

CBJ Docks and Harbors Board
REGULAR BOARD MEETING MINUTES
For Thursday, October 25th, 2018

I. Call to Order.

Mr. Etheridge called the Regular Board Meeting to order at 5:02 p.m. in the Assembly Chambers

II. Roll Call.

The following members were present: Weston Eiler, Bob Janes, Mark Ridgway, David McCasland, James Becker, Bob Wostmann, Budd Simpson, and Don Etheridge.

Absent: Dan Blanchard

Also present were the following: Carl Uchytel – Port Director, David Borg-Harbormaster, Matt Creswell – Deputy Harbormaster, and Mary Becker – Assembly Liaison

III. Approval of Agenda.

Mr. Uchytel recommended to move the Archipelago LLC coordination update to after Items for Information. He said Emily Edenshaw with Central Council Tlingit and Haida was going to present on the Immersion Center but she went into labor so she will not be presenting tonight. The update on the Lumberman will not be available until the November meeting.

MOTION By MR. SIMPSON: TO APPROVE THE AGENDA WITH MR. UCHYTIL'S RECOMMENDATION AND ASK UNANIMOUS CONSENT.

Motion was approved with no objection.

IV. Approval of September 27th, 2018 Board Minutes.

Hearing no objection, the September 27th, 2018 Regular Board Meeting Minutes were approved as presented.

V. Public Participation on Non-Agenda Items –

Sandy Williams, Douglas, AK

He said he is here to discuss the Douglas Boat Harbor. When the public participation came out many years ago, there was discussion on landscaping and beautification in the project. The Douglas Community understood there was difficulty obtaining the permits for dredging and that delayed the project along time. The Corps of Engineers ended up doing the dredging and that should have left enough money to be able to do the beautification. We would like some beautification with flowers and

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planters, and a sidewalk around the perimeter so Douglasites can enjoy the Harbor view. Currently there are vehicles parked in the parking lot that have been there for over two years and that is not allowed in other harbors why is it allowed in Douglas? There is also a storage area used for unwanted material from your projects. That is also not allowed in your other Harbors. The Douglas Community is not asking for a whole lot, but a little landscape and flowers that Parks & Recreation takes care of for Docks & Harbors. He said there are already plans in place for the landscaping and it may be more extravagant than what is needed, but there needs to be something.

Mr. Eiler asked staff if after the Harbor was completed there was some other process or planning for a project surrounding the Harbor which is why the sidewalk or landscaping was not completed yet.

Mr. Uchytel said he was told at one time Savviko Park was going to be used a lot more for recreational softball and a there would be a lot more activities there so the parking lot would be jointly used with Parks & Recreation. Currently the activities have been moved to Diamond Park so now there is not the need for Parks & Recreation to participate in the beautification for the parking lot. Mr. Uchytel said Docks & Harbors would like to go in and pave it, curb and gutter, and make it right, but this has not been prioritized to the top of our projects.

Mr. Eiler recommended to relook at the Douglas Harbor beautification portion of the project and have staff provide the details for that part of the project.

Mr. Simpson said every part of the Douglas Harbor project has been completed except the landscaping/paving. He said the reason this has not been completed and the reason there was no money at the end of the project is because the years and years it took to get the dredging permitted going through the different Federal and State agencies. The permitting took ten more years than it should have and during that time Docks & Harbors was constantly pouring money into the permitting with the cost steadily increasing because of the extra time. This part of the project was not completed for lack of will but for lack of funds.

Mr. Ridgway asked if this part of the project has been looked at to do in phases?

Mr. Uchytel said we have not.

Mr. Ridgway said he would like to bring this up at the next OPS meeting.

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Mr. Etheridge said he remembers before he got off the Board the first time, the permitting was over \$2M and that is where the funds to finish this project went.

Mr. Janes said he wants to see this finished because this was brought forward and promised to the public.

Mr. Ridgway asked what the permitting was for?

Mr. Etheridge said it was the permitting for the disposal of the dredged material.

Mr. Etheridge said we will keep this on our radar.

VI. Consent Agenda

- A. Public Requests for consent Agenda Changes – None
- B. Board Members Requests for Consent Agenda Changes – None
- C. Items for Action – None

1. CCTHITA Cultural Immersion Center

RECOMMENDATION: TO SUPPORT CENTRAL COUNCIL TLINGIT AND HAIDA INDIAN TRIBES OF ALASKA PLAN TO RAZE THE FORMER ORE HOUSE BUILDING THROUGH A CONTROL BURN EXECUTED BY CAPITAL CITY FIRE AND RESCUE.

2. Board Calendar Planning 2019

RECOMMENDATION: TO ADOPT PRESENTED CALENDAR YEAR 2019 SCHEDULE AND DIRECT STAFF TO SCHEDULE ALL MEETINGS IN ASSEMBLY CHAMBERS SUBJECT TO AVAILABILITY.

MOTION By MR. SIMPSON: TO APPROVE THE CONSENT AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

VII. Unfinished Business

1. Archipelago LLC Coordination & Update

Mr. Simpson said he recuses himself from this item.

Mr. McCasland said he also recuses himself from this item.

Mr. Uchtyl said Mr. Bob Kuhar and Mr. Alan Grinalds from Augusta, Georgia have been here meeting with staff and other members of the public as well as elected officials. There was a good meeting yesterday with Mr. Kuhar, Mr. Grindalds, the City Manager, the City Attorney, and the Deputy City Attorney on the Purchase and Sales Agreement and we are

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making excellent headway. The agreement is being redrafted between the Archipelago LLC and the Deputy City Attorney's office. The timeline to move forward is November 13th when this will go in front of the Planning Commission. This will be a review to see if it is consistent with Title 49 and other Ordinances. On November 19th there will be a Committee of the Whole meeting where Docks & Harbors staff will brief the Assembly on the public portion development of the Archipelago project and answer questions. On November 26th, the Assembly will introduce the Purchase and Sale Agreement as well as funding strategy to pay for the project. At the December 17th Assembly meeting is where the Assembly will take action. Staff has had discussions with PND and have been very focused on getting the project completed in a timely manner. To save time, one option staff is looking at is for Docks & Harbors to order material ahead of awarding a contract to a general contractor. As early as mid December we would go out with a materials contract to purchase steel pilings and rebar such that it would be delivered to Juneau for a contractor to start as early as May or June 2019. We are currently approaching 65% design of the project and plan to have final design and bid documents ready to advertise early February. At the 35% design review, the construction cost was estimated to be \$16M. Assuming all goes well, the public portion of the project could start in May or June. Once the contractor mobilizes, it will be a year's worth of work to drive piles because we will have to work around fish windows (April 15th to June 15th). Once our portion is completed, Archipelago LLC will use that area as laydown to construct their buildings. Mr. Kuhar and Mr. Grinalds will brief the Board on their side of the development.

Board Questions

Mr. Eiler asked when the Purchase & Sales Agreement comes back into play?

Mr. Uchytel said this will go back in front of the Assembly on November 26th for Ordinance introduction.

Mr. Grinalds, Director of Real Estate for Morris Communication who is the owner of the Archipelago lot.

He said the intent for tonight is to provide an update on the planning and design for the private portion of the Archipelago development. He showed a power point presentation that showed the property lines and design drawings. He said working with the City will make this a great development. Project completion target is 2021 for the uplands commercial construction.

Mr. Wostmann asked what was the vision regarding the incubator to foster microbusiness.

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Mr. Grinalds said looking at the retail development we don't want a lot of brick and mortar buildings where you have to enter into one of the retail or restaurant space in order to have that experience. We currently have several small businesses on our property and we think there will be space for a number of those businesses once this development is complete located outside the main buildings.

Mr. Ridgway asked if there is parking for the businesses and how many new businesses will fit in this 13,000 SF? Has the impact of parking been discussed with the City?

Mr. Grinalds said there is no parking on the Archipelago site for retail.

Mr. Uchytel said this area is in a fee in leu of zone. Archipelago will pay a fee in leu of parking which is in code.

Mr. Grindalds said in the 13,000 SF space, there will be a need for a great tenant mix. The space sizes could be 800 to 2500, but it is unknown at this time.

Public Comment-None

Board Discussion/Action

No Action taken

VIII. Items for Information/Discussion

~~1. LUMBERMAN Update~~

2. Cultural Immersion Center – Architectural Planning Documents

Mr. Uchytel said Ms. Edenshaw was not able to make it tonight. He showed renderings from Jensen Yorba Lott for the Immersion Park. They plan to be in business by 2020.

Board Discussion/Public Comment

Mr. Ridgway asked if the AJT building would be razed also?

Mr. Uchytel said no.

Mr. Ridgway asked if they provided plans for wastewater and well water because they both have issues at that site?

Mr. Uchytel said yes, they are going to a well system.

Mr. Ridgway asked if this was going to be operated seasonally?

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Mr. Uchytal said they intend to have people there year around.

Mr. Ridgway asked what implications the buildings will have if they default on the lease? Do we then own the improvements?

Mr. Uchytal said typically leases are written that if someone defaults a lessee can remove all improvements but if they don't, it reverts back to the property owner.

Mr. Wostmann asked how long the lease is for?

Mr. Uchytal said it is 35 years with an option for another 35 years.

3. Amalga harbor Fish Cleaning Station

Mr. Uchytal provided the Amalga Harbor Fish Cleaning Float presentation that he gave to the public on October 22nd. At Amalga Harbor there is a two lane boat launch. It is a fairly shallow and narrow harbor. Staff has received complaints that people take too long to clean their fish. Staff is trying to come up with a solution without doing harm. Docks & Harbors has a cooperative agreement with Fish & Game and we had our part time Engineer employee do a study. Staff thought the best solution was to build a fish cleaning station that would be anchored outside the harbor. People coming in could stop and clean at their leisure then come in to the basin and haul their boats out. Fish & Game said they would not support a remote fish cleaning station. The only option left was to expand the boarding float which would be a 75' x 12' extension. There should be room for up to four cleaning stations. Fish & Game will provide \$280,000 and anything above that will be Docks & Harbors responsibility. We hope to have this in place by May 2019.

IX. Committee and Board Member Reports

1. OPS/Planning Committee Meeting – Wednesday October 17th, 2018

Mr. Eiler reported the committee discussed;

- Razing the old Thane Ore House
- Board & Committee calendar items
- A lengthy discussion on the Lumberman
- The future of Board strategic planning

2. Member Reports – Mr. Etheridge said our Senator is very interested in the Lumberman and pushing DNR to do something with it.

3. Assembly Lands Committee Liaison Report – Mr. Eiler said the Lands Committee met on Monday but he was not able to attend. This meeting

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was put in the paper. They had a lengthy discussion on the purchase of Pocket park which is located next to Gastineau Apartments.

4. Auke Bay Steering Committee Liaison Report-None

X. Port Engineers Report – Mr. Gillette’s report is in the packet
Mr. Uchytel said there was a pre-construction meeting with Purcell Painting & Coatings which is a company out of Tukwilla, WA. They are going to sand blast and recoat Marine Park retaining wall. They will mobilize on January 7th and be completed by March. This is a \$260,000 project.

XI. Harbormaster’s Report

Mr. Borg reported;

- Jeremiah Cryts who was a long time seasonal employee was hired to replace Dennis Holloway.
- Staff will work on a couple of projects at Echo Cove.

Mr. Etheridge asked about the vehicle that has been at the Douglas Harbor for over 2 years that Mr. Williams was referring to.

Mr. Borg said it is a van owned by a liveaboard and it does run, is operational, and has a permit. He said he assumes the construction material Mr. Williams was talking about was the gangway.

Mr. Uchytel said we have also allowed Streets Department or other contractors to store their material but we will typically get something in return.

XII. Port Director’s Report

Mr. Uchytel reported;

- There has been email exchange with the Corps of Engineers. They are excited with our excitement that staff thinks we will be able to move forward with Aurora Phase III in a year from now. They are planning to invest \$6M in dredging and replace the breakwater timbers.
- Staff applied for three BUILD grants and successful applicants will be announced by December 19th.
- The permits for Statter Harbor Phase III has turned poorly again. It does not look good for getting the permits by the end of the year. It is worrisome at this point.

Mr. Becker said assuming the drive down float is approved, how quickly are you going to be able to put the money into the project and proceed.

Mr. Uchytel said he is unsure.

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XIII. Assembly Liaison Report-

Ms. Becker reported –

- The Committee of the Whole had discussion on the marijuana onsite smoking proposal.
- More discussion on smoking because Alaska passed senate bill 63 which makes Alaska virtually a smoke free state. The state extended the distance from the door to 20 feet. The discussion was to not accept the whole States bill but change ours with what we like and pass an ordinance.
- The Hatchery resolution was discussed and it was decided to wait and take no action.
- In Lands, the proposal from Deck Hand Dave’s to purchase Pocket Park was not approved. The application and fee was returned and he was directed to work with Parks & Recreation because they manage that land.
- Juneau Compost provided a proposal to lease the property behind Home Depot for a compost business. The motion passed in support of this business.
- October 1st to April 30th is Air Quality monitoring season in the Valley. The discussion about this topic was on ways to notify the public.

XIV. Board Administrative Matters

Mr. Etheridge appointed Mr. Becker as Docks & Harbors Fisheries Committee Chair and asked for volunteers to be on this Committee.

Mr. Eiler, Mr. Wostmann, and Mr. Ridgway volunteered.

- a. Operations/Planning Committee Meeting – Next meeting is November 14th, 2018 at 5:00 p.m.
- b. Board Meeting – Next meeting is November 29th, 2018 at 5:00 p.m.

Ms. Larson asked what dates they wanted for the 2018 December meetings?

The Board decided;

OPS Committee December 12th

Regular Board December 20th

XV. Adjournment

The regular Board Meeting adjourned at 6:32 p.m.