

**CBJ DOCKS & HARBORS BOARD**  
**FINANCE MEETING MINUTES**  
**For Tuesday, May 27th, 2014**

**I. Call to Order** Tom Donek called the Finance Committee Meeting to order at 5:00pm in **Room 224, City Hall.**

**II. Roll Call** The following members were present Greg Busch, Kevin Jardell, Scott Spickler, and Tom Donek. Mike Peterson was present via conference call.

Also present were Carl Uchytel – Port Director, Derek Duncan – Goldbelt, Bob Jacobson, and Charles Horan – Horan & Co. via conference call.

**III. Approval of Agenda.**

MOTION BY MR. SPICKLER TO APPROVE THE AGENDA AS PRESENTED AND ASKED UNANIMOUS CONSENT.

**IV. Public Participation on Non-Agenda Items** – None.

**V. Approval of March 25th, 2014 Finance Committee Meeting Minutes.**

MOTION BY MR. GREG BUSCH TO APPROVE THE MARCH 25, 2014 FINANCE MEETING MINUTES AS PRESENTED AND ASKED UNANIMOUS CONSENT.

Motion passed with no objection.

**VI. New Business**

1. Boat Shelter (F-23) Sale – Right of First Refusal

Presentation by Port Director, Carl Uchytel

Mr. Uchytel presented a letter from Harbor Patron, Mr. John Gitkov, giving the Harbor Department right of first refusal to purchase the Boat Shelter Aurora F-023. Mr. Uchytel read the regulation regarding the requirement of Patrons presenting the option to purchase prior to advertising to the general public.

Committee Questions - None

Public Comment - None

Committee Discussion/Action

MOTION BY MR. GREG BUSCH TO SUBMIT THIS ITEM ON THE CONSENT AGENDA FOR THE FULL BOARD AND RECOMMEND THAT NO ACTION IS TAKEN IN PURCHASING THE BOAT SHELTER AF-023 AND ASKED UNANIMOUS CONSENT.

Motion passed with no objection.

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**IX. Items for Information/Discussion.**

1. Mount Roberts Tramway – Horan & Co Retrospective Market Value Appraisal dated May 14, 2014

Presentation by Port Director, Carl Uchytel

Mr. Uchytel stated that Docks & Harbors asked Mr. Charles Horan to give an updated appraisal to give a comparison the Reliant Appraisal that was obtained by Goldbelt and postdate it to July 1, 2012. It includes detailed comparables.

The biggest change is the air rights from \$330,000 to \$22,000 which would lower the lease rent. Mr. Uchytel stated we still have competing appraisals and will still obtain a third appraisal.

2. CBJ Docks & Harbors Lease Holdings

Presentation by Port Director

Mr. Uchytel stated we are working on creating a list of all the properties that are owned, leased, and managed by the Docks & Harbors Department. Mr. Gary Gillette, Harbor Engineer, will be presenting a more complete list at the full Board Meeting.

Mr. Donek stated he would like to see what Docks & Harbors holds, what do we do with it, and what are the details of the lease agreements.

**X. Staff & Member Reports.**

Mr. Uchytel stated he has been working with HR to establish the vacant position at the port office to assist with leases and have more a business management role.

Mr. Donek asked if we could go back to a more detailed letter during stall renewal with what patrons are being charged to include the fee and the footage charged.

**XI. Committee Administrative Matters.**

1. Next Finance Committee Meeting June 24th, 2014

**XII. Adjournment.**

The Finance Committee adjourned at 5:34pm.