

CBJ DOCKS & HARBORS BOARD  
FINANCE COMMITTEE MEETING MINUTES  
For Thursday, April 19, 2007

I. Call to Order.

Mr. Preston called the meeting to order at 5:00 p.m.

II. Roll.

The following members were present: Mr. Fisk, Ms. Jebe, Mr. Kueffner, Mr. Simpson, Mr. White and Mr. Preston.

The following member was absent: Mr. Knapp.

Also in attendance were: Mr. Stone, Port Director, and Mr. McCall, Harbormaster.

III. Approval of Agenda.

Mr. Stone asked to add Items for Information # 3 Statter Harbor Parking Lot Fee.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS AMENDED. The motion passed without objection.**

IV. Public Participation on Non-Agenda Items.

There was no public participation.

V. Approval of Previous Meeting Minutes.

**MOTION by Ms. Jebe: ASK UNANIMOUS CONSENT TO APPROVE THE FEBRUARY 15, 2007 FINANCE COMMITTEE MEETING MINUTES. The motion passed without objection.** Mr. Preston noted that there was no meeting in March.

VI. Items for Action.

1. Fisherman's Bend Lease Renewal and Annual Rent Adjustment.

Mr. Stone said the lease expired at the beginning of the year and the rent is due for adjustment. Fisherman's Bend would like to renew the lease for 35 years.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO AUTHORIZE THE PORT DIRECTOR TO PROCEED WITH NEGOTIATING THE LEASE RENEWAL FOR FISHERMAN'S BEND. The motion passed without objection.**

VI. Items for Action (continued).

2. Yankee Cove Lease Boundary Adjustment and Annual Rent Rate.

Mr. Stone said the State conveyed two tideland parcels to CBJ in Yankee Cove. Mr. Hobbs is installing a float and breakwater on the tidelands. The Board needs to issue him a lease. Parcel A is approximately 3.15 acres and Parcel B is approximately .75 acres. Horan & Company, LLC, appraised the tidelands and they recommended a rental lease value of \$9,750 per year.

Mr. Marion Hobbs said he is asking for relief on the square footage and lease fees. The area will not be usable for tourism this year. He might get the dirt work done by the end of the summer and rock for the breakwater is not available right now.

The Committee members discussed an income approach survey. Mr. Stone will talk to Mr. Canary, CBJ Assessor, about the income approach.

Mr. Preston asked Mr. Stone to bring the information back to the next meeting.

3. Alaska Shipchandler's Building Tideland Lease Annual Rent Adjustment.

Mr. Stone said the annual rent has not been reviewed since 1999. The lease requires review every five years.

**MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO AUTHORIZE THE PORT DIRECTOR TO INFORM MR. BERNSTEIN THAT WE WILL REVIEW THE RENT AND MAY RECOMMEND AN ADJUSTMENT TO THE LEASE. The motion passed without objection.**

4. Northwest Marine Trade Association Membership.

Mr. Stone said this is the association that puts on the Seattle Boat Show. Last year he cancelled our exhibit at the boat show due to the cost. Some of the other harbors in Alaska would like to share the cost of the boat show.

**MOTION by Mr. Simpson: MOVE TO BECOME A MEMBER OF NMTA, BUT RESERVE JUDGEMENT ON WHETHER WE WILL ATTEND THE SEATTLE BOAT SHOW. The motion was seconded by Mr. Fisk**

**The motion failed 4 to 2 with Mr. Fisk and Mr. Simpson voting for the motion.**

VII. Items for Information/Discussion.

1. Harbor Revenue Bond Report.

Mr. Stone said he went to Anchorage to meet with the Alaska Bond Bank. They handed him an analysis of our application and recommended denial. They strongly encouraged us to come back to the next meeting with additional information that they need to process it.

2. Cruise Ship Dock Financial Report.

Mr. Stone said Mr. Duncan is still working on this so he will have more information by the Board meeting.

3. Statter Harbor Parking Lot Fees.

Mr. Stone said that the staff at Statter had been tracking every vehicle license plate that enters the lot on a daily basis because they allow people to change spaces over the course of the day. It takes a lot of staff time to manage the lot this way.

The Committee members discussed the issue. This is a situation created by practice rather than by any creation of the Board or ever any intent of the Board. There are 2-hour free spots and also free parking at the other lot or school lot. We need to reinforce the policy that the Board thought they had passed.

**MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO CHARGE PEOPLE \$5.00 TO PARK IN ONE SPOT ALL DAY. THIS DOESN'T MEAN THEY CAN COME AND GO AND THE HARBOR OFFICERS SHOULD BE SO ADVISED. The motion passed without objection.**

VIII. Staff & Member Reports.

Mr. Stone said our Assembly budget presentation is May 9<sup>th</sup> at 5:00 p.m.

Mr. Stone said a Harbor Officer lost a loader into 142 feet of water at the North Douglas launch ramp. We had rented the loader (without a signed contract) from Trucano Construction and the brakes failed and rolled down the ramp and into the water. Mr. Trucano is taking the position that it is our responsibility to finance the salvage and repair of the loader. The CBJ Risk Manager said, since we didn't have a written contract in accordance with City policy, they would not cover it. Mr. Simpson said we need to have NC Machinery check out the equipment to see if the brakes failed.

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IX. Committee Administrative Matters.

Mr. Preston said the next Finance Meeting would be Thursday, May 24th.

X. Adjournment.

**MOTION by Mr. White: ASK UNANIMOUS CONSENT TO ADJOURN THE MEETING.  
The motion passed without objection.**

The meeting was adjourned at 6:17 p.m.