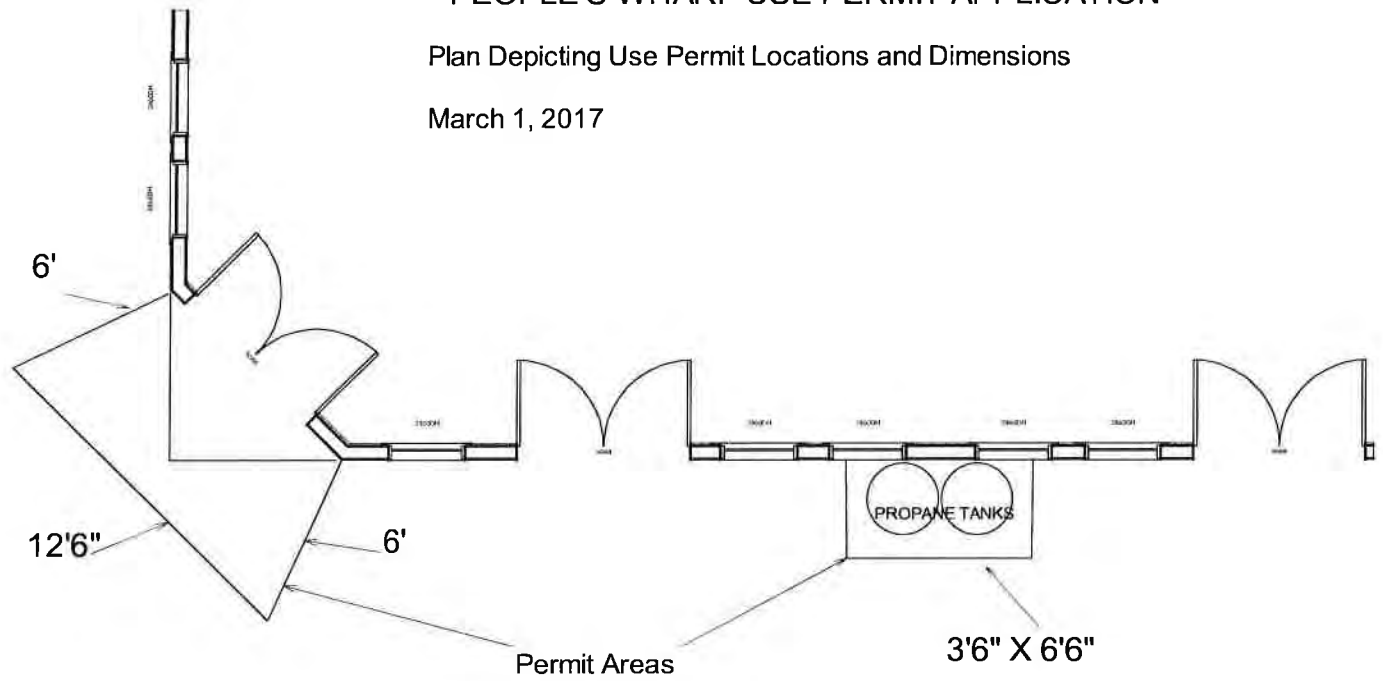
PROHIBITION:
NO IMPROVEMENTS ALLOWED
BY THIS USE PERMIT TO BE
CONNECTED TO THE DOCK OR
SIDEWALK (NO ANCHOR BOLTS).

3/1/2017

PEOPLE'S WHARF USE PERMIT APPLICATION

Plan Depicting Use Permit Locations and Dimensions

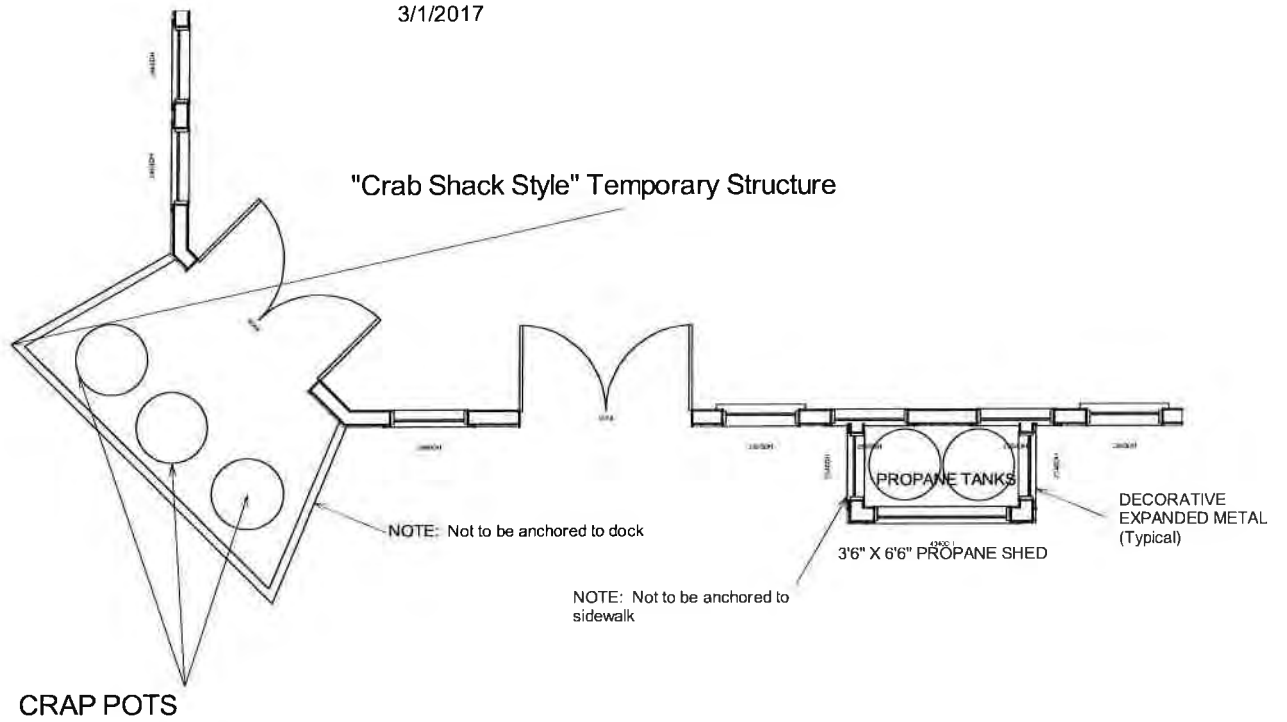
March 1, 2017



PEOPLE'S WHARF USE PERMIT APPLICATION

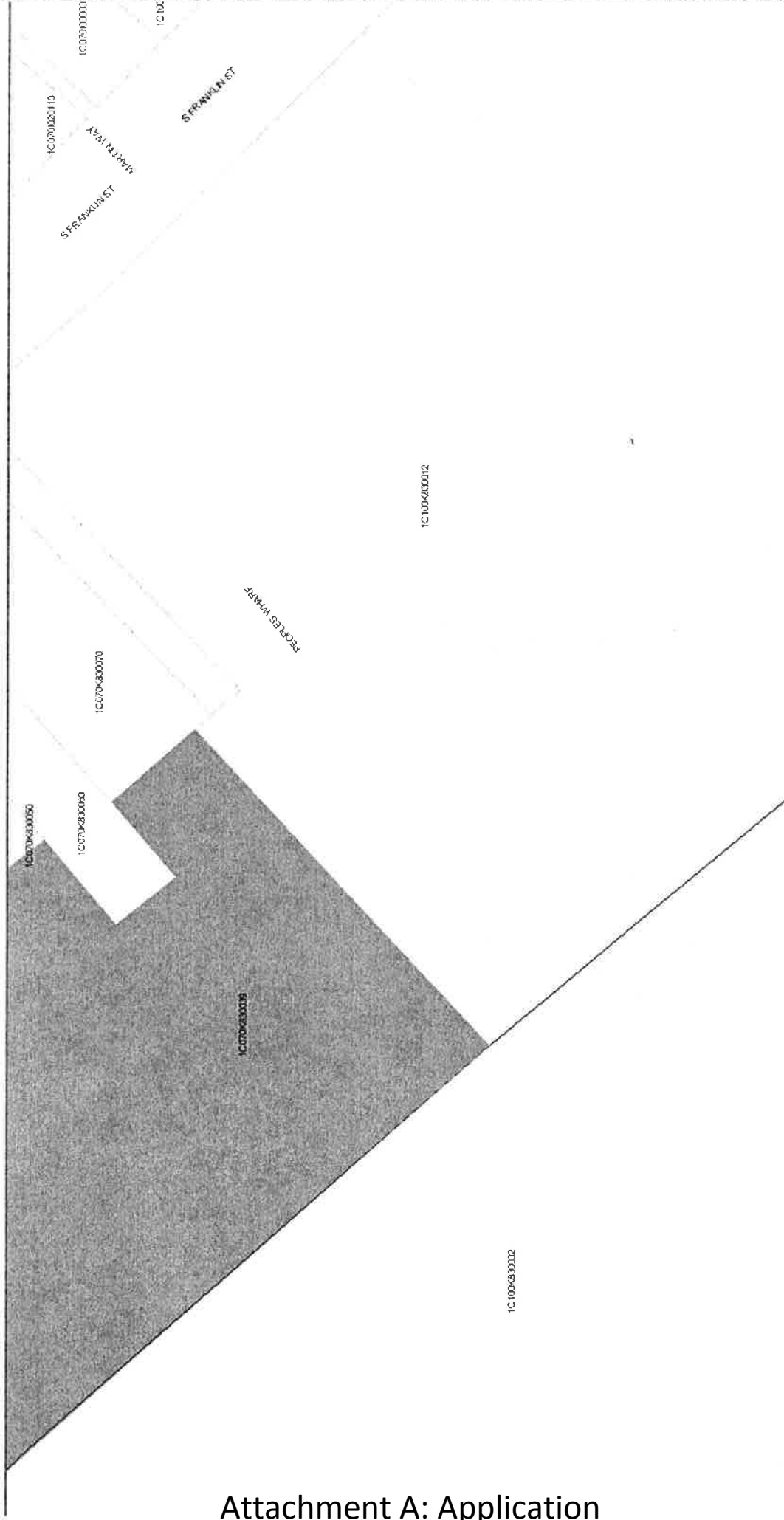
PLAN DEPICITING IMPROVEMENTS

3/1/2017

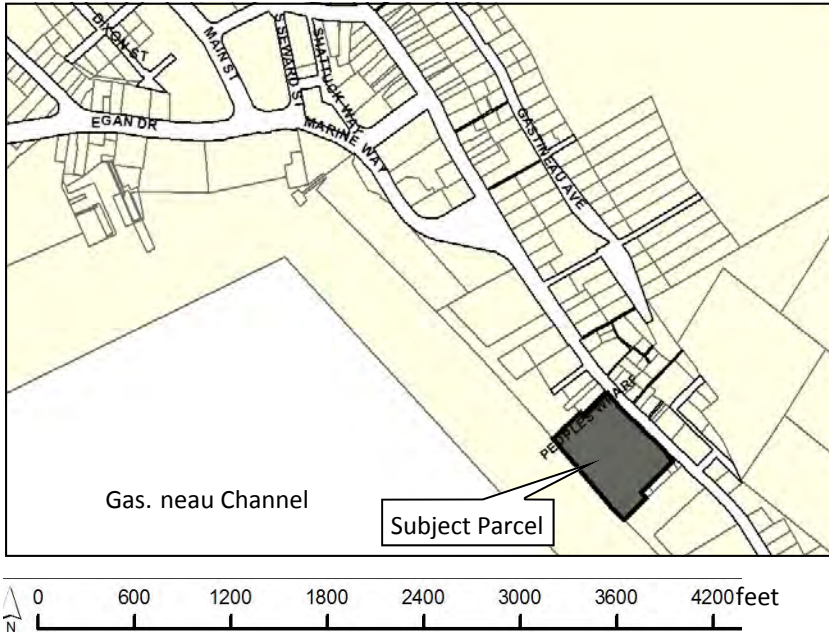




PARCEL	
Tax ID	1C100K830012
Site address(es)	470 S Franklin St City and Borough of Juneau Lands and Resources;
Owner(s)	Lands and Resources
Mail address(es)	155 S Seward St - Juneau, AK 99801
Legal description	TIDELANDS ADDITION BL 83 LT 13
Lot square feet	78,510
Lot acres	1.8023
Zoning	(WC) Waterfront Commercial



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward St • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: Seasonal use of a portion of People's Wharf for temporary food services.

File No:	CSP2017 0005	Applicant:	William C Heuman & Marjorie J Menzi
To:	Adjacent Property Owners	Property PCN:	1-C10-0-K83-001-2
Hearing Date:	April 25, 2017	Owner:	City & Borough of Juneau
Hearing Time:	7:00 PM	Lot Size:	1.8023 Acres
Place:	Assembly Chambers	Zoned:	WC
	Municipal Building	Site Address:	470 S Franklin Street
	155 South Seward Street	Accessed Via:	Franklin Street
	Juneau, Alaska 99801		

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.



If you have questions, please contact Jill Maclean at Jill.Maclean@juneau.org or (907) 586-0756.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at <http://www.juneau.org/assembly/novus.php>

Attachment B: Public Notice

Date notice was printed: March 22, 2017

APPRAISAL REPORT
ANNUAL PERMIT FEE
62 SF ADJACENT TO PEOPLE'S WHARF BUILDING
108 PEOPLE'S WHARF -
432 SOUTH FRANKLIN STREET
JUNEAU, ALASKA



(033017_0369 - PHOTO BY CHARLES HORAN)

PREPARED FOR: Carl J. Uchytel, PE, Port Director
City and Borough of Juneau Docks and Harbors
155 S. Seward Street
Juneau, Alaska 99801

PREPARED BY: Charles Horan, MAI
Horan & Company, LLC
403 Lincoln Street, Suite 210
Sitka, AK 99835

EFFECTIVE DATE: March 30, 2017

REPORT DATE: March 31, 2017

OUR FILE NUMBER: 17-033

HORAN & COMPANY

REAL ESTATE APPRAISERS/CONSULTANTS

CHARLES E. HORAN MAI / WILLIAM G. FERGUSON,
JOSHUA C. HORAN, AND SLATER FERGUSON

403 LINCOLN STREET, SUITE 210, SITKA, ALASKA 99835

PHONE NUMBER: (907)747-6666

FAX NUMBER: (907)747-7417

commercial@horanappraisals.com

March 31, 2017

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

via Email: teena.larson@juneau.org

Re: **Annual Permit Fee 62 SF Adjacent to People's Wharf Building, 108 Peoples' Wharf, 432**
South Franklin Street, Juneau, Alaska; Our File # 17-033

Dear Mr. Uchytel,

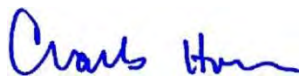
At your request I made an annual market rent estimate for the annual permit fee associated with the 62 SF of land adjacent to **People's Wharf**. This includes about 22.75 SF of land to house two propane tanks on the south side of the building and an additional 29.25 SF of land at the southerly corner. This latter permit area will house crab cooking pots for the 2017 tourist season. The permit area is at grade and finished with wood planking or concrete. We have developed comparable Square Foot Rental Values, adjusting them to reflect finished at grade condition.

The annual permit fee is estimated effective at the date of inspection March 30, 2017. Based on our analysis of the market, the indicated permit fee is calculated as follows:

62 SF at \$22.00/SF = \$1,364/year.

Please see the attached report in addenda material which include the Assumptions and Limiting Conditions, Certification of Appraisal, and the most pertinent data considered and analysis made in estimating the market value of the subject rent. If you have any questions or comments, please feel free to contact me at your convenience.

Respectfully Submitted,



Charles Horan, MAI; APRG41
HORAN & COMPANY

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1 INTRODUCTION

1.1 IDENTIFICATION OF PROPERTY

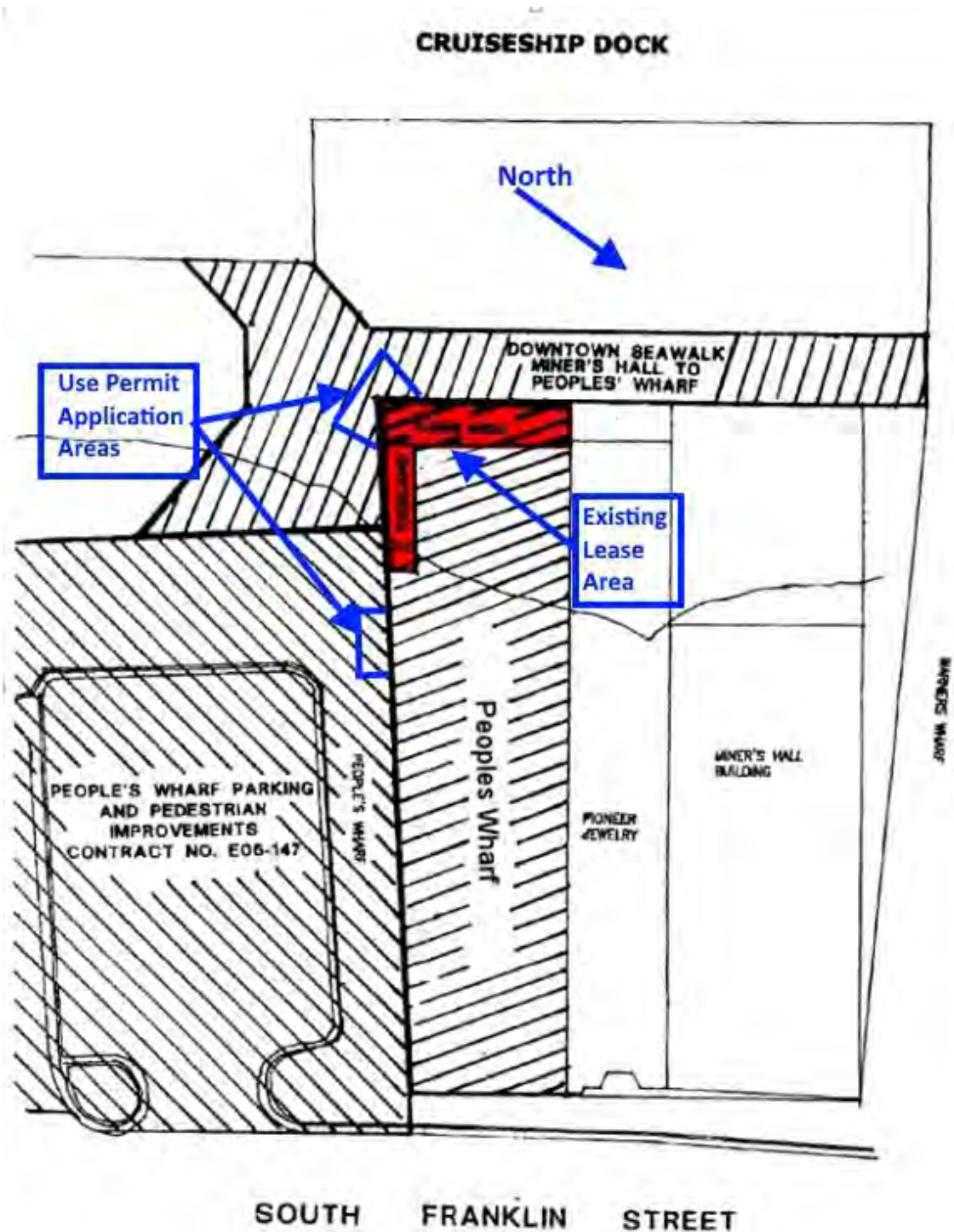


FIGURE 1.1 –SITE PLAN SHOWING PEOPLE’S WHARF AND LANDS ALREADY UNDER LEASE. NOTE ADDITIONAL PERMIT LANDS IN BLUE. ALSO NOTE THE PEDESTRIAN IMPROVEMENT AREA LOWER LEFT HAS BEEN RECONFIGURED. DRAWING NOT TO SCALE.

The CBJ Docks and Harbors Board has jurisdiction over lands adjacent to the **People's Wharf** building located at 108 **People's Wharf**. It is negotiating with **Tracy's Crab Shack** for a permit to use approximately 62 SF of its land to provide for two 30 inch diameter propane tanks enclosed by a shelter and to accommodate crab boiling pots at the southwest corner of the building. See Figure 1.2 below. These lands would be used together with the adjacent building lease area and outdoor seating areas to comprise the Crab Shack restaurant business area.

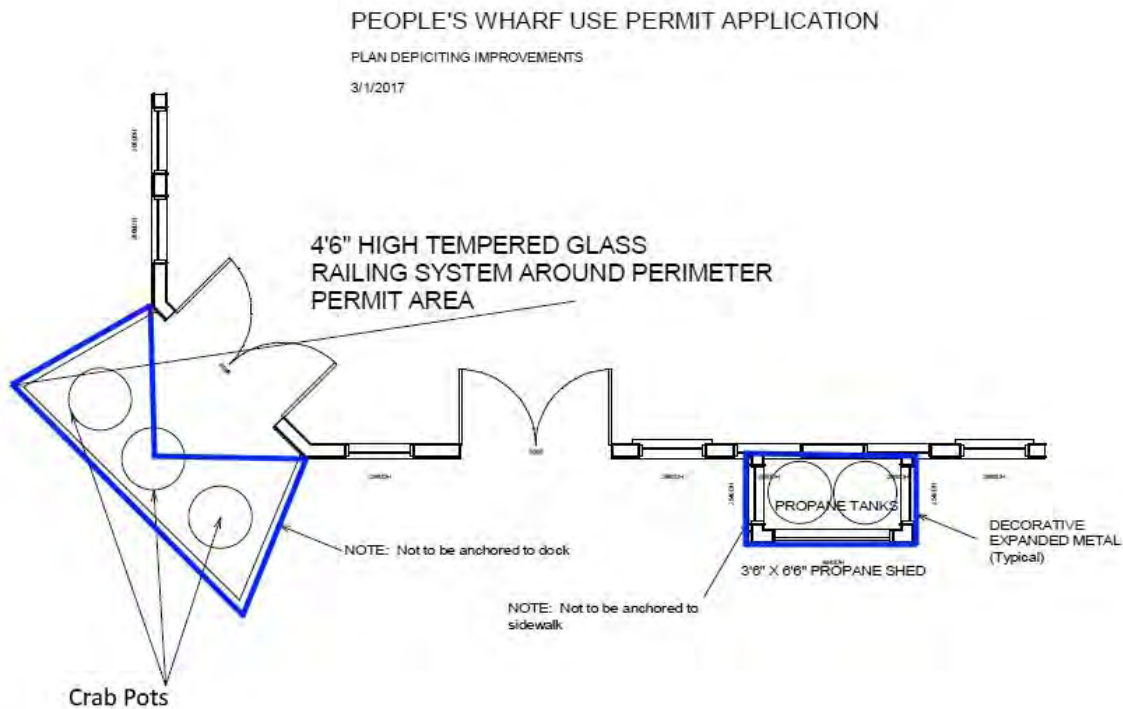


FIGURE 1.2 - SHOWING REQUESTED PERMIT AREAS OUTLINED IN BLUE. (SOURCE PEOPLE'S WHARF USE PERMIT APPLICATION WITH MODIFICATIONS BY HORAN & CO.)

The use permit and project description is more fully outlined in the permit application, a copy of which is in the addenda. This document also further identifies the property with its legal description and tax assessors ID number.

The site is near the center of the tourist district off South Franklin Street near the Mount Roberts Tram and tour bus drop off and pickup area adjacent to the city operated cruise ship docks.

1.2 PURPOSE OF APPRAISAL, INTENDED USE AND USERS

The purpose of this appraisal is to determine the annual market permit fee (rent) based on the market rental rate for the land area at its highest and best use.

Intended use: This valuation is to be used to set the permit fee for one year based on the appraisal requirements set forth by the City and Borough of Juneau.

Intended users are the City and Borough of Juneau and the permittee.

This appraisal is not intended for any other use or any other user for any other purpose.

1.3 SCOPE OF APPRAISAL

This brief narrative summary report covers a small area of land, 62 SF, and reflects the highest and best use value of that land for its annual rent. Section (d) of the permit application **indicates “the permit fee shall be the appraised value of the permit.”** There are some directly comparable annual rents which are compared on a rent per square foot basis. This data is supplemented by sales or allocations of sales which present square foot values which are capitalized into an indication of annual rent. This summary appraisal is supplemented by analysis and other background information contained in the appraisers files.

2.1 SUBJECT MARKET AREA

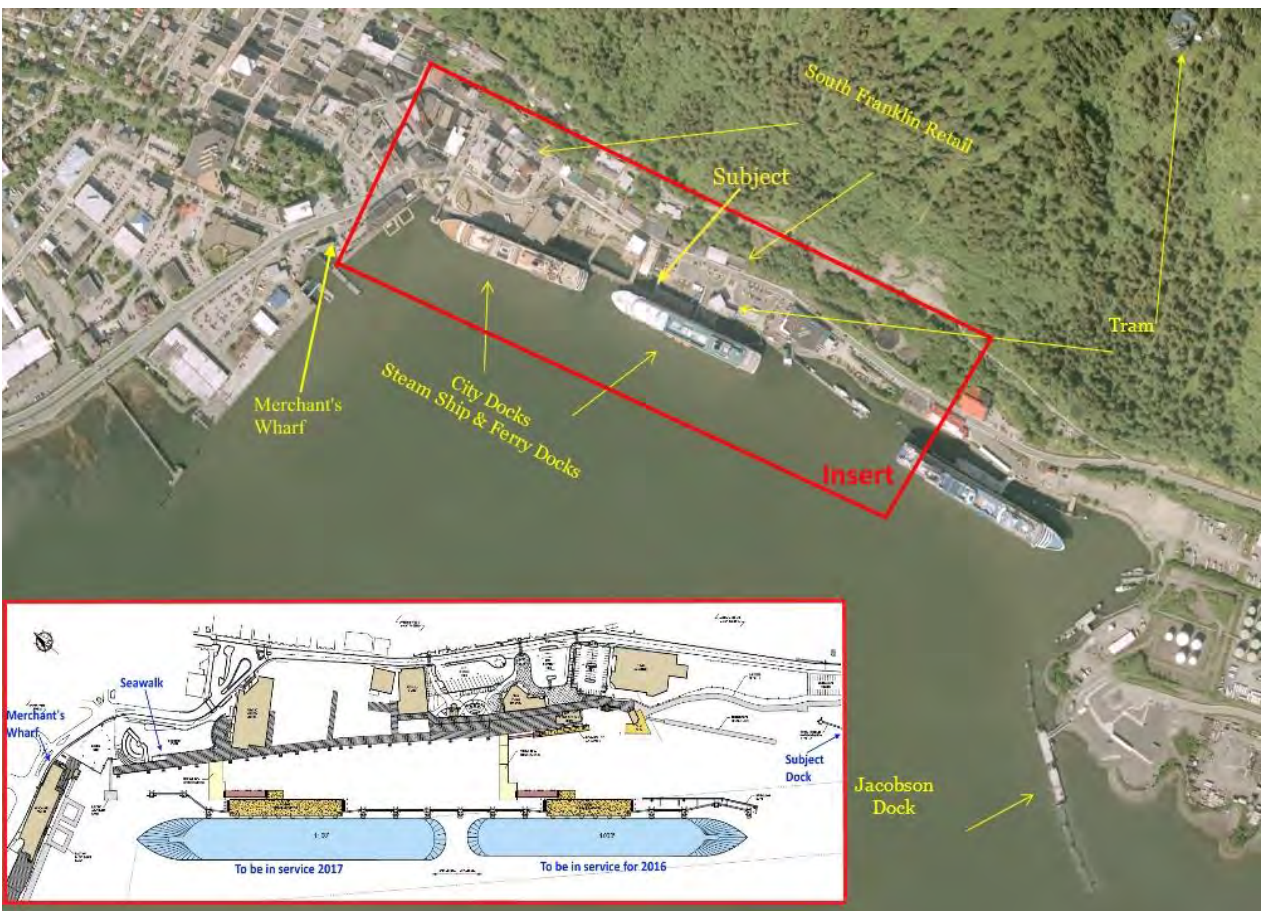


FIGURE 2.1 - JUNEAU WATERFRONT AND CRUISE SHIP DOCK LOCATIONS

Please see the addenda for a broader market area analysis describing the underpinnings of the Juneau market in the resurgence of the cruise ship market in particular.

The subject is well situated in the prime downtown pedestrian cruise ship tourism traffic area. The CBJ Docks and Harbors are constructing two new cruise ship docks. The south one was constructed in 2016 and the north one should be in service for the 2017 season. Please see Figure 2.1.

The retail core area along South Franklin Street is noted on Figure 2.1, stretching from the 100 block to the end of the 400 block some distance north of the subject. The primary retail activity is closer to the city docks where more passengers are concentrated in drop off and pickup areas, the tram and other local tourist activities. The demand for shore side retail land in this area is highest and tends to trail off to the north in the 100 and 200 block of Franklin Street. Demand for retail space appears to be strong in the 300 and 400 block of South Franklin. It stops at the Taku Smokery building at the 500 block. Over the past 10 years rents have been highest in this area. They have peaked at over \$10.00/SF for prime first level retail

space. These rents have generally contracted back to \$6.00/SF or slightly higher for the best spaces. The rents trail downward depending on pedestrian tourism traffic patterns.

The Subject Immediate Area

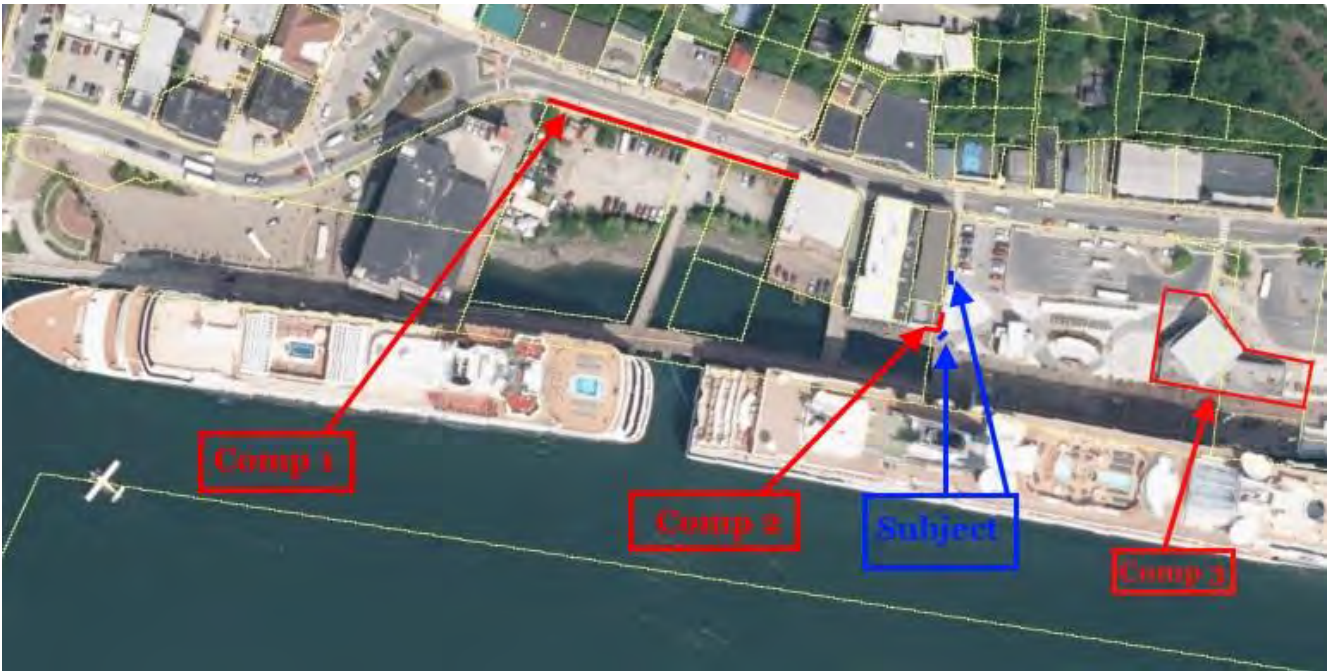


FIGURE 2.2 THE SUBJECT’S IMMEDIATE AREA. THIS FIGURE SHOWS THE LOCATION OF THE SUBJECT AND COMPARABLE RENTS/SALES. SOURCE MAP CBJ GIS PHOTO TAKEN IN 2013. NOTE CRUISE SHIP DOCK WAS EXTENDED IN 2016.

The subject property is in the prime 400 block of South Franklin. The building extends to the narrow sea walk behind. This gives the rear of the property visibility from the ships and a pedestrian traffic flow around the sea walk promenade as it passes in front of the subject and along its side.

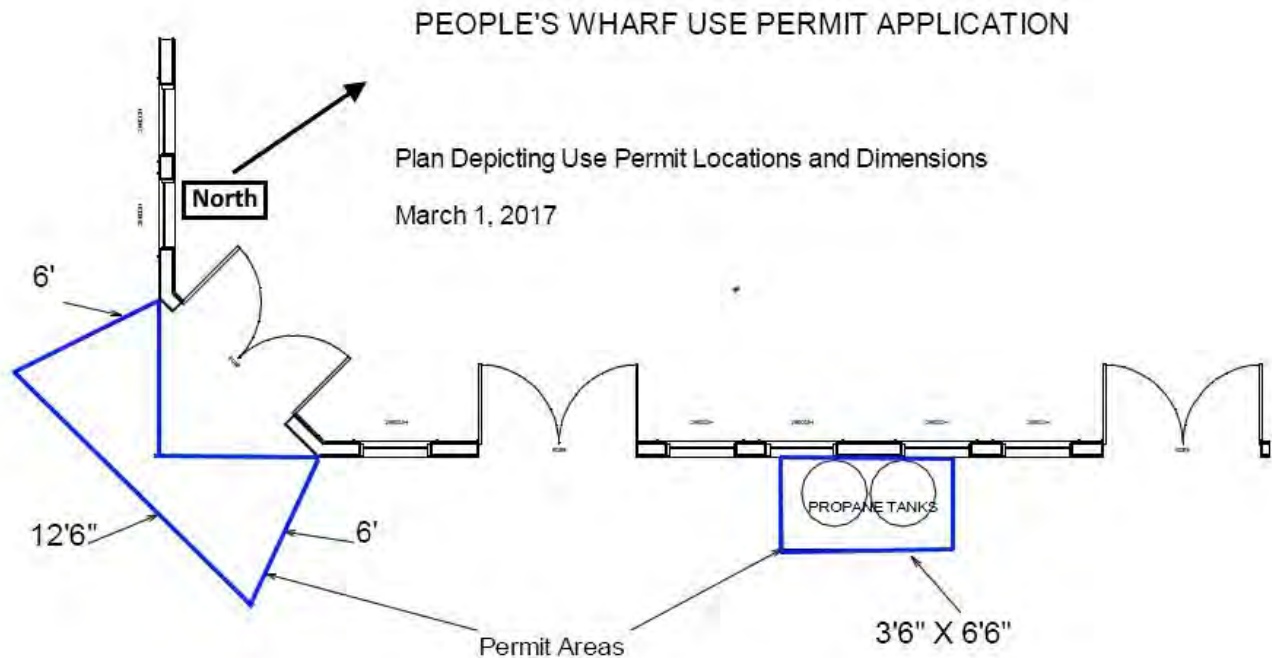


FIGURE 3.1 SHOWING SUBJECT PERMIT AREAS ADJACENT TO PEOPLE’S WHARF BUILDING SITE.
(SOURCE: PEOPLE’S WHARF USE PERMIT APPLICATION WITH MODIFICATIONS BY HORAN & CO.)

3.1 SITE DESCRIPTION

The subject includes two small permit areas. **There’s about 39.25 SF at the southwest corner of the People’s Wharf building site as depicted in** Figure 3.1 above and there is a 22.75 SF rectangular area for the propane tanks just east of it. The total permit area is rounded to 62 SF.

The westerly irregular area is decked over dock adjacent to the building entry which has a decked triangular area protruding into the permit area. The easterly piece is on a concrete walkway. Essentially these areas are considered the level at grade on fill or piling structure available for highest and best use development with the adjacent **People’s Wharf building site**.

Access

The permit areas have access along the city sidewalk and pedestrian pathways off the **People’s Wharf** parking area, tram site bus drop-off area and cruise ship pedestrian passenger ways.

Utilities

City sewer, water and private utilities including power, trash collection, phone, cable, internet and fuel are available.

3.2 ZONING

The subject lot is zoned WC - Waterfront Commercial. This zoning district is designed for the area of downtown Juneau directly on the waterfront, while the area across the street is zoned MU for mixed commercial uses. The following narrative from the Juneau Zoning Code details the applicable differences between the two zones:

“The WC, waterfront commercial district, is intended to provide both land and water space for uses which are directly related to or dependent upon a marine environment. Such activities include private boating, commercial freight and passenger traffic, commercial fishing, floatplane operations, and retail services directly linked to a maritime clientele. Other uses may be permitted if water-dependent or water-oriented.

The MU, Mixed Use district, reflects the existing downtown development pattern **and is intended to maintain the stability of the downtown area.”**

3.3 ASSESSED VALUATION AND TAXES

The adjacent **People’s Wharf** building site 2016 assessed value is summarized as follows;

Parcel #1C070K830070	
Land	\$1,708,900
Improvements	<u>\$1,361,100</u>
Total	\$3,070,000

The assessment records indicate the site is 4,747 SF which suggests a nominal assessed value of the land at \$360/SF.

4.1 HIGHEST AND BEST USE

Highest and best use of the permit areas would be to use in conjunction with the existing building similar to what is anticipated by the applied for use.

Market Rent Valuation

The permit fee would equal the annual market rent estimated based on a square foot rent found in the market for other similar spaces. We have inventoried over a dozen transactions in the immediate area over the past several years. The following three transactions were most helpful in establishing a square foot rent range. The table below summarizes those transactions and our adjustments. Details of these transactions are in the addenda.

Our analysis is based on the prevailing market rental rate of 8% of the fee value. Where a **rental rate has been set on a different percentage rate we've made quantitative adjustments** under Conditions of Rent.

Qualitative adjustments are made based on a percentage to guide the appraiser's judgment in narrowing the range of SF differences based on location of Comp 1 and 3, and the tideland characteristics of Comp 2 as compared to the level usable site characteristics of the subject site. Comps 1 and 3 are slightly superior in location immediately on South Franklin Street and is adjusted downward -10%. Comp 2, is inferior to the subject **lease areas under the People's** Wharf Building. It is unfilled tidelands as leased wherein the lessee had to construct the decking and the building above. The permitted area on the other hand is either decked or concrete slab immediately ready for use and is superior. Therefore, an adjustment upward by 150% is made to Comp 2. This suggests that the unfilled tidelands have a ratio of about 40% of the unit value of the uplands. Although the sites vary in size for this commercial type use **there's no adjustment for** size difference.

The indicated rental values of the subject space by the three Comps are summarized in the table on the next page.

TABLE 4.1 - ANNUAL SQUARE FOOT RENTAL VALUE - ADJUSTMENT GRID				
Record #	Subject	Comparable 1	Comparable 2	Comparable 3
		#7238	#7659	#7341
Address	108 People's Wharf	356 S. Franklin	432 S Franklin	490 S. Franklin
Name	Juneau	Archipelago Site	Peoples' Wharf	Mt Roberts Tram
Annual rent/Price		\$498,300	\$5,950	\$270,000
If Sale indicated rent		\$39,864	NA	NA
Indicated Rent per SF		\$24.16	\$12.50	\$27.00
Property Rights	Use Highest & Best	Similar	Similar	Similar
% Adjustment		0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00
Conditions of Rent	Normal-Negotiated	Similar	10% rent vs 8%	9% rent vs 8%
% Adjustment		0%	-20%	-12.5%
\$ Adjustment		\$0.00	(\$2.50)	(\$3.38)
Market Conditions/Sale Date	3/30/2017	12/16/2011	7/1/2012	7/1/2015
% Adjustment		0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00
Adjusted Rent/ SF		\$24.16	\$10.00	\$23.63
Qualitative Adjustments/Weighting				
Location	Very Good	Superior	Similar	Superior
% Adjustment		-10.00%	0.00%	-10.00%
\$ Adjustment		(\$2.42)	\$0.00	(\$2.36)
Land Size (SF)	62SF	1,650	476SF	10,000
% Adjustment		0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00
At Site Grade	Good	Similar	Unfilled TL	Inferior
% Adjustment		0.00%	150.00%	0.00%
\$ Adjustment		\$0.00	\$15.00	\$0.00
Net Adjustments:		(\$2.42)	\$15.00	(\$2.36)
Indicated SF Value of Subject		\$21.74	\$25.00	\$21.26

Comps 1 and 3 are most similar as level land along South Franklin Street. Comp 2 although adjacent to the subject is considered a high indicator due to the large adjustment for its tidelands character.

Based on the above, the indicated annual permit rental fee is estimated at \$22.00/SF. As of the effective date of the appraisal March 30, 2017 the indicated annual permit fee is calculated as follows.

$$62 \text{ SF at } \$22.00/\text{SF} = \$1,364 \text{ per year}$$

ADDENDA

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- I estimated the market rental value for adjacent unimproved least tidelands area in June of 2013. I have not performed any other services regarding the subject property, as an appraiser or in any other capacity, within the three year period immediately preceding acceptance of this assignment.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



Charles Horan, MAI
APRG 41

March 30, 2017
Inspection and Effective Date of Appraisal

March 31, 2017
Date of Report

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report and valuation contained herein are expressly subject to the following assumptions and/or conditions:

1. It is assumed that the data, maps and descriptive data furnished by the client or his representative are accurate and correct. Photos, sketches, maps, and drawings in this appraisal report are for visualizing the property only and are not to be relied upon for any other use. They may not be to scale.
2. The valuation is based on information and data from sources believed reliable, correct and accurately reported. No responsibility is assumed for false data provided by others.
3. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject property. No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management. It is assumed that the title to the property is marketable. No investigation to this fact has been made by the appraiser.
4. The property described herein has been examined exclusively for the purpose of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
5. This appraisal report may note any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not

be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct. It is assumed that no conditions existed that were undiscoverable through normal diligent investigation which would affect the use and value of the property. No engineering report was made by or provided to the appraiser.

6. The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, and other media.
7. A true and complete copy of this report includes exhibits and addendum. The appraisal report may not be properly understood without access to the entire report. The appraisal is to be considered in its entirety, the use of only a portion thereof will render the appraisal invalid.
8. If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.
9. Any distribution of the valuation in the report between land, improvements, and personal property applies only under the existing program of utilization. The separate valuations for land, building, and chattel must not be used in conjunction with any other appraisal and is invalid if so used.
10. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

TERMINOLOGY

Market Value:

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute, Pages 123

The exposure time is estimated at 12 months on the subject property.

Market Rent: The most probable rent that a property should bring in a competitive and open market.

Juneau, Alaska - Code of Ordinances PART IV - ADMINISTRATIVE CODE OF REGULATIONS TITLE 05 - DOCKS AND HARBORS Chapter 50 - LEASE ADMINISTRATION, 05 CBJAC 50.050 - Appraisal standards. (g)(1).

Rental Rate: The percentage of market value that a comparable class of private property would bring in the open market with the same conditions of lease as offered by the City and Borough of Juneau.

05 CBJAC 50.050 - Appraisal standards. (g)(2).



USE PERMIT APPLICATION FOR PROPERTY OWNED AND MANAGED BY THE CITY AND BOROUGH OF JUNEAU

Application No.
Staff only

Assessor's No.

Assessor's number available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

Legal name of applicant(s)

Mailing address

1. Legal description of property where the use permit is to be located (attach map)

PEOPLE'S WHARF - 108
TIDELANDS ADDITION BL 83 LTS 9 FR & 12

2. Existing parcel size

Square feet: Acres:

Parcel (lot) size available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

3. Existing utilities

Water: On Site ☒ Public ☐ None ☐

Sewer: On Site ☒ Public ☐ None ☐

Utilities information available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

4. Access

5. Provide a brief description of your proposal:

SEE ATTACHED. PROPOSED USE IS FOR TWO
30' DIAMETER PROPANE TANKS AND "CRAB
SHACK" AT SW CORNER OF Bldg.

5. Continued

6. Comprehensive plan designation for property *(Staff only)*

7. Zoning designation

WATERFRONT COMMERCIAL

Zoning designation available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

I HEREBY CERTIFY THAT all of the statements made in this application and its incorporated attachments are true and correct.

WILLIAM HEUMANN

Name and Title (Please Print)

Name and Title (Please Print)

[Signature] for W. Heumann

Signature

Signature

Return application to the ~~Lands and Resources Office, 105 Municipal Way, Third Floor or Lands_Office@juneau.org~~ ✓

Staff only

RECEIPT of the above application and attachments together with filing fee (non-refundable) in the amount of \$15.00 is hereby acknowledged.

DOCKS & HARBORS

FULL APPLICATION RECEIVED by ~~Lands~~ staff on

03/06/2017

 by:

MM/DD/YYYY

Teena Larson Admin officer

Name and Title (Please Print)

Teena Larson

Signature



Application for a Use Permit on City and Borough of Juneau Property – Land & Resources Code

- **53.09.310 - Use permits.**

(a) *Purposes.* Permits for less than one year for the use of City and Borough owned land may be granted by the manager after review and an opportunity to comment by the planning commission for ~~nonconsumptive uses which do not cause or require significant damage to the property when it is certain~~ that the use can be completed within one year or when an application is pending for an easement, sale or lease of the parcel to the permit applicant. Permits shall be nonexclusive unless otherwise provided in the permit.

(b) *Application and fee.* An application for a use permit shall be filed with the manager and shall be accompanied by plans, reports, a narrative and other material sufficient to permit evaluation of the proposed activities of the applicant in the permit area. The application shall be accompanied by a base fee of \$15.00 plus an amount determined by the manager to be sufficient to cover the cost of an appraisal of the permit right requested.

(c) *Departmental and commission comment.* The completed application shall immediately be referred to the planning commission, the engineering department, the planning department and such other departments as the manager determines may have an interest in the land or proposed activities. Unless the manager determines that the issuance of the permit would be contrary to the public interest, the manager, upon full consideration of the departmental and commission comments, may issue a permit to the applicant with such restrictions and conditions as appropriate. If any department or the commission has submitted a written objection to the issuance of the permit, or has submitted a requested restriction which the manager's designee does not propose to include in the permit, the manager's designee shall deliver written notice of the decision to the director of that department or the planning commission, as appropriate, at least three working days before the permit is issued. The commission or the director of such department may appeal the matter to the manager.

(d) *Permit fee.* The permit fee shall be the appraised value of the permit. Prior to issuance of the permit, the applicant shall pay to the City and Borough an amount equal to the value of any materials, timber, or other resources which will be damaged cut, or removed from the permit area. The manager shall determine the value of resources of any marketable materials, timber or other resources within the easement area which will be destroyed, cut or removed. If the manager determines that a survey of the permit area should be made, the permittee shall provide such a survey prior to making any use of the permit.

(e) *Improvements and changes.* No improvements or changes to improvements may be made in a permit area unless first approved by the manager.

(f) *As-built plans.* Upon the construction of any improvements in the permit area, the permittee shall immediately provide the manager with complete, accurate, and legible as-built drawings of the improvement. Upon making any changes or additions to such improvements, the permittee shall provide the manager with as-built drawings showing such changes or additions.

(g) *Revocability.* Use permits issued under this section are revocable at the sole discretion of the manager. Upon issuing a notice of revocation to the permit holder, the manager may also require the permit holder to remove any improvements placed within the permit area and to restore the permit area to its original condition or such lesser condition as the manager may authorize. The City and Borough shall not be liable to the permit holder or any other person for any costs, losses or damage arising out of the revocation or order to remove improvements and restore the permit area.

(h) *Security for restoration.* The manager may require such security for restoration as appropriate.

Parcel #	Street Address	Legal Description 1
1C070K830070	PEOPLE'S WHARF 108	TIDELANDS ADDITION BL 83 LTS 9 FR & 12

Owner's Name and Address

WILLIAM C HEUMANN
6000 THANE RD
JUNEAU AK
99801

Previous Owner	Site Value	Building PV	Total PV
	\$ 1708900.00	\$ 1361100.00	\$ 3070000.00
Use Code	Exempt	Zoning	Tax Year
Commercial Misc	No Data	Waterfront - Commercial	2016
Number of Units	Year Built		Gross Living Area
003	2006		N/A
Garage	Garage Area	Lot Size	Last Trans
No	N/A	4747.00 sq. ft.	0000
City Water Available	City Sewer Available		
Yes	Yes		
Exempt Land	Exempt Building	Exempt Total	Road/No Road
N/A	N/A	N/A	Roaded

[Back](#)

PEOPLE'S WHARF PERMIT APPLICATION

Narrative

March 3, 2017

On February, 23, 2017 the Docks and Harbors Board agreed to initiate the process of a Use Permit for lands under their jurisdiction adjoining People's Wharf located at 108 People's Wharf. The applicant is applying for this Permit on behalf of its' tenant, Tracy's Crabshack. The proposed use is to provide for two 30" diameter propane tanks enclosed by a shelter and to accommodate a "crabshack" at the southwest corner of the building. The total area of the use permit is .

The applicant has consulted with the Fire Marshall who agreed that the proposed location propane tanks is in accordance with the Fire Code. Amerigas was consulted and it was determined that it is possible to fill the tanks while parking the propane truck in the loading zone located alongside People's Wharf. The tanks will be enclosed by a shed-like structure. Signage will be placed there to identify the propane tanks.

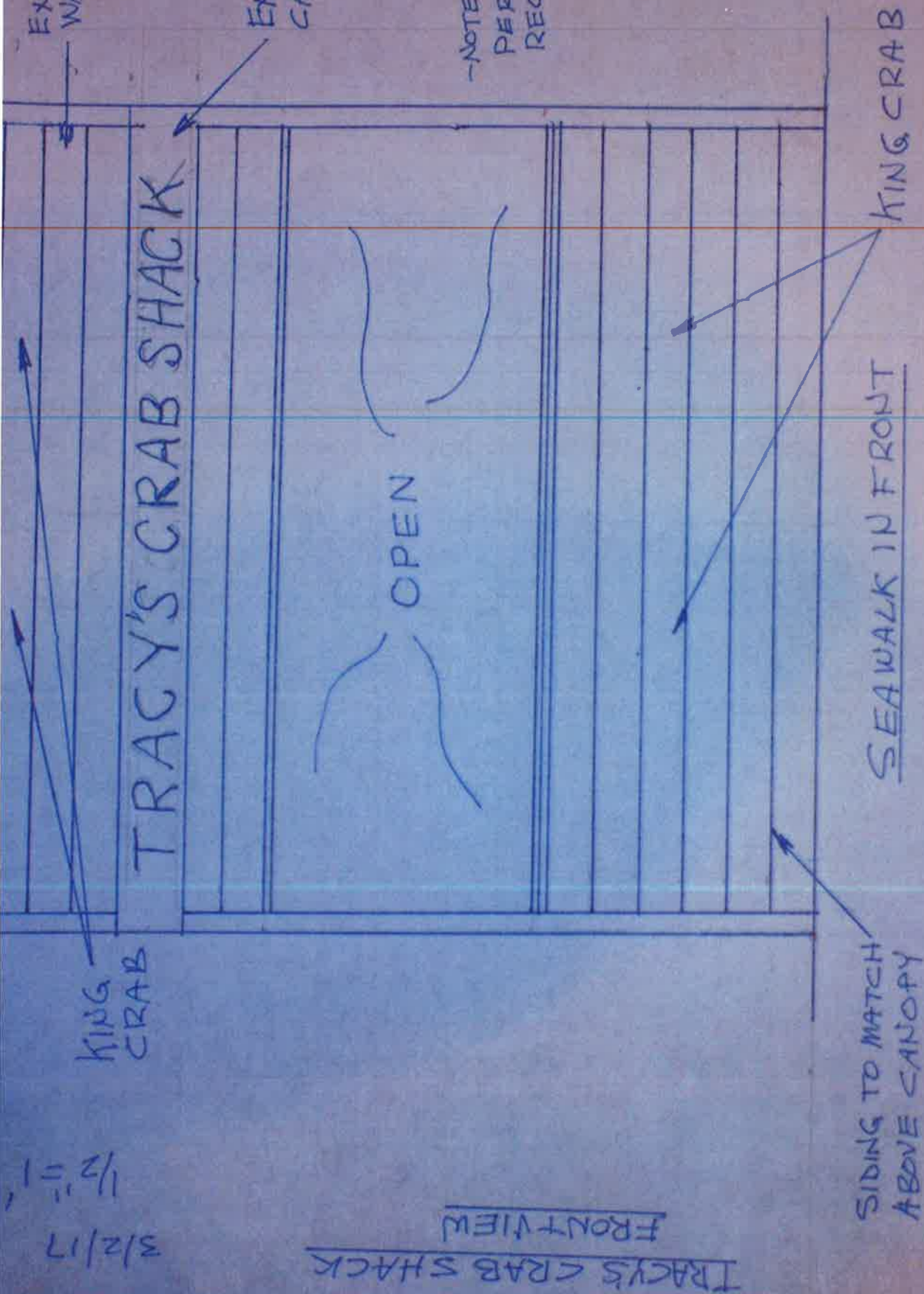
The "crab shack" will be developed in the "crab shack style" for which Tracy's Crabshack is so well known. Inside the crabshack will be three propane-fired cauldrons for cooking king crab. It is worth noting that the crab is precooked and flash frozen in the winter during king crab season. Therefore, the cooking is essentially reheating. Most of the odor of cooking crab is associated with the precooking done elsewhere during crab season.

The window at the location of the crabshack will be replaced with a door. The crab will be brought to the crabshack area from the interior of the building and cooked. The cooked crab will then be taken back into the restaurant through the door. Food will not be served from the crabshack. It will be possible patrons to observe the cooking process.

A condition of approval by the Docks and Harbors Board is that there be no attachments to the concrete under the propane tanks or the wood under the crabshack. The Use Permit will be for the 2017 tourist season and is temporary. The condition of the permit areas is to be the same after the removal of the improvements as it was before.

Changes to CBJ Ordinance to authorize the City Manager to approve a permit to allow this applicant to make use of a 20' x 20' area in the right-of-way known as People's Wharf will have been acted upon by the CBJ Assembly prior to the Planning Commission meeting. This concept has been reviewed by the Lands Committee, the City Manager's Office, Lands and Resources, Engineering, and Streets. Applicant anticipates the changes to the ordinances will have been approved and that the Manager's Office will issue a permit. The 20' x20' area adjoining the People's Wharf Building will be used as outside seating for the restaurant.

3/2/17
11/2" = 1"



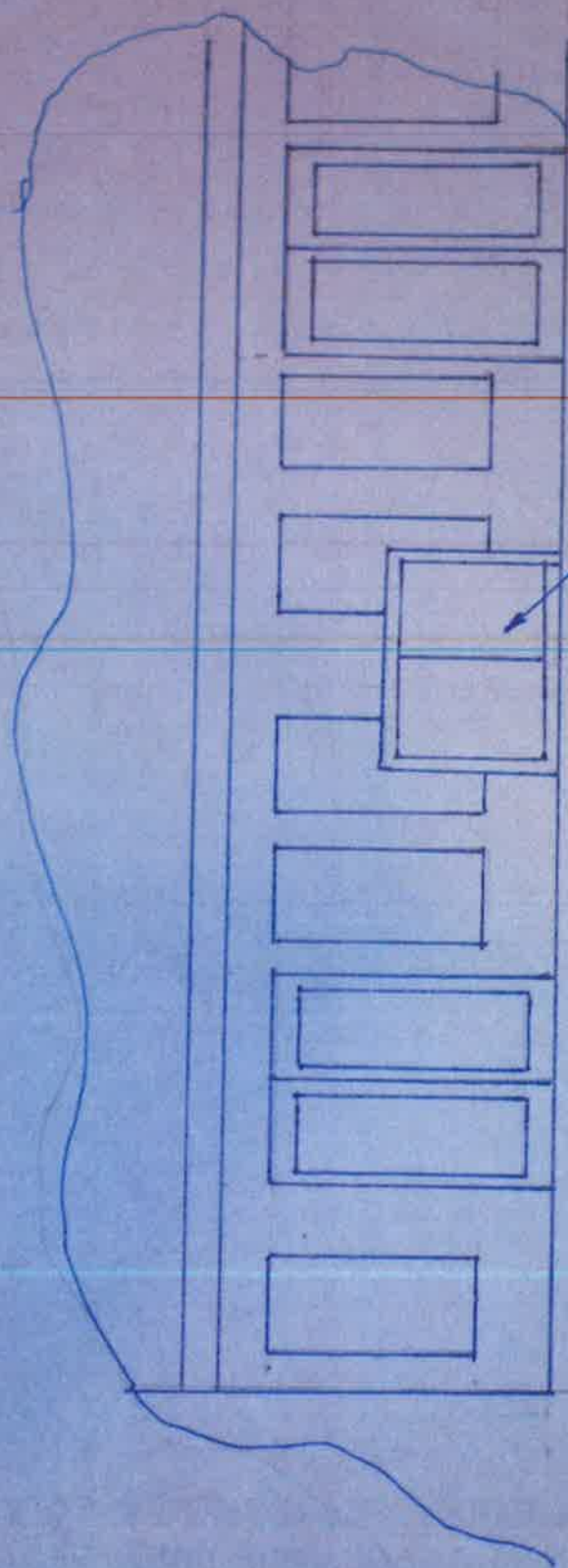
3/16 = 1"

FRONT ELEVATION

DEPICTING PROPANE SHELTER

"PEOPLE'S WHARF"

PEOPLE'S WHARF
USE PERMIT
APPLICATION



PROPANE SHELTER
CONTAINING 2- 30" X 54"
124 GAL VERTICAL TANKS

NOTES: SHELTER TO BE WOOD
FRAME CONSTRUCTION WITH
SIDING & PAINT TO MATCH
EXISTING BUILDING.

SHELTER TO BE TEMPORARY
AND ANCHORED TO BUILDING.

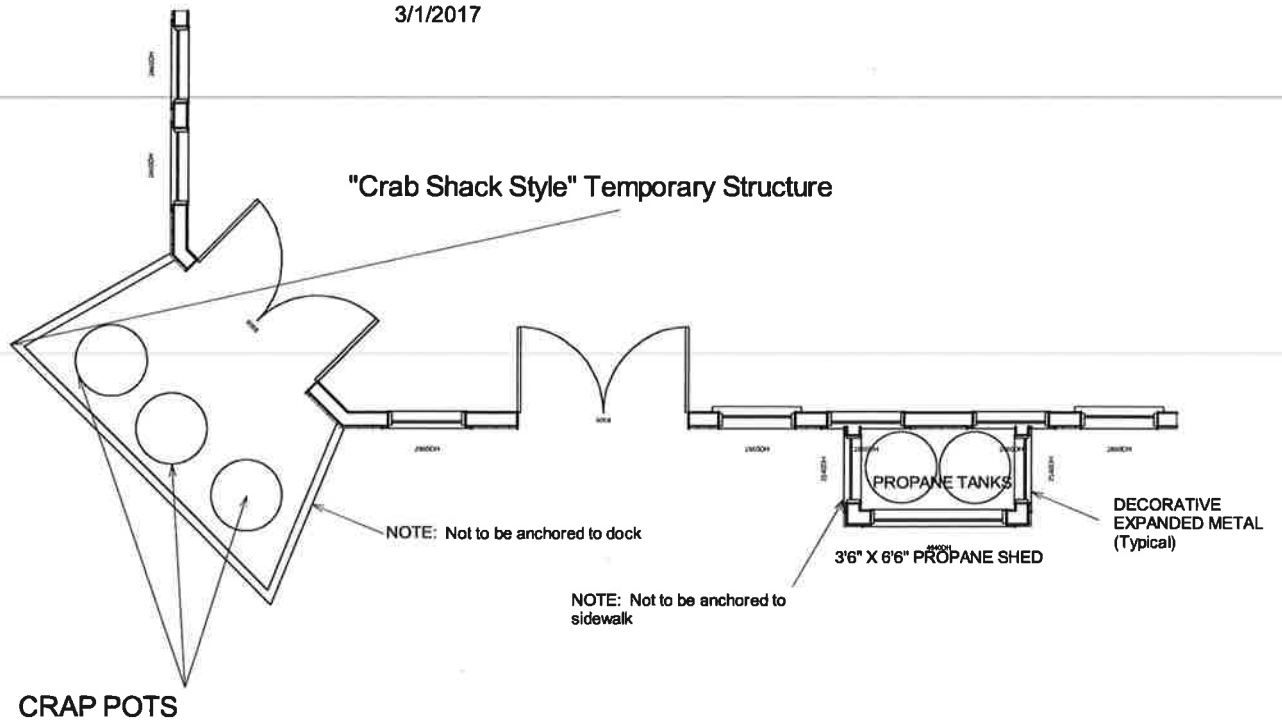
PROHIBITION:
NO IMPROVEMENTS ALLOWED
BY THIS USE PERMIT TO BE
CONNECTED TO THE DOCK OR
SIDEWALK (NO ANCHOR BOLTS).

3/1/2017

PEOPLE'S WHARF USE PERMIT APPLICATION

PLAN DEPICITING IMPROVEMENTS

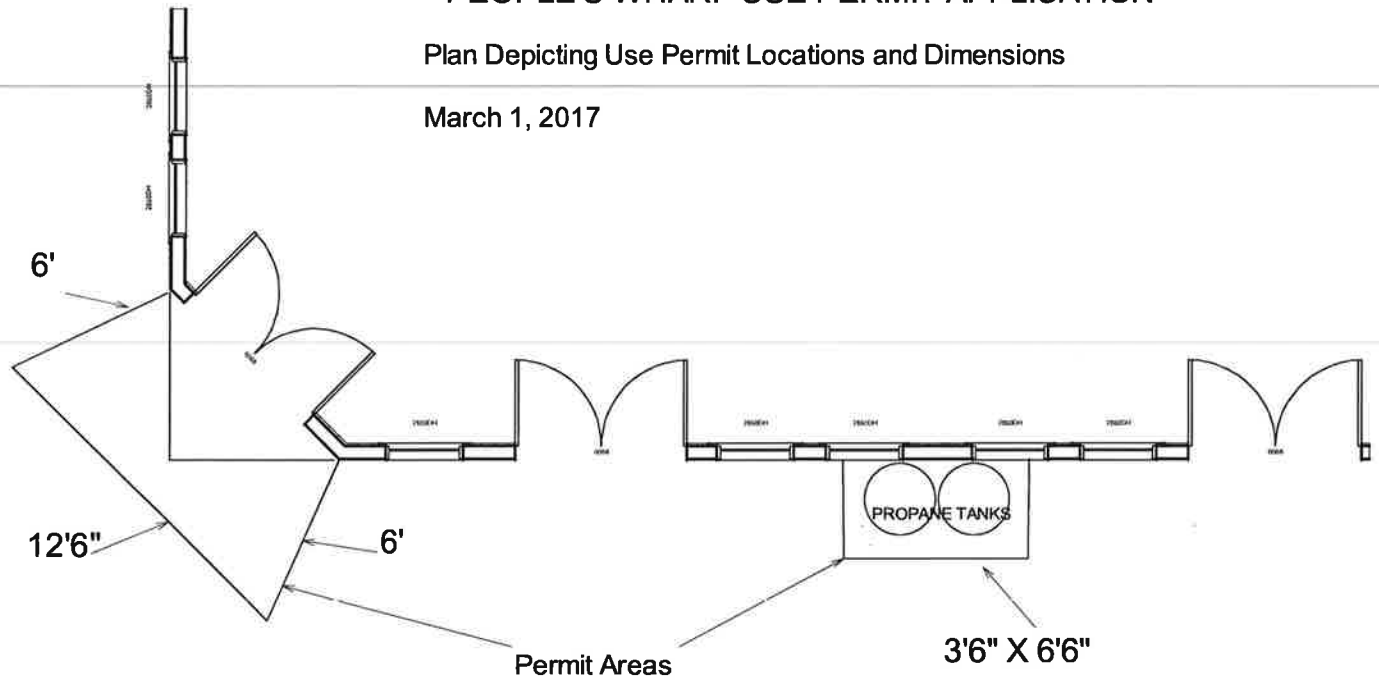
3/1/2017



PEOPLE'S WHARF USE PERMIT APPLICATION

Plan Depicting Use Permit Locations and Dimensions

March 1, 2017



SUBJECT PHOTOGRAPHS



PHOTO 1 – CLOSE-UP VIEW OF SUBJECT USE AREAS, PHOTO CENTER AND PHOTO RIGHT BETWEEN BLUE AND RED PANELS. (1033017_0370)



PHOTO 2 – SOUTH SIDE OF PEOPLE'S WHARF BUILDING SHOWING MORE DISTANT VIEW OF SUBJECT USE AREAS. (2033017_0369)



PHOTO 3 – LOOKING TOWARDS PEOPLE'S WHARF ACROSS PEDESTRIAN TRAVEL AREAS TO THE SOUTH. (3033017_0368)



PHOTO 4 – PEOPLE'S WHARF BUILDING AS IT FACES SOUTH FRANKLIN STREET PHOTO RIGHT AND PUBLIC AREAS PHOTO CENTER AND LEFT. (4033017_0375)

Record Number: 7238

HORAN & COMPANY, LLC**LAND COMPARABLE NUMBER 1****Community:** 17 CBJ - Town - CBD - Retail**Address:** 356 South Franklin St**Location:** 356 South Franklin St.**Legal:** Ptn Lot 7A1, Plat 2011-38;**Recording District:** Juneau**City:** Juneau**State:****Zip:****Instrument:** SWD - **Serial:** 2011-007713-0**Trans.Type:** Sale**Rights:** Fee Simple**Terms:** Assume Cash**Sale Price:** \$498,300**Trans. Date:** December 16, 2011**Grantor:** Archipelago Properties LLC**Grantee:** City and Borough of Juneau**Size (SF):** 1,650**Frontage:** 309.86**Zone:** WC**Utilities:** All**Access:** Road, paved, See Comments**Improvements:** None**Land Class:** Vacant, Commercial, Waterfront**Topography:** Level**Vegetation:** None**Soil:** Typical**Present Use:** Parking**Intended Use:** Sidewalk**Highest and Best Use:** Sidewalk**Comments**

This was an acquisition of a 5 foot strip of land along the South Franklin street frontage to widen the sidewalk. The size of this parcel varied somewhat based on whether it considered a small area encumbered by an existing easement. In the end the sales price was calculated on 1651 SF which is used for our analysis.

Analysis:

$$\$498,300/1651 \text{ SF} = \$300/\text{SF}$$

Marketing Info: This parcel along with two others is sold to the City Borough of Juneau were negotiated over a period of one to two years. Both buyer and seller felt these were market transactions. The price was allocated at \$41/ SF. They have no direct access to sell Franklin street. These totally submerged lands were considered somewhat isolated by the Sellers and would have been more difficult to market to others. The se seller felt the purchase was a good fit for the CBJ which would need land for public areas with its planned

Confirmed with: Bud Simpson
 Confirmed date: 4/25/2014
 Confirmed by: C.Horan

Revision Date: 3/30/2017

Record Number: 7238



041012_1394



1

use plat.

Record Number: 7659

HORAN & COMPANY, LLC**LAND COMPARABLE NUMBER 2****Community:** 17 CBJ - Town - CBD - Retail**Address:** 432 South Franklin St**Recording District:** Juneau
City: Juneau**State:** AK **Zip:** 99801**Location:** People's Wharf**Legal:** Portion of Lot 9B & Lot 13B, Block 83, ATS No.3 (See (13-049); Parcel Number: 1C070K830071**Instrument:** Land **Serial:****Trans.Type:** Land Lease**Rights:** Fee Simple, Lease Fee, Permit/License**Terms:****Annual Rent:** \$5,950**Trans. Date:** July 1, 2012**Grantor:** CBJ**Grantee:** Bill Heumann**Size (SF):** 476**Frontage:****Zone:** WC**Utilities:** All**Access:** Road, paved**Improvements:** transitional - see notes**Land Class:** Commercial, Waterfront**Topography:** Level**Vegetation:** None**Soil:****Present Use:** retail/apartments**Intended Use:** retail/apartments**Highest and Best Use:****Comments****Analysis:**

\$5,950 Cap at 10%=\$59,500

\$59,500/476=\$125/SF

Marketing Info: Previous rent was \$4,760? Appraised (13-049) for annual lease renewal effective June 1, 2013 with market value estimate at \$59,500 or \$125/SF. Contract annual rent is 10% or \$5,950.

These sloping tideland were estimated at 40% of the value of filled uplands.

Confirmed with: Teena Scovill

CBJ

Confirmed date: 5/1/2014

9/20/2006

Confirmed by: C.Horan

CH & TR

Revision Date: 3/30/2017

Record Number: 7659



041012_1400



HORAN & COMPANY, LLC**LAND COMPARABLE NUMBER 3****Community:** 17 CBJ - Town - CBD - Retail**Recording District:** Juneau**Address:** City:**State:** **Zip:****Location:** 490 South Franklin Street, Mt. Roberts Tram**Legal:** Leased Site. Portions Lots 13, 16 & 17, Block 83, ATS 3, Plat 355 & a portion of Lot 1, Plat 89-9; Parcel Number: 1C100K830011**Instrument:** Land **Serial:** 1995-004154-0**Trans.Type:** Land Lease**Annual Rent:** \$270,000**Rights:** Lease Fee, Air Rights**Trans. Date:** March 2, 2015**Terms:** Typical Juneau lease; 5 year renewal**Grantor:** City and Borough of Juneau**Grantee:** Goldbelt**Size (SF):** 10,000**Frontage:** ±175' on Gastineau Channel**Zone:** WI**Utilities:** Water, Sewer, Electric, Telephone**Access:** Road, paved**Improvements:** Tramway**Land Class:** Waterfront, Tidelands, Commercial**Topography:** Level**Vegetation:** None**Soil:** Typical, See Comments**Present Use:** Tramway**Intended Use:** Tramway**Highest and Best Use:** Valued as Commercial retail per lease**Comments**

This form shows fee land & rent only. Estimated values set by Harbor Board. 10,000 SF Fee land for base tram site. In addition the air rights, 21,815 SF is rented for \$2,000/ year.

Analysis:

land rent-value as follows set by Harbor Board:

Fee land rent \$270,000/year/ 10,000 SF = \$27/SF/yr. cap @9% = \$300/SF Value

Air Rights rent \$2,000/year. \$2,000/9% land cap rate referred to in lease amendment \$22,222.22 = \$1.02/SF value (21,815SF)

Marketing Info: Revised rent effective 3/2/15 (30 days after effective date of CBJ Ordinance 2015-06) based on negotiations. Rent is retroactive to July 1, 2013 to June 30, 2020. from 2012 -2014. Going forward lease formula 9% of land value. \$2,000/yr air rights. To be reappraised in 5 years. Port memo noted the revised lease effective 7/1/2006, with the removal of royalties as \$104,000 annually, or as capitalized; \$1,300,000 for the site; \$130/SF at 8%. Original lease recorded 6/30/1995, rent 10% based on \$30/SF plus

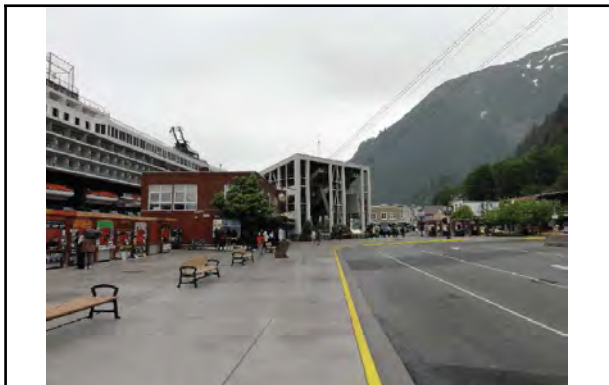
Confirmed with: Teena, lease docs Teena, Ports

Confirmed date: 3/31/2017 8/21/2011

Confirmed by: C.Horan T.Riley

Revision Date: 3/31/2017

Record Number: 7341



QUALIFICATIONS OF CHARLES E. HORAN, MAI

Professional Designation	MAI, Member Appraisal Institute, No. 6534
State Certification	State of Alaska General Appraiser Certification, No. AA41
Bachelor of Science Degree	University of San Francisco, B.S., Business Administration, 1973

Employment History:

8/04 – now	Owner, HORAN & COMPANY, LLC
3/87 – 7/04	Partner, HORAN, CORAK AND COMPANY
1980 – 2/87	Partner, The PD Appraisal Group, managing partner since November 1984 (formerly POMTIER, DUVERNAY & HORAN)
1976 – 80	Partner/Appraiser, POMTIER, DUVERNAY & COMPANY, INC., Juneau and Sitka, Alaska
1975 – 76	Real Estate Appraiser, H. Pomtier & Associates, Ketchikan, AK
1973 – 75	Jr. Appraiser, Ketchikan Gateway Borough, Ketchikan, AK

Lectures and Educational Presentations:

2007, "Conservation Easements" Presentation - Alaska Association of Assessing Officers, Fairbanks, AK
 1998, "Easement Valuation Seminar," Alaska Chapter Appraisal Institute, Anchorage, AK
 1998, "Easement Valuation Seminar," Seal Trust, Juneau, Alaska
 1997, "Sitka Housing Market," Sitka Chamber of Commerce
 1997, developed and taught commercial real estate investment seminar for Shee Atika, Inc.
 1994, developed and taught seminar "Introduction to Real Estate Appraising," UAS, Sitka Campus
 1985, Speaker at Sitka Chamber of Commerce, "What is an Appraisal? How to Read the Appraisal"
 1984, Southeast Alaska Realtor's Mini Convention, Juneau, Alaska
 Day 1: Introduction of Appraising, Cost and Market Data Approaches
 Day 2: Income Approach, Types of Appraisals, AIREA Accredited Course
 1983, "The State of Southeast Alaska's Real Estate Market"
 1982, "What is an Appraisal?"

Types of Property Appraised:

Commercial - Retail shops, enclosed mall, shopping centers, medical buildings, restaurants, service stations, office buildings, auto body shops, schools, remote retail stores, liquor stores, supermarkets, funeral home, mobile home parks, camper courts. Appraised various businesses with real estate for value as a going concern with or without fixtures such as hotels, motels, bowling alleys, marinas, restaurants, lounges.

Industrial - Warehouse, mini-warehouse, hangars, docks barge loading facilities, industrial acreage, industrial sites, bulk plant sites, and fish processing facility. Appraised tank farms, bulk terminal sites, and a variety of waterfront port sites.

Special Land - Partial Interest and Leasehold Valuation - Remote acreage, tidelands with estimates of annual market rent. Large acreage land exchanges for federal, state, municipal governments and Alaska Native Corporations; retail lot valuations and absorption studies of large subdivisions; gravel and rock royalty value estimates; easements, partial interests, conservation easements; title limitations, permit fee evaluations. Appraised various properties under lease to determine leasehold and leased fee interests. Value easements and complex partial interests.

Special Projects - Special consultation for Federal land exchanges. Developed Land Evaluation Module (LEM) to describe and evaluate 290,000 acres of remote lands. Renovation feasibilities, residential lot absorption studies, commercial, and office building absorption studies. Contract review appraiser for private individuals, municipalities, and lenders. Restaurant feasibility studies, Housing demand studies and overall market projections. Estimated impact of nuisances on property values. Historic appreciation / market change studies. Historic barren material royalty valuations, subsurface mineral and timber valuation in conjunction with resource experts. Mass appraisal valuations for

Municipality of Skagway, City of Craig, Ketchikan Gateway Borough and other Alaska communities. Developed electronic/digital assessment record system for municipalities. Developed extensive state-wide market data record system which identified sales in all geographic areas.

Expert Witness Experience and Testimony:

2009 Expert at mediation - Talbot's Inc vs State of Alaska, et al. IKE-07-168CI

2008 Albright vs Albright, IKE-07-265CI, settled

2006 State of Alaska vs Homestead Alaska, et al, 1JU-06-572, settled

2006 State of Alaska vs Heaton, et al, 1JU-06-570CI, settled

2006 State of Alaska vs Jean Gain Estate, 1JU-06-571, settled

2004 Assessment Appeal, Board of Equalization, Franklin Dock vs City and Borough of Juneau

2000 Alaska Pulp Corporation vs National Surety - Deposition

U.S. Senate, Natural Resources Committee

U.S. House of Representatives, Resource Committee

Superior Court, State of Alaska, Trial Court and Bankruptcy Courts

Board of Equalization Hearings testified on behalf of these municipalities: Ketchikan Gateway Borough, City of Skagway, City of Pelican, City and Borough of Haines, Alaska

Witness at binding arbitration hearings, appointed Master for property partitionment by superior state court, selected expert as final appraiser in multi parties suit with settlements of real estate land value issues

Partial List of Clients:

Federal Agencies

Bureau of Indian Affairs
Bureau of Land Mngmnt
Coast Guard
Dept. Of Agriculture
Dept. Of Interior
Dept. Of Transportation
Federal Deposit Ins Corp
Federal Highway Admin.
Fish & Wildlife Service
Forest Service
General Service Agency
National Park Service
USDA Rural Develop.
Veterans Administration

Lending Institutions

Alaska Growth Capital
Alaska Pacific Bank
Alaska Ind. Dev. Auth.
ALPS FCU
First Bank
First National Bank AK
Key Bank
Met Life Capital Corp.
National Bank of AK
Rainier National Bank
SeaFirst Bank
True North Credit Union
Wells Fargo
Wells Fargo RETECHS

ANCSA Corporations

Cape Fox, Inc.
Doyon Corporation
Eyak Corporation
Goldbelt
Haida Corporation
Huna Totem
Kake Tribal Corporation
Klawock-Heenya Corp.
Klukwan, Inc.
Kootznoowoo, Inc.
Sealaska Corporation
Shaan Seet, Inc.
Shee Atika Corporation
TDX Corporation
The Tatitlek Corporation
Yak-Tat Kwan

Companies

AK Electric Light & Power
AK Lumber & Pulp Co.
AK Power & Telephone
Allen Marine
Arrowhead Transfer
AT&T Alskom
Coeur Alaska
Delta Western
Gulf Oil of Canada
Hames Corporation
HDR Alaska, Inc.
Holland America
Home Depot
Kennecott Greens Creek
Kennedy & Associates
Madsen Construction, Inc.
Service Transfer
Standard Oil of CA
The Conservation Fund
Union Oil
Ward Cove Packing
White Pass & Yukon RR
Yutana Barge Lines

Municipalities

City & Borough of Haines
City & Borough of Juneau
City & Borough of Sitka
City of Akutan
City of Coffman Cove
City of Craig
City of Hoonah
City of Ketchikan
City of Klawock
City of Pelican
City of Petersburg
City of Thorne Bay
City of Wrangell
Ketchikan Gateway Borg.
Municipality of Skagway

Other Organizations

BIHA
Central Council for Tlingit & Haida Indian Tribes of Alaska (CCTHITA)
Diocese of Juneau
Elks Lodge
Hoonah Indian Assoc.
LDS Church
Moose Lodge
SE AK Land Trust (SEAL)
SEARHC
Sitka Tribe of Alaska
The Nature Conservancy

State of Alaska Agencies

Alaska State Building Authority (formerly ASHA)
Attorney General
Dept. of Fish & Game
Dept. of Natural Service, Div. of Lands
Dept. of Public Safety
DOT&PF
Mental Health Land Trust
Superior Court
University of Alaska

Education

7-Hour National USPAP Update Course, Mount Vernon, WA, April 2013
Fall Real Estate Conference 2012, Seattle, WA November, 2012
Appraising the Appraisal: Appraisal Review-General, Rockville, MD, May 2012
Information Security Awareness for Appraisal Professionals Webinar, December, 2012
Fall Real Estate Conference 2011 Seattle, WA October, 2011
Appraisal Curriculum Overview (2-day General) Milwaukee, WI, August 2011
Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Rockville, MD, Oct 2010
Business Practices and Ethics, Seattle, WA, Apr 2010
Fall Real Estate Conference, Seattle, WA, Dec 2009
7-hour National USPAP Update Course, Seattle, WA, May 2009
Fall Real Estate Conference, Seattle, WA, Nov 2008
Attacking and Defending an Appraisal in Litigation, Kent, WA, Sep 2008
Sustainable Mixed-Use N.I.M., Seattle, WA, Feb 2008
Appraising 2-4 Unit Properties, Bellevue, WA, Sep 2007
Business Practices and Ethics, Seattle, WA, Jun 2007
7-hour National USPAP Update Course, Seattle, WA, Jun 2007
Residential Market Analysis and Highest and Best Use, Seattle, WA, Apr 2007
Basic Appraisal Procedures, Seattle, WA, Feb 2007
USPAP Update Course, Anchorage, AK, Feb 2005
Rates & Ratios: Making Sense of GIMs, OARs, and DCF, Anchorage, AK, Feb 2005
Best Practices for Residential Appraisal Report Writing, Juneau, AK, Apr 2005
Scope of Work - Expanding Your Range of Services, Anchorage, AK May 2003
Litigation Appraising - Specialized Topics and Applications, Dublin, CA, Oct 2002
UASFLA: Practical Applications for Fee Appraisers, Jim Eaton, Washington, D.C., May 2002
USPAP, Part A, Burr Ridge, IL, Jun 2001
Partial Interest Valuation - Undivided, Anchorage, AK, May 2001
Partial Interest Valuation - Divided, Anchorage, AK, May 2001
Easement Valuation, San Diego, CA, Dec 1997
USPAP, Seattle, WA, Apr 1997
The Appraiser as Expert Witness, Anchorage, AK, May 1995
Appraisal Practices for Litigation, Anchorage, AK, May 1995
Forestry Appraisal Practices, Atterbury Consultants, Beaverton, OR, Apr 1995
Advanced Sales Comparison & Cost Approaches, Univ. of Colorado, Boulder, CO, Jun 1993
Computer Assisted Investment Analysis, University of Maryland, MD, Jul 1991
USPAP, Anchorage, AK, Apr 1991
General State Certification Review Seminar, Anchorage, AK, Apr 1991
State Certification Review Seminar, Dean Potter, Anchorage, AK, Apr 1991
Highest and Best Use and Market Analysis, Baltimore, MA, Mar 1991
Financial Institution Reform, Recovery & Enforcement Act of 1989, Doreen Fair Westfall, Appraisal Analyst, OTS, Juneau, AK, Jul 1990
Real Estate Appraisal Reform, Gregory Hoefer, MAI, OTS, Juneau, AK, Jul 1990
Standards of Professional Practice, Anchorage, AK, Oct 1987
Federal Home Loan Bank Board Memorandum R41C Seminar, Catherine Gearhearth, MAI, FHLBB District Appraiser, Juneau, AK, Mar 1987
Market Analysis, Boulder, CO, Jun 1986
Federal Home Loan Bank Board Regulation 41b, Instructor Bob Foreman, MAI, Seattle, WA, Sep 1985
Litigation Valuation, Chapel Hill, North CA, Aug 1984
Standards of Professional Practices, Bloomington, IN, Jan 1982
Course 2B, Valuation Analysis & Report Writing, Stanford, CA, Aug 1980
Course 6, Introduction to Real Estate Investment Analysis, Aug 1980
Course 1B, Capitalization Techniques, San Francisco, CA, Aug 1976
Course 2A, Case Studies in Real Estate Valuation, Aug 1976
Course 1A, Real Estate Principles and Valuation, San Francisco, CA, Aug 1974

Rev 07/13

Name	Summary	Estimated Cost	Source of Funding	Match or Grant Opportunity
Aurora Harbor Phase III	Oldest remaining floats in inventory. Project is scaleable up to \$7M.	\$7M	Harbor Fund State Marine Passenger Fee	ADOT 1% Sales Tax
Harris Harbor Bathroom	Project would reopen the former restrooms.	\$175K	Harbor Fund	No
Archipelago & Waterfront Design/Planning	Dependent upon results of Urban Plan.	\$150K	Dock Fund	
Archipelago Lot Procurement	Estimated cost is based on Assessor's value.	\$10M	Dock Fund State Marine Passenger Fee	
Statter Harbor Breakwater	Current Breakwater has openings creating risk to users.	\$1M	Harbor Fund	
Taku Harbor Pile Jacking	Maintenance to re-drive existing piling, weld split seams and correct pile jacking issues.	\$175K	Harbor Fund	ADFG
Auke Bay Net Float	Previous net float was sold to AGS.	\$150K	Harbor Fund	
Douglas Harbor Landscaping	Douglas residents have indicated CBJ failed to meet commitment to pave& landscape when the harbor was expanded in ~2004.	\$750K	Harbor Fund	
Dredging Wayside Float	Snagging Float grounds at low tide causing structural damage to the float.	\$250K	Harbor Fund	
Downtown Harbors Zinc Anodes	Harris/Aurora Ph I/II did not include this maintenance item which would extend the useful life of the steel pilings.	\$1.5M	Harbor Fund	ADOT
Harbormaster Office Replacement	Harbormaster Building (old garage) is past useful life. Master plan calls for multi-use building with modern shower/restroom facilities.	\$1M-\$3M	Harbor Fund	P3 1% Sales Tax
Auke Bay Marine Station Design	Effort would begin the conceptual design work for uplands and marine improvements.	\$1M	Harbor Fund ACOE (Breakwater) USCG	TIGER
Auke Bay Marine Station – relocation Port Office	Relocate downtown Port Office with phones, internet, moving costs, etc.	\$500K	Harbor Fund Port Fund	No

Waterfront & Underwater Inspections	Our existing marine facilities have not been inspected; thus, we don't have good maintenance program in place.	\$100K	Harbor Fund Port Fund	No
Install Lighting @ North Douglas Boat Ramp	High Voltage power is routed along North Douglas Highway; this would bring lighting to launch.	\$60K	Harbor Fund	
Beneficial Use Aurora/Harris Harbor Maintenance Dredging	Pending meeting with USACE on May 15 th , 2017	UNK	Harbor Fund USACE	TIGER
Dredge Aurora Slip A6/A8	Was an additive item in Aurora Ph I which was not executed due to insufficient funds.	\$300K	Harbor Fund	No
Downtown Marine Services Expansion Design	Design fees based on 7% of construction cost.	\$1.4M	Harbor Fund	No
Downtown Marine Services Expansion	Master Plan – first element.	\$20M	Harbor Fund	P3 ADOT TIGER
Statter Harbor Phase III	For hire floats and associated uplands, including restrooms, waiting area & gateway.	\$11M	Harbor/Dock Fund (15%) + State Marine Passenger Fee (85%)	
Statter Harbor Phase IV	Additional transient moorage & recapitalization of "horse shoe".	\$2.5M	Harbor Fund	ADOT
Electrification Cruise Ship Berths	Provide electrical cables to both new cruise ship berths.	\$25M	Docks Funds	EPA Funding.
Cathodic Protection Ph 2	Downtown Marine Park sheet pile wall requires maintenance.	\$500K	Docks Funds	No
Misc 16B Improvements	Several desired improvements along the seawalk were not included in the 16B bid documents: ADA Ramp improvements, replacement of sacrificial decking & guard railing along Port Field Office	\$500K	16B Project Funds	No
Harris/Aurora Security Cameras	Improve security in downtown harbors.	\$100K	Harbor Fund	

ABLF Breakwater/Net Float	Large Breakwater to protect the Auk Nu Cove/ABLF/AGS facilities	\$250K	Harbor Fund	
Downtown “small” cruise ship berth project	Demand for the niche pocket cruise ships has exceeded capacity downtown.	\$15M	Harbor Fund Port Fund	
Acquire adjacent ABMS property owned by Hagmeier	Two properties north of anticipated ABMS property are in private ownership and may be available. Properties are assessed at \$620K/each.	\$1.2M	Harbor Fund CBJ Waterfront Acquisition Fund	

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Project	Status	Schedule	Contractor	Notes
Boat Yard at ABLF				
Fabric Structure	In Progress		Clear-Span	Currently at AML
Construction	In Progress		ACC	
Construction Admin & Inspection	In Progress		MRV	
Auke Bay Loading Facility - Phase II				
TIGER Grant Close-Out	On-Going			Annual equipment reporting
Douglas Harbor Reconstruction				
Phase III - Construction	Complete	Apr 11, 2017	Trucano	Contract Close-Out
Ribbon Cutting Ceremony	In Progress		Staff	26-May-2017
Statter Harbor Launch Ramp				
Construction	In Progress		Miller	Punch and Contract Close-out
Ribbon Cutting Ceremony	In Progress		Staff	19-May-2017
Statter Tidelands Survey	In Progress		PDC	
CDD CSP and Subdivision Process	In Progress		Staff	Awaiting Planning Commission Date
Claims Dispute Resolution	In Progress		Staff	Awaiting response from Toby Miller
Port of Juneau Cruise Berths				
1% for Art	In Progress		Garten	Install mount plates in July, sculptures in Sept
North Berth - On-Site Construction	In Progress	5/7/17	Manson	
North Berth - On-Site Inspection	In Progress	5/7/17	PND	
Vibration Monitoring Services	Complete		AS&E	No issues to date
Ribbon Cutting Ceremony	In Progress		Staff	5-May-2017
DNR Tidelands Survey	In Progress		DOWL	Awaiting preliminary plat
Aurora Harbor Re-Build - Phase II				
Shelter Expo	Hold	May 17, 2017	Staff	
On Site Construction	Hold	8/22/17 - 4/6/18		
Substantial Completion	Hold	4/6/18		
Final Completion	Hold	5/6/18		
Statter Master Plan Phase III				
Design	In Progress		PND	
Conditional Use Permit	In Progress		Staff	Permit Application Submitted
Flood Elevation Exception	In Progress		Staff	Variance Application Submitted
Army Corps of Engineers Permit	In Progress		PND	
Weather Monitoring System	In Progress		MXAK	Awaiting start-up and inspection

PORT ENGINEER'S PROJECT STATUS REPORT

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Archipelago Property Improvements	Hold		Staff	Awaiting Board Direction
Archipelago Property Procurement	Hold		Staff	Awaiting funding
Amalga Harbor Fish Cleaning Station	Hold		Staff	Re-visit in Jan 2018
Aurora Harbor - Dredging on A Float	Hold			Awaiting funding
Aurora Harbor - Annodes on Piling	Hold			Awaiting funding
Taku Harbor Pile Jacking	Hold		Staff	Awaiting Direction from Board
Auke Bay Marine Station Acquisition	In Progress		Staff	Awaiting UA final review of proposal
Statter Breakwater Safety Improvements	In Progress		NPE	Awaiting cost estimate from term contractor
Port Security Camera Grant - Phase II	In Progress		Monroe	
Norway Point to Bridge Master Plan	Complete		Corvus	Presentation to Planning Commission-no date
Marine Park-Taku Dock Urban Design Plan	In Progress		Corvus	Working on Schedule
Harris Harbor Restrooms and Showers	Hold		JYL	Awaiting Board Direction
Cruise Dock Decking Repair	Hold		PND	Preparing bid package