

CBJ DOCKS & HARBORS BOARD
FINANCE COMMITTEE MEETING MINUTES
For Thursday, June 19, 2008

I. Call to Order.

Mr. Preston called the meeting to order at 5:02 p.m.

II. Roll.

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

The following members were absent: Mr. Ethridge and Mr. Mehrkens.

Also in attendance were: Mr. Stone, Port Director, Mr. McCall, Harbormaster and Ms. Johansen, Administrative Officer.

III. Approval of Agenda.

Mr. Stone asked to add an item #3 Docks Enterprise Lease Revenues to Items for Information/Discussion.

MOTION by Ms. Jebe: ASK UNANIMOUS CONSENT TO APPROVE THE AMENDED AGENDA. 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 Mr. Fisk: ASK UNANIMOUS CONSENT TO APPROVE THE MAY 15, 2008 FINANCE COMMITTEE MEETING MINUTES AS PRESENTED. The motion passed without objection.

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VI. Items for Action.

1. Storm Drain and Maintenance Easement Approval for Juneau 1, LLC on Fractions of Lots 17 and 18, ATS 3.

Mr. Stone said this is an existing storm drain and in the process of repairing it this year, the renter discovered they did not have an easement. Pursuant to CBJ Ordinance 53:20, all easements of CBJ lands must be approved by assembly resolution. He recommended the board request that the assembly pass a resolution approving the easement.

MOTION by Mr. Fisk: TO RECOMMEND THAT THE BOARD REQUEST THE ASSEMBLY TO APPROVE A STORM DRAIN AND MAINTENANCE EASEMENT FOR JUNEAU 1, LLC ON FRACTIONS OF LOTS 17 AND 18, ATS3 AS PRESENTED BY THE PORT DIRECTOR. The motion passed without objection.

VII. Items for Information/Discussion

1. Draft Lease Regulations

Ms. Johansen said we are in the process of Amending Title 05 with a new Chapter 50, Tidewater Lease Applications and Requirements. This Amendment will incorporate DNR appraisal requirements into Title 05. A copy of additions and deletions to the original regulation was provided.

The committee discussed the proposed Appraisal process.

2. Auke Bay Commercial Facility Moorage Discount

Mr. Stone suggested in an effort to promote the Juneau Harbors to local fisherman the committee consider a discount for use of the new loading facility. Free moorage while actively loading at the facility could be offered to annual stallholders. The existing regulation requires payment of a daily moorage fee whether or not you are paying for moorage in another CBJ Harbor.

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VII. Items for Action Information/Discussion (Continued)

There is a concern that fishing boats moored at Statter Harbor could Potentially be charged daily moorage for both Statter & Auke Bay Facilities.

The committee discussed situations when boats may use the Loading facility for extended periods and a suggestion was made to offer a specified number of free moorage days to annual stallholders while using the loading facility. This would be similar to the fish tickets used at Statter Harbor.

To help cover operational costs, a tonnage/usage fee may be considered once the facility is finished.

3. Dock Enterprise Lease Revenues

Mr. Stone provided a list of the port leases and their annual revenues. The annual combined lease revenues are \$295,115.00. He recommended redirecting all or part of these funds to help rebuild Aurora Harbor. He also suggested a cruise ship fee or loading zone fee to replace these revenues.

VIII. Staff & Member Reports.

Mr. Stone said that Joseph Thomas would not be renewing his tideland Lease ADL #36172 as of 5/26/08.

The first meeting open for public comment on Statter Harbor Improvements was held 6/18/08. Thirty-nine people attended and provided concerns and comments mostly regarding sight plane and noise. A Draft of environmental assessment will be provided to the public before the next meeting.

The committee discussed public concern about retail space in the New Statter Harbor area. A recommendation was made to consider leasing space to the Auke Bay post office. Moving the Boat yard to the Auke Bay loading facility was also suggested.

Ms. Johansen said Pete Bernstein has sold his lease to Harbor lights Enterprises. We are still working on the fisherman's bend lease. We have purchased a street sweeper with the extra appropriations from the supplementary budget.

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VIII. Staff & Member Reports (continued).

Ms. Johansen said they have started working on a land management plan.

Mr. McCall said they have been doing a lot of harbor maintenance. The pontoon float at fisherman's terminal has been moved to Norway Point to be used for a work float for gill-netters.

The annual security inspection is scheduled for July 3.

Mr. Stone said that harbor revenues are down 9% from June 2007. There are fewer boats in the water this year possibly caused by inflated fuel costs.

Ms. Johansen said Docks and Harbors is showing tremendous reduction in electrical costs. Everyone is doing a great job helping to conserve. Harbor electricity fees have returned to their normal rates.

IX. Committee Administrative Matters.

The next Finance Meeting will be on Thursday, July 17, 2008.

X. Adjournment.

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

The meeting adjourned at 6:06 p.m.

