

DOCKS AND HARBORS BOARD MEETING MINUTES

May 29, 2025 at 5:00 PM

Port Director's Conference Room/Zoom Webinar



A. CALL TO ORDER by Mr. Etheridge at 5:00pm

B. ROLL CALL: James Becker (departed at 6:24pm), Tyler Emerson, Clayton Hamilton, Matt Leither, Nick Orr, Annette Smith, Shem Sooter and Don Etheridge.

Absent: Debbie Hart.

Also in attendance: Carl Uchtyl- Port Director, Matthew Creswell- Harbormaster, Matthew Sill- Port Engineer, Melody Musick- Administrative Officer, McHugh Pierre- CEO and President of Goldbelt, Elias Hastings- Goldbelt Operations Manager, Deputy Mayor- Greg Smith.

C. PORT DIRECTOR REQUESTS FOR AGENDA CHANGES- none.

D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS- none.

E. APPROVAL OF MINUTES

April 24, 2025

1. April 24th, 2025

Ms. Smith requested that the spelling of Mr. Etheridge's name be corrected on the first page.

Minutes approved unanimously as corrected.

F. UNFINISHED BUSINESS

2. New Goldbelt Tram Lease
Presentation by Port Director:

Mr. Uchtyl referenced page 82 of the agenda packet which contains the new drafted lease for the Goldbelt Tram. Mr. Uchtyl said that this is a standard lease and that there is language on page 86 of the agenda packet related to both Goldbelt and Docks and Harbors seeking out separate appraisals for reevaluation every five years that remains from the original lease. Mr. Uchtyl said that he will work with the Law department to remove this language. Mr. Uchtyl said there are representatives from Goldbelt at the meeting today that are available to answer questions from the Board.

Board Questions

Ms. Smith asked if the Board has received an assessment of the property and if so, is it in alignment with the appraised value.

Mr. Uchtyl said that the assessed value is on page 34 of the agenda packet is the value provided by the Assessor's Office \$2.2 million. Mr. Uchtyl said that when the Assessor's Office assesses a parcel, they are only determining the value of the raw land not the buildings or infrastructure on the land. The appraisal said that the value of the land is \$3 million. The assessed value is less than the appraised value.

Mr. Hamilton asked if the assessed value and the appraised value are comparable if they are different.

Mr. Uchtyl said that the assessed value is to determine the sales tax amount, and the appraised value determines the fair market value assuming highest and best use of the property. Mr. Uchtyl said that he received a request from a Board member related to the previous lease rent values. From 2005-2015 the rent was \$104,000 annually, 2015-2020 \$275,000 annually, 2021-present \$204,000 and the new appraisal value is \$272,007 annually.

Mr. Orr asked if the lease is adjusted outside of every five years as the current lease language is written?

Mr. Uchytel said that the lease and the lease regulations state that leases must be reevaluated every five years, the reevaluation is done in the form of an appraisal.

Mr. Orr asked that if the lease rent is static for five years and there is 3% inflation during that time period, are there any lease rent escalators on an annual basis to cover inflation?

Mr. Uchytel said that for Docks and Harbors leased properties there are no measures to account for inflation. Mr. Uchytel said that he is unsure whether the appraiser would say that inflation values and lease values are coupled or decoupled, they may look at those values differently. Mr. Uchytel said that in the original 1995 lease there were a lot of restrictions put on the tram; the property was appraised every three years. Mr. Uchytel said that the tram went to a five-year appraisal schedule when the lease was renegotiated in 2015. The reason the lease was renegotiated in 2015 was the initial lease rent was set rent value and a shared value of the revenue. The portion of gross revenue was a problematic to calculate as private companies do not like to share their financial records with the public. In 2015 the lease rent based on gross revenue was removed and went to only the appraised fair market value.

Mr. Hamilton asked what method of rent generated the most revenue for Docks and Harbors, the appraised lease value or the percentage of gross revenue?

Mr. Uchytel said that Docks and Harbors did not collect the percentage of gross revenue during a period of time due to difficulties procuring that information.

Mr. Hamilton asked if the lease included the language for a percentage of the gross revenue from 1995-2015?

Mr. Uchytel said yes, the original lease included a base rent amount, and an additional rent amount based on revenue.

Public Comment

Mr. Pierre, Goldbelt CEO and President

Mr. Pierre said that he would like the Board to understand the intent on Goldbelt with asking for a new lease. Mr. Pierre said that prior to the 2015 renegotiation it was a contentious situation between Goldbelt and the CBJ. Mr. Pierre said that the intent of Goldbelt now is to be more communicative and cooperative. Mr. Pierre said that the goal is to modernize the tram experience, that the current tram is becoming dated and that Goldbelt was not the original majority owner of the facility. Mr. Pierre said a new lease would allow for the tram to be modernized and for needed maintenance to occur. The desired improvements would require a loan, and banks do not like to loan to a five-year lease. Mr. Pierre said that Goldbelt would have preferred to wait until the end of the current lease, however, the lower tram terminal is sinking where the old sawmill was located as it was built upon a 10-foot ribbon of saw dust which is causing catastrophic damage to the lower terminal. The portion of the lower tram that contains the engine room and the tram cars dock is completely stable and anchored in bed rock. The offices and restrooms are shifting, and micro piles need to be driven which is a large investment which requires a loan. Mr. Pierre said that it is in everyone's best interest to allow this new lease to go forward to continue the running of the tram.

Mr. Hamilton asked what developments are planned for the top of the tram?

Mr. Pierre said developing the presentation of Tligit culture to more areas other than the short film that is shown currently. The idea is to bring hands on experience of the culture in the form of language, weaving, and carving. The theater will be remodeled to a 4D experience that will modernize the experience.

Ms. Smith asked how this will tie into the planned development at North Douglas.

Mr. Pierre said that Goldbelt is invested in the downtown area and the entire community. While Goldbelt will continue to invest in the downtown area they are also looking towards developing the land at North Douglas. Mr. Pierre said that both areas are an investment to provide a vibrant experience to visitors as well as spread visitors out between both North Douglas and Downtown to prevent any one location being overrun with visitor. Mr. Pierre said that the goal for North Douglas is to have a long-term sustainable cruise ship tourism area that the community can be happy with and that will prevent congestion.

Mr. Orr asked if what Mr. Pierre is saying means that North Douglas and Downtown will not be very integrated.

Mr. Pierre said yes.

Mr. Becker asked if there is a cost estimate for the micro piles that need to be driven at the lower tram site?

Mr. Pierre said that the estimated cost is \$3 million.

Mr. Becker asked if when the tram was built if Goldbelt knew about the potential for surface movement?

Mr. Pierre said that Goldbelt was not the majority owner and not the primary builder of the facility.

Board Discussion & Action

Mr. Uchytel said that his goal is to move this lease approval through as quickly to not hinder Goldbelt's ability to secure financing for the necessary project. Mr. Uchytel said that this does not need to be approved today as there are changes that need to be addressed with the Law department regarding the dispute resolution, other than that the new lease is very solid.

Mr. Sooter asked if this lease could be placed on the June 4th Special Board Meeting agenda.

Mr. Etheridge said in the interest of time it should go before the next Board meeting.

Mr. Orr said that he believes that there should be escalators in the lease to account for inflation which is fairly standard in commercial leases. Mr. Orr said that he approves of the appraisal, although, revenue per square footage the tram is comparable to luxury malls. Mr. Orr said that the tram revenue last year was \$15.6 million, for the downtown area there is not a single business with comparable revenue. Mr. Orr said that in the appraisal that was done for the tram in 2021, tourism spending was reported as being fairly flat from 2009-2019 at \$55 million and the tram is 23% of that revenue. Mr. Orr said that he finds it unfortunate that the lease moved away from the percentage of sales model as he believes that is most appropriate.

Ms. Smith asked if the Board should be looking at reinstating assessing rent based on a portion of revenue.

Mr. Uchytel said that it was negotiated out of the lease in 2015 as it was unworkable with a private company to have them open their books to calculate 3% of the revenue.

Mr. Leither said that since the revenue data is provided in the appraisal how private can it be?

Mr. Orr said that the revenue data was given to Horan & Company as part of the appraisal process, the revenue data is not easily accessible or published on the internet. Mr. Orr said that he does not think it would be problematic to total up the revenue each year since they were able to provide that information for the appraisal.

Ms. Smith said an option could be to assess a fee of \$1 dollar per ticket sold.

Mr. Leither said that this issue seems like something the Tourism Director should be involved with.

Mr. Uchytel said that what he is hearing from the Board is that Docks and Harbors could receive more money if the lease rent was assessed differently from all the other leases. The purpose of the Docks and Harbors lease properties is to lease land to encourage private investors to build and Docks and Harbors receives a dividend based on the appraised value. Each appraisal brings in different market rate values for the leased area. While there are changes to the leases that could be made to maximize revenue, it would open up a door to assessing other leases rent based on revenue or applying the same principal to user groups such as whale watching. Mr. Uchytel said that this would complicate things, and he is worried about delaying the necessary project for Goldbelt who plan to mobilize in September. Mr. Uchytel said that after June there is the potential of three new Board members could also weigh in on the discussion.

Mr. Hamilton said that he believes it would be more productive to not anticipate hinderances and wait for them to happen. Mr. Hamilton said that Docks and Harbors has not shied away from raising rates on other users so the same principal should be applied to leases.

Mr. Leither said that he is baffled as to why this is a Board issue since it is so highly involved with tourism and should be addressed by the Tourism Director.

Ms. Smith asked Mr. Pierre his thoughts on changing the manner that lease rent is assessed.

Mr. Pierre said that the important thing for the CBJ to apply is consistency and certainty as much as possible. Mr. Pierre said that the five-year appraisal works well for Goldbelt and is consistent across all other tideland leases. Mr. Pierre said that he would like to work with Docks and Harbors to determine a consistent outcome, if the outcome is drastically different from the five-year appraisal schedule it would significantly derail Goldbelt's necessary development plans.

Mr. Leither said that throughout his time on the Board he has heard from the business community the need for consistency, which the Board has abided by, there are instances where the business community has not been consistent with the Docks and Harbors. Mr. Leither said that he is leery of using consistency as justification for keeping the same appraisal schedule. Mr. Leither said that he believes the Board should seek the most mutually beneficial outcome.

Mr. Orr said that he is not pleased by the urgent timeline of this new lease. Mr. Orr said that he understands the time constraints on Goldbelt's side but does not feel the Board should be under that same pressure. Mr. Orr said that he understands why Mr. Pierre would like the lease rent assessment to remain the same as it would be approximately 1% of total revenue, according to his calculations. Mr. Orr said that he is not advocating to squeeze every dollar out of Goldbelt but rather to ensure that the lease rent value is reasonable.

Mr. Hamilton asked if the Board decided to remain on a 5-year appraisal schedule if Goldbelt would be willing to pay more? Mr. Hamilton asked Mr. Pierre if Goldbelt has that flexibility.

Mr. Pierre said that he is not prepared to answer that question, but Goldbelt is committed to working with Docks and Harbors.

Mr. Orr said that percentage of sale leases exists to help recoup the costs of, for example, the cruise ship docks that directly generate more revenue for the tram. Mr. Orr said that he acknowledges why Mr. Pierre wants to keep the appraisal evaluation the same.

Mr. Emerson agrees.

Mr. Hamilton said that the difference is that it is tideland not just unimproved land.

MOTION BY MS. SMITH TO BRING THE TOPIC OF A NEW 35-YEAR LEASE WITH GOLDBELT INC. TO THE DOCKS AND HARBORS OPERATIONS AND PLANNING COMMITTEE MEETING AFTER THE CHANGES REQUESTED BY MR. UCHYTIL HAVE BEEN MADE.

Motion passes unanimously.

2. Seadrome Property Conveyance
Presentation by Port Director/Goldbelt Inc:

Mr. Uchtyl said that on page 99 of the agenda packet contains a memo detailing the history and where the Board is currently at in regard to the Seadrome Property conveyance. At the March Docks and Harbors Board meeting there was a motion for Goldbelt to submit an offer above the fair market value for consideration of the Board for the purchase and sale of the Seadrome property. At last week's Operations and Planning Committee Meeting the Committee reviewed the secondary appraisal from Ramsey Appraisal Resource. Mr. Uchtyl said on page 113 of the agenda packet contains an image of the property that is being considered. Goldbelt has plans to raze the current Seadrome building and replace it with a facility that is more oriented towards tourism, the renderings are also included in the packet. The benefit of ownership for Goldbelt would be to eliminate the patch work of parcels which currently limits their ability to construct since every parcel needs a 10-foot set back. There is no direct benefit to Docks and Harbors or the CBJ to retain these parcels given the configuration. Mr. Uchtyl said that the highest and best use of the parcels would be to tear down the Seadrome building to build a new facility better oriented toward the Downtown Waterfront Plan. Mr. Uchtyl said that the appraised value from Horan & Company is \$630,000 and the appraised value from Ramsey Appraisal Resource \$590,000, and the direction of the Board was for Goldbelt to come back with an offer above the appraised fair market value.

Mr. Pierre said that Goldbelt wants to improve the Seadrome building and appreciates Docks and Harbors occupancy of the building. Mr. Pierre said that Goldbelt wants to complete the CBJ's downtown waterfront vision with a small cruise ship terminal and extending the Seawalk. Mr. Pierre said that allowing for the purchase there will be a large benefit for the CBJ. Mr. Pierre said that Goldbelt is willing to pay the \$630,000 appraised value. Mr. Pierre said that the facility currently does not see a lot of people which drives commercial value.

Board Questions

Mr. Hamilton asked Deputy Mayor Smith how this would fit in with the downtown waterfront plan.

Mr. Smith said that he has not reviewed the waterfront plan recently. Mr. Smith said that the facility is an integral part of tourism structure and would be a large sales tax generator.

Ms. Smith asked Mr. Pierre if a lightering float would be part of the vision for Goldbelt development.

Mr. Pierre said that Goldbelt would like to complete the city's vision for the waterfront to create a more vibrant downtown.

Public Comment-none.

Board Discussion/Action

MOTION BY MR. SOOTER TO SELL THE SEADROME PROPERTY PARCELS FOR THE APPRAISED VALUE OF \$630,000 WITH A SET ASIDE EASEMENT FOR THE SEAWALK AND ASK UNANIMOUS CONSENT.

Mr. Orr objected.

Roll Call Vote:

Those in favor: Mr. Becker, Mr. Emerson, Mr. Sooter, Mr. Etheridge

Those opposed: Mr. Hamilton "I think we should wait for a new Board", Mr. Leither, Mr. Orr, Ms. Smith

The motion failed,

MOTION BY MR. HAMILTON TO "TABLE THIS TOPIC, WE'VE TALKED ABOUT IT TOO MUCH".

Motion approved unanimously.

G. NEW BUSINESS

4. Aurora Harbor Boat Shelter (AG-027)

Presentation by the Port Director:

Mr. Uchytel said that Mr. Klepinger has requested to sell boat shelter AG-027 and is requesting that the Board waive its right of first refusal.

Board Questions- none.

Public Comment- none.

Board Discussion & Action

MOTION BY MS. SMITH TO WAIVE THE BOARD'S RIGHT OF FIRST REFUSAL TO PURCHASE BOAT SHELTER (AG-027).

Motion approved unanimously.

5. Bid Award - Taku Harbor Improvements

Presentation by Port Engineer

Mr. Sill said that bids were opened for Taku Harbor Improvement project with two bidders, Trucano Construction and Duwamish Services. Trucano Construction was the apparent low bidder with a bid of \$930,303.00, the engineer's estimate was \$1.3 million. Mr. Sill said that Docks and Harbors has begun the contracting process with Trucano Construction.

Board Questions- none.

Public Comment- none.

Board Discussion/Action

MOTION BY MS. SMITH TO RECOMMEND THE ASSEMBLY APPROVED A BID AWARD DH25-021 (TAKU HARBOR IMPROVEMENTS) TO TRUCANO CONSTRUCTION FOR \$930,330.

Mr. Hamilton objected. Mr. Hamilton said that Docks and Harbors is not taking care of core services and this is frivolous.

Mr. Orr said that this funding comes from a 25/75% matching grant that came from the Alaska Department of Fish and Game.

Roll Call Vote:

Those in favor: Mr. Becker, Mr. Emerson, Mr. Leither, Mr. Orr, Ms. Smith, Mr. Sooter, Mr. Etheridge.

Those opposed: Mr. Hamilton.

Motion passes 7-1.

H. ITEMS FOR INFORMATION/DISCUSSION

6. Downtown Douglas/West Juneau Area Plan - Board Comments

Presentation by Port Director

Mr. Uchytel said that on page 208 there is a letter drafted for the Board's review to submit to the Downtown Douglas/ West Juneau Planning Committee. Mr. Uchytel said that he summarized the feedback from the Board members from last week's Operations and Planning Committee Meeting. Mr. Uchytel said that the letter is a draft based on request from the Board members and is open to suggestions or changes.

Board Discussion/Public Comments

Mr. Hamilton said that he would like section two of the letter on page 208 to state simply that the Mike Pusich Harbor currently is unable to support the increase in traffic proposed by the Area Plan.

Mr. Leither said that he likes the letter and would suggest on point 6 to not conflate live-a-boards with boats that do not move.

Mr. Becker said that most of the boats in Douglas move at least once a year.

Ms. Smith said that she does not see the need to list the full name of the harbor.

Mr. Hamilton said that he likes the message that the letter gets across.

Mr. Uchytel said that he will remove the portion related to Marine Passenger Fees and state that Docks and Harbors does not currently have the funding to support the planned expanse for the Douglas Harbor.

Ms. Smith said that she will bring the letter to the June 4th meeting of the Downtown Douglas/ West Juneau Planning Committee.

7. Request for Quote for Douglas Harbor Gravel Lot Regrading and Surfacing
Presentation by Harbormaster:

Mr. Creswell said that the gravel portion of the Douglas Harbor parking lot, including the truck and trailer parking needs maintenance. On page 269 of the agenda the packet contains a request for quotes for regrading and surfacing for Douglas Harbor. Mr. Creswell said that the general maintenance term contractor is Carver Construction, to which the request for quote is directed. On page 270 of the packet contains an image of the project area. The request is to regrade the gravel lot and then apply a surface layer or D1 or recycled asphalt. There is also a request for 15-day notice prior to commencing work. The longest parking in Douglas Harbor is 14 days, which would allow for notices for all vehicles to move to allow for a completely vacant lot. Docks and Harbors plans to make extensive public notice for this project to allow vehicles time to move, and the project is anticipated to take three days total, weather permitting.

Board Discussion/Public Comment

Mr. Hamilton asked if it could be done in three or four section to allow for some parking.

Mr. Creswell said that it is preferred for it to all be done at once to have a uniform and consistent product. Mr. Creswell said that the most a vehicle will be displaced is six days and there will be alternative parking locations to minimally inconvenience patrons.

Mr. Sooter said that he would estimate that the project could easily take under three days.

Mr. Leither asked if Streets and Fleets would be able to do the project.

Mr. Creswell said that the work that Streets and Fleets does for Docks and Harbors are usually one-off's when able, they have an extensive project list this summer and it would be better to go forward with a contractor for this planned project.

Mr. Hamilton asked if Streets and Fleets would be cheaper why would Docks and Harbors go with them?

Mr. Creswell said that their project list is two years out.

8. Request for Proposal (RFP) Results - Aurora Drive Down Float
Presentation by Port Director:

Mr. Uchytel referenced page 271 of the agenda packet. Mr. Uchytel said that the selection committee evaluated two engineering architectural firms that proposed the design for the Aurora Drive Down Float. The individuals on the selection committee were Mr. Uchytel, Mr. Creswell, Mr. Sill, and Mr. Etheridge.

PND Engineers was selected by the committee and currently there is protest period before engaging with PND Engineers to negotiate a contract. MARAD has strict rules regard what work on the project can be awarded based on the grant timelines for the project. Mr. Uchytel said that part of the 20% local match will be used for the design services. Mr. Uchytel said that he will bring this back to the Board next month, the Assembly will approve at the July 28th meeting.

Board Discussion/Public Comment

Mr. Smith said that there is a possibility for additional Assembly meetings between June 9th and July 28th. Mr. Smith said if there is a need to expedite that award let the City Manager know.

9. 2025-2026 Docks & Harbors Board Appointments

Presentation by Port Director:

Mr. Uchytel said that at the last Operations and Planning Committee meeting there was a request for the names of the applicants for the upcoming Board vacancies. Mr. Uchytel said that there are currently three applicants. Mr. Uchytel said that on page 272 of the agenda packet contains a list of desired qualities for the new Board members which will be provided to the Human Resources Committee.

Board Discussion/Public Comment

Mr. Leither said that he would like where he works removed from his description.

Mr. Hamilton asked if staff could put flyers up for the vacancies at the Docks and Harbors facilities.

Mr. Creswell said that he posted on Facebook and the CBJ has issued various public notices related to Board vacancies.

Mr. Hamilton asked if it the deadline could be extended and if flyer could be put up.

Mr. Creswell said that Ms. Musick will make flyers.

Mr. Hamilton asked if the deadline could be extended.

Mr. Etheridge said that would be up to the Human Resources Committee.

Mr. Hamilton asked what the deadline for applicants is?

Mr. Creswell said end of business day on May 30th.

Ms. Musick said that she received an email from the Deputy Municipal Clerk stating the application window would be extended to noon on Friday June 6th and has reached out to former applicants.

I. STAFF, COMMITTEE AND MEMBER REPORTS

J. PORT ENGINEER'S REPORT

Mr. Sill reported:

- Aurora Harbor Improvements Phase IV: Mr. Sill said that all the submittals are completed there are a few submittals for PND Engineering to review. Mr. Sill said that the electrical engineers have ordered all the cables and that they have arrived in Juneau. The project is currently on schedule and the contractor is very eager to start work.
- Statter Harbor Improvements Phase IIID: Mr. Sill said that the purchase order was received today for the contracted work. The mobilization planning is next.
- Taku Harbor Improvement: Mr. Sill said bids were open yesterday and approved today.
- Statter Harbor Office Roof: Mr. Sill said that the bid opening for the Statter Harbor roof is next week on Wednesday. There has been interest from contractors at the pre-bid meeting and contractors visiting the office to check on the state of the roof. Mr. Sill said that he anticipates multiple bidders for the project.
- Aurora Harbor Drive Down Float: Mr. Sill said that PND Engineers is working on the design.

- **Geotechnical Investigation:** Mr. Sill said that he is working with CBJ Contracts for the geotechnical investigation at Statter Harbor as part of the Army Corps of Engineers study on the Statter Harbor breakwater.
- **Secured Storage:** Mr. Sill said that DOWL provided a cost estimate for design services to produce bid ready documents. Mr. Sill said that the cost estimate is approximately \$44,000.

Mr. Sill said that all the projects require permitting and that his primary focus is working with CDD to secure permits.

Mr. Etheridge asked if DOWL provided a narrowed down plan for the secured storage plan.

Mr. Sill said yes that it has been narrowed down to 1/3 of an acre. Mr. Sill said that they do not have an updated cost estimate for the project.

K. HARBORMASTER'S REPORT

Mr. Creswell reported:

- **Downtown Operations:** Mr. Creswell said that the downtown operations crew had a workday at North Douglas Launch Ramp this week with the low tide they were able to scrape and sweep the ramp and cold patch holes in the parking lot. In July, there are plans for more line striping which will be based on weather windows.
- **Crane at Auke Bay Loading Facility:** Mr. Creswell said that a crane went down at Auke Bay Loading Facility, a local company helped fix the crane with a replacement bearing to resume operations. A new motor was ordered for the crane and will arrive this week. Mr. Creswell said a second motor will be ordered in the new fiscal year to replace the motor on the second crane.
- **Port Capstan:** Mr. Creswell said that a capstan went down at the Port, an electrical term contractor and a crane and barge were able to replace the capstan on Saturday night.
- **Impounded Vessels:** Mr. Creswell said that there are two impounded vessels that Docks and Harbors is looking to dispose of.
- **Parking:** Mr. Creswell said that the parking system is running well, the app is up and running. There are still some operator errors with the parking system and staff is working closely with patrons to ensure that those errors are corrected.
- **Annual and Semi-annual Moorage:** Mr. Creswell said that administrative staff is currently preparing to run semi-annual and annual billing for moorage, as well as stall renewals.
- **Staffing:** Mr. Creswell said there are still a handful of part time limited positions that need to be filled at the Port; however, no concern on staffing. There are two administrative positions that close this week and interviews will be scheduled for next week. Mr. Creswell said that the University of Alaska Southeast Docks and Harbors internship program is going well, and Docks and Harbors is very happy with the quality of interns that have joined the team for this summer.
- **Taku Harbor Maintenance:** Mr. Creswell said that the operations crew made it down to Taku Harbor twice for annual maintenance and repairs. This will allow for the facility to operational throughout the summer season before construction mobilizes on the Taku Harbor Improvement project.
- **Aurora Harbor H Float:** Mr. Creswell said that there are issues with the ground fault projection equipment on the electrical system on H float at Aurora Harbor. Mr. Creswell said that Docks and Harbors is working with the electrical contractor that installed the system to resolve those issues. Ms. Thrower has communicated with patrons regarding the outages. Mr. Creswell said that a crew will be performing testing on the whole system next week to identify where the current leakage is coming from and what is the cause of the issue.
- **Sea Trial Season:** Mr. Creswell said that notices went out to patrons in Douglas Harbor this week to alert vessels that have not moved in the last year. Mr. Norbryhn has issued notices to vessels in Statter Harbor that have not moved in the last year.

- **Impounding and Disposal of Derelict Vehicles:** Mr. Creswell said that the impounding and disposal of derelict vehicles is going well, the CBJ has helped with this process by shortening the window from 55 days to 51 days on discovery of the vehicle to being impound eligible. There are several vehicles in this process at various stages in the 51-day window.
- **ROV:** Mr. Creswell said that Docks and Harbors purchased a remotely operated submersible, staff is being trained on how to operate. The device has high quality cameras and lights and is much more cost effective than hiring divers for piling and anode inspections.
- **Army Corps of Engineers:** Mr. Creswell said that the Army Corps of Engineers is progressing on their feasibility study for the new Statter Harbor breakwater recapitalization project. There will be a pot study on marine life and tide studies, which Docks and Harbors will be assisting with boat and shore support that will count towards the local cost share of the project.
- **Abandoned Derelict Vessel Disposal Reimbursement:** Mr. Creswell said that the Alaska Department of Natural Resources made \$220,000 available to municipalities for reimbursement of derelict vessels. Mr. Creswell said that six Docks and Harbors vessels qualified for that program and applications will be reviewed by DNR June 1st.
- **Amalga Harbor Silting:** Mr. Creswell said that the launch ramp at Amalga Harbor is being impacted by heavy silting from the adjacent creek. Originally this only posed an issue at a -3 tide, and now issues are being reported at a -1. Mr. Creswell said that this issue will need to be addressed soon.
- **JPD Assistance:** Mr. Creswell said that on Saturday night Docks and Harbors provided boat assistance for JPD responding to a domestic dispute. JPD was able to safely and successful arrest the individual, in total took 2 hours to resolve.
- **Auke Bay Loading Facility:** Mr. Creswell said that each year Docks and Harbors sees an increase in demand for use of the Auke Bay Loading Facility. Mr. Creswell said that reservations are required due to the high demand for the use of facility, the first two hours are fee, those who exceed their two-hour reservation are charged a full day of moorage.

Mr. Hamilton said that he does not think it is fair for people to be charged moorage twice if they are at the Auke Bay Loading Facility and move to Statter Harbor.

Mr. Creswell said that he acknowledges Mr. Hamilton's concern however it is crucial that the Auke Bay Loading Facility have turn over especially with the dungeness crab season starting. Mr. Creswell said that he anticipates having a full-time staff at the Auke Bay Loading Facility during the dungeness crab opener to ensure the necessary turnover.

Mr. Leither said that if the facility is requiring high amounts of staff time should the reservation system change to charge for reserved time.

Mr. Creswell said that most of the operators only need two hours or less to offload stores, change out gear, or whatever their needs at the facility are. Mr. Creswell said that staff time is required to run a facility well.

L. ASSEMBLY LIAISON REPORT

Mr. Smith reported:

Mr. Smith said that there were a couple of things that came before the Assembly at the regular meeting on May 19th. Mr. Smith said that the \$400,000 ordinance for the Statter Harbor Roof Repairs was introduced, on the consent agenda the bid award for the Statter Harbor Phase IIID was approved, and the Taku Harbor CIP was approved to be created with the \$1.15 million from the Alaska Department of Fish and Game.

Mr. Smith asked if the Board or staff had additional information regarding the removal of the Spuen Island flotilla?

Mr. Creswell said that the Spuen Island flotilla was addressed primarily by Parks and Rec, Docks and Harbors provided transportation, skills, and services to remove some of the vessels.

M. PORT DIRECTOR'S REPORT

Mr. Uchytel reported:

- Mr. Uchytel said that Mr. Sill and Mr. Creswell addressed the majority of the major efforts of the Docks and Harbors team. On June 22nd Docks and Harbors will impound the Seal, which could result in an expensive demolition.

N. BOARD ADMINISTRATIVE MATTERS

1. Next Special Board Meeting - Thursday, June 5th at 5 pm
2. Next Operations-Planning Committee Meeting - Wednesday, June 11th
3. Next regular Board Meeting - Thursday June 26th

O. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.