



DOCKS AND HARBORS OPERATIONS MEETING AGENDA

December 10, 2025 at 5:00 PM

Port Office Conference Room/Zoom Webinar

<https://juneau.zoom.us/j/89946313413?pwd=hDTt9MUmByTGFEyGGYlaTGDEEjgam0.1>

Webinar ID: 899 4631 3413 Passcode:826541

A. CALL TO ORDER

B. ROLL CALL: James Becker, Tyler Emerson, Clayton Hamilton, Robert Horchover, Matt Leither, Nick Orr, Mark Ridgway, Annette Smith, and Shem Sooter.

C. PORT DIRECTOR REQUESTS FOR AGENDA CHANGES

D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

E. APPROVAL OF MINUTES

1. November 12, 2025

F. UNFINISHED BUSINESS

2. Property Conveyance of CBJ owned land at Seadrome

- a. Presentation by Port Director
- b. Board Questions
- c. Public Comment
- d. Board Discussion/Action

MOTION: TBD

3. Marine Exchange of Alaska - Channel Drive Lease & Development Approval

- a. Presentation by John Hollingsworth (MXAK)
- b. Board Questions
- c. Public Comment
- d. Board Discussion/Action

MOTION: TO APPROVE MARINE EXCHANGE OF ALASKA REQUEST FOR NEW DEVELOPMENT AT 2601 CHANNEL DRIVE AND TO AMEND THE LEASE TO INCLUDE USE WHICH IS APPROPRIATE FOR THE INTENDED OPERATIONS BY THE MARINE EXCHANGE.

4. New 35-year Lease to Petro Marine for ATS 857

- a. Presentation by Port Director
- b. Board Questions
- c. Public Comment
- d. Board Discussion/Action

MOTION: TO APPROVE NEW 35-YEAR LEASE WITH PETRO MARINE FOR TIDELAND PROPERTY ATS 857, PENDING APPRAISAL.

G. NEW BUSINESS

5. FY27 Marine Passenger Fee (MPF) Request

- a. Presentation by Port Director
- b. Board Questions
- c. Public Comment
- d. Board Discussion/Action

MOTION: TBD

H. ITEMS FOR INFORMATION/DISCUSSION

6. Annual Letter to the Assembly

- a. Presentation by Port Director
- b. Board Discussion/Public Comment

7. Capital Improvement Project (CIP) List

- a. Presentation by Port Engineer
- b. Board Discussion/Public Comment

8. AELP MOA FOR LOAD TAP CHANGER - UPDATE

- a. Presentation by Port Director
- b. Board Discussion/Public Comment

9. FY27 CBJ Budgetary Process

- a. Presentation by Port Director
- b. Board Discussion/Public Comment

I. STAFF, COMMITTEE, AND MEMBER REPORTS

10. Assembly Liaison

11. Harbormaster

12. Port Engineer

13. Port Director

J. COMMITTEE ADMINISTRATIVE MATTERS

K. ADJOURNMENT