



DOCKS AND HARBORS BOARD MEETING AGENDA

November 21, 2024 at 5:00 PM

Port Director's Conference Room/Zoom Webinar

<https://juneau.zoom.us/j/84590534008> or (253)215-8782 Webinar ID: 845 9053 4008 Passcode: 277265

A. CALL TO ORDER: (5:00pm in Port Director's Conference Room and via Zoom)

B. ROLL CALL: (James Becker, Tyler Emerson, Clayton Hamilton, Debbie Hart, Matthew Leither, Nick Orr, Annette Smith, Shem Sooter, and Don Etheridge).

C. PORT DIRECTOR REQUESTS FOR AGENDA CHANGES

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED.

D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (not to exceed five minutes per person, or twenty minutes total time)

E. APPROVAL OF MINUTES

1. October 31st, 2024 Special Board Meeting

2. October 31st, 2024 Board Minutes

F. CONSENT AGENDA

A. Pubic Requests for Consent Agenda Changes

B. Board Members Requests for Consent Agenda Changes

C. Items for Action

3. FY2026 Docks & Harbors Legislative Priorities
Presentation by Port Director

RECOMMENDATION: TO FORWARD, IN ORDER OF PRECEDENCE, (1) THE AUKE BAY WAVE ATTENUATOR AND (2) THE AURORA HARBOR DRIVE DOWN FLOAT AS THE TWO DOCKS & HARBORS CAPITAL PROJECTS FOR THE CBJ FY2026 LEGISLATIVE PRIORITY LIST.

MOTION: TO APPROVE THE CONSENT AGENDA AS PRESENTED.

G. UNFINISHED BUSINESS

4. Project Priorization
Presentation by Port Director

Board Questions

Public Comments

Board Discussion/Action

MOTION: TBD

H. NEW BUSINESS

5. Resolution in Support of Increasing ADOT Harbor Facility Grant to \$7.5M
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO RECOMMEND THE ASSEMBLY ADOPT A RESOLUTION IN SUPPORT OF ADOT TO INCREASING THE MAXIMUM AMOUNT OF A HARBOR FACILITY GRANT FROM \$5M TO \$7.5M.

6. Resolution in Support of Full Funding of the FY26 ADOT Harbor Facility Grant Program
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO RECOMMEND THE ASSEMBLY ADOPT A RESOLUTION IN SUPPORT OF THE LEGISLATIVE TO FULLY FUND THE FY26 ADOT HARBOR FACILITY GRANT.

I. ITEMS FOR INFORMATION/DISCUSSION

7. Annual Letter to the Assembly
Presentation by Port Director
Board Discussion/Public Comment

J. COMMITTEE AND MEMBER REPORTS

1. Operations Committee Meeting Report
2. Assembly Lands Committee Liaison Report
3. South Douglas/West Juneau Liaison Report
4. Member Reports

K. PORT ENGINEER'S REPORT

L. HARBORMASTER'S REPORT

M. PORT DIRECTOR'S REPORT

N. ASSEMBLY LIAISON REPORT

O. BOARD ADMINISTRATIVE MATTERS

- a. Ops/Planning Committee Meeting - Wednesday December 11th, 2024.
- b. Board Meeting - Thursday December 19th, 2024.

P. 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.



DOCKS AND HARBORS SPECIAL BOARD - PUBLIC HEARING MINUTES

October 31, 2024, at 5:00 PM

Port Director's Conference Room/Zoom Webinar

<https://juneau.zoom.us/j/82179643133> or (253)215-8782 Webinar ID: 821 7964 3133 Passcode: 478577

A. CALL TO ORDER By Mr. Etheridge at 5:00pm in the Port Director's Conference Room and on Zoom.

B. ROLL CALL: James Becker, Tyler Emerson, Debbie Hart, Matthew Leither, Nick Orr, Shem Sooter, and Don Etheridge.

Absent: Clayton Hamilton and Annette Smith

Also in attendance: Carl Uchtyl – Port Director, Greg Smith- Assembly Liaison and Melody Musick— Administrative Officer.

C. PORT DIRECTOR REQUESTS FOR AGENDA CHANGES- none.

Motion by Mr. Sooter to accept the agenda as presented.

Motion passed unanimously.

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

E. UNFINISHED BUSINESS - PUBLIC HEARING

1. Regulation Change - 05 CBJAC 10.040 (Tour Sales Permit)

Presentation by Port Director: Mr. Uchtyl said that these regulation changes have been in the process for several months. The first regulation proposed change pertains to the minimum bid for the waterfront vendor tour sales permit. 20 years ago, the minimum bid was \$5,000, ten years ago it was changed to \$30,000. The price of the permit was not adjusted when the Board adjusted rates last year. The proposed change would increase the minimum bid amount to \$35,000. This proposed regulation changes as well as the others have gone through the public notice period. If this change were to be approved the Board could anticipate an increase in revenue to \$45,000 based on nine vendor booths. The fiscal note is included in the packet to show the cost of making the change and projected increase in revenue.

Board Questions- none.

Public Comment- none.

Board Discussion/Action

MOTION BY MR. SOOTER TO RECOMMEND THE ASSEMBLY APPROVE REGULATION CHANGE TO 05 CBJAC 10.040 INCREASING OF THE MINIMUM BID FOR TOUR SALES PERMIT TO \$35,000.

Motion passed unanimously.

2. Regulation Change - 05 CBJAC 20.010 (Small Boat Harbor Fee Policy)

Presentation by Port Director: Mr. Uchtyl said that this proposed regulation change would require patrons to settle collections account to receive moorage at the small boat harbors. Additionally, it would require patrons who have been sent to collections or impounded in the previous 24 months to pre-pay for moorage. These policy changes would provide uniformity of service and relieve administrative burdens. There is no fiscal note associated with this proposed change.

Board Questions

Mr. Becker asked if patrons who have financial issues would have to clear up all of their debt or would the Harbors accept incremental payments?

Mr. Uchytel said that the Harbors would work with patrons on a case-by-case basis. The policy is to avoid extending credit to patrons would historically have not paid for services over an extended period of time.

Public Comment- none.

Board Discussion/Action

MOTION BY MR. SOOTER TO RECOMMEND THE ASSEMBLY APPROVE REGULATION CHANGE TO 05 CBJAC 20.010 REQUIRING PATRONS WITH ACCOUNTS IN COLLECTION TO SETTLE PREVIOUS ACCOUNTS PRIOR TO MOORING AT A CBJ HARBOR FACILITY.

Motion passed unanimously.

3. Regulation Change - 05 CBJAC 35.060 (Fees)

Presentation by Port Director: Mr. Uchytel said that the next proposed regulation change is to change the vessel salvage and disposal fee which is a fee that is applied to vessels with assigned moorage without insurance. The fee is currently \$0.31 per foot per month. Over the past couple of years there has been an increase of vessels sinking in the harbors due to inattention and weather. This proposed change would increase the fee and extend the fee to all uninsured vessels except for those paying daily moorage. The new fee would be called the Uninsured Vessel Surcharge. The new rate would be \$1.50 per foot per month. The fee would be reviewed by the Board on an annual basis to either decrease or increase the amount based on the actual encumbrances from the calendar year. The public notification process has been completed for the proposed change and there has been no public comment.

Board Questions- none.

Public Comment- none.

Board Discussion/Action

MOTION BY MR. SOOTER TO AMEND THE LANGUAGE IN SECTION IV TO INCLUDE THE PHASE PER FOOT AFTER \$3.00, AND BEFORE PER MONTH IN SECTION IV, SUBSECTION A 05 CBJAC 35.060

Amendment passed unanimously.

MOTION BY MR. SOOTER TO RECOMMEND THE ASSEMBLY APPROVE REGULATION CHANGE TO 05 CBJAC 35.060 REQUIRING VESSELS WITHOUT INSURANCE TO PAY AN UNINSURED VESSEL SURCHARGE OF \$1.50/FOOT PER MONTH AS AMENDED.

Motion passed unanimously.

4. Regulation Change - 05 CBJAC 40.010 (General Moorage Management Policy)

Presentation by Port Director: Mr. Uchytel said that this proposed change would change the name of the Vessel Salvage and Disposal Fee to the Uninsured Vessel Surcharge in regulation. The Uninsured Vessel Surcharge is in two locations within regulation. This proposed change would apply to all uninsured vessels who are not paying daily moorage, \$1.50 per foot per month. The Board has the ability to adjust on an annual basis no less than \$1.00 per foot per month and no more than \$3.00 per foot per month.

Board Questions- none.

Public Comment- none.

Board Discussion/Action

MOTION BY MR. SOOTER TO AMMEND THE LANGUAGE IN SECTION V TO INCLUDE THE PHARE "PER FOOT" AFTER \$3.00 AND BEFORE PER MONTH IN FOUR SUBSECTION A 05 CBJAC 40.010 GENERAL MOORAGE MAINTENANCE POLICY.

Amendment passed unanimously.

MOTION: TO RECOMMEND THE ASSEMBLY APPROVE REGULATION CHANGE TO 05 CBJAC 40.010 REPLACING THE "VESSEL SALVAGE AND DISPOSAL FEE" WITH "UNINSURED VESSEL SURCHARGE FEE" AS AMMENDED.

Motion passed unanimously.

5. Regulation Change - 05 CBJAC 45.050 (Auke Bay Loading Facility)
Presentation by Port Director: Mr. Uchytel said that proposed regulation change would codify the management policy to encourage vessels to make reservations for the Auke Bay Loading Facility. Moorage with a reservation result in two hours of free moorage, moorage without a reservation result in a full day moorage charge. This proposed change has gone through the public notice process and has not received any public comment.

Board Questions- none.

Public Comment- none.

Board Discussion/Action

MOTION BY MR. SOOTER TO RECOMMEND THE ASSEMBLY APPROVE REGULATION CHANGE TO 05 CBJAC 45.050 REQUIRING USERS OF THE AUKE BAY LOADING FACILITY TO MAKE A RESERVATION FOR THE DRIVE-DOWN FLOAT PRIOR TO USE OR BE ASSESSED WITH A DAILY MOORAGE FEE.

Motion passed unanimously.

F. BOARD ADMINISTRATIVE MATTERS

6. Regular Docks & Harbors October Board Meeting will immediately follow.

G. 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.



DOCKS AND HARBORS BOARD MEETING MINUTES

October 31, 2024, at 5:00 PM

Port Director's Conference Room/Zoom Webinar

<https://juneau.zoom.us/j/82179643133> or (253)215-8782 Webinar ID: 821 7964 3133 Passcode: 478577

- A. **CALL TO ORDER** By Mr. Etheridge immediately following 5 pm Special Board Meeting in Port Office Conference Room & via Zoom
- B. **ROLL CALL:** James Becker, Tyler Emerson, Debbie Hart, Matthew Leither, Nick Orr, Shem Sooter, and Don Etheridge

Absent: Clayton Hamilton and Annette Smith.

Also in attendance: Carl Uchtyl – Port Director, Greg Smith- Assembly Liaison and Melody Musick— Administrative Officer.

- C. **PORT DIRECTOR REQUESTS FOR AGENDA CHANGES-** none.

MOTION BY MR. SOOTER TO APPROVE THE AGENDA AS PRESENTED OR AMENDED

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

- E. **APPROVAL OF MINUTES**

1. September 26th, 2024, Board Meeting Minutes

Minutes approved unanimously.

2. October 15th, 2024, Special Board Minutes

Minutes approved unanimously.

- F. **CONSENT AGENDA**

- A. Public Requests for Consent Agenda Changes- none.

- B. Board Members Requests for Consent Agenda Changes- none.

- C. Items of Action- none.

3. CY 2025 Board Calendar
Presentation by Port Director

RECOMMENDATION: TO ADOPT 2025 BOARD CALENDAR AS PROPOSED.

4. Aurora Harbor Boat Shelter AE-25
Presentation by Port Director

RECOMMENDATION: TO WAIVE THE BOARD'S RIGHT OF FIRST REFUSAL TO PURCHASE BOAT SHELTER AE-25 ALLOWING MR. PAUL GRANT TO SELL HIS BOAT SHELTER ON THE OPEN MARKET.

MOTION BY MR. SOOTER TO APPROVE THE CONSENT AGENDA AS PRESENTED.

- G. **NEW BUSINESS**

5. Aurora Harbor Boat Shelter AF-26
Presentation by Port Director: Mr. Uchtyl received an email from Ms. Harris requesting to sell her half of the boat shelter to prospective buyer. On page 16 of the agenda packet additional information is included. Mr. Harris is online to answer questions. Mr. Uchtyl recommended that the Board waive the right of first refusal.

Board Questions-none.

Public Comment- none.

Board Discussion/Action

RECOMMENDATION BY MR. SOOTER TO WAIVE THE BOARD'S RIGHT OF FIRST REFUSAL TO PURCHASE BOAT SHELTER AF-26 ALLOWING MS. DAWN HARRIS TO SELL HER BOAT SHELTER ON THE OPEN MARKET.

H. ITEMS FOR INFORMATION/DISCUSSION

6. Board Retreat Planning

Presentation by Port Director: Mr. Uchytel said that on page 17 of the agenda packet there is a large list of retreat agenda topics based on feedback received from the Board. The retreat is scheduled for November 12th and 13th from 5:00pm- 8:00pm. Food will be provided. Page 18 of the agenda packet contains an outline of the retreat schedule. Each Board member will have 4 minutes to discuss what called them to serve on the Board. Commercial fisheries infrastructure, financial health of the department, and the Nicole Lynch will present on Open Meetings Act and Robert's Rules of Order. The second day will cover completed projects, studies, surveys, and Board interests. The deliverables of the retreat will be a list of CIP priorities. Commercial activities within the Harbors, fee structures, and general prioritization will also be covered at the retreat. Mr. Uchytel said on page 19 of the agenda packet there is the list of projects created at the last Board retreat. Page 21 of the agenda packet has links to various studies that might be relevant to retreat discussions. Mr. Uchytel said that he will address any comments or questions.

Board Discussion/Public Comment

Mr. Leither said that he liked the agenda and doesn't have any additions.

Mr. Etheridge agreed that the schedule covers all main topics.

7. New Boat Shelter Construction Process

Presentation by Port Director: Mr. Uchytel said on page 22 of the agenda packet there is a process established to award a boat shelter construction on G float. This is the same document that went before the Operations and Planning Committee with the change to reflect that any deviations from the outlined process be approved through the Board. Mr. Uchytel said that this could roll out within the next couple of weeks with Board approval. The Board expressed to award the bid by the end of the calendar year. The application will be \$100 and a minimum bid of \$500.

Board Discussion

Mr. Etheridge asked if highest bid would be awarded and if there is a minimum bid amount established to ensure that they construct the boat shelter?

Mr. Uchytel said that there is a requirement to have the shelter built by January 2026, however there is not punitive measures to ensure that the boat shelter is built by January 2026. Payment for the square footage will be applied once the bid is awarded, the linear foot fees will be applied once the structure is completed.

Mr. Etheridge asked about the building code.

Mr. Uchytel said that he checked with CCFR chief who said that CDD would be the building code applicable to the construction of a new boat shelter. Applicable building permits are listed in the application to bid under section H.

Mr. Leither asked what fees fall under section G of the application to bid.

Mr. Uchytel said there is a square foot fee, property tax, and the length of the boat or the shelter whichever is longer.

Mr. Etheridge said the square footage charge comes from the inability to hot berth a boat shelter.

Mr. Leither asked the language could be changed to charge the length fee instead of the square foot charge and then extend the period in which the awarded bidder would have to build the shelter.

Mr. Uchytel said that it is up to the deliberation of the Board.

Mr. Leither said that an option would be to not change the length fee for the first year after the bid is awarded and charge the length fee after the second year regardless of whether the shelter is built.

Mr. Uchytel asked if he should add the language to include after January 2026 the patron will be charged the full moorage fee.

Mr. Etheridge said that Mr. Uchytel should add the suggested language change.

Public Comment

James McCants, Juneau, AK

Mr. McCants asked if the bid would be awarded to the individual willing to spend the most on the construction of the boat shelter or if it would go to the highest bidder to get the opportunity to build the boat shelter.

Mr. Uchytel said that the highest bid is the right to construct which would be collected by Docks and Harbors in exchange for the right to build.

I. COMMITTEE AND MEMBER REPORTS

1. Operations Committee Meeting Report

Mr. Sooter reported a productive meeting and solidified the Board calendar for 2025.

2. Assembly Lands Committee Liaison Report- none.

3. South Douglas/West Juneau Liaison Report- none.

4. Member Reports- none.

J. PORT DIRECTOR'S REPORT

Mr. Uchytel reported:

- Mr. Creswell is currently at the American Administration of Port Authorities to graduate from professional development program in progress for the previous three years.
- AAHPA- Mr. Dugan was recognized as the employee of the year for Docks and Harbors. Mr. Uchytel said that the Department of Transportation that manages the Harbor Facility Grant program usually presents the ranked order of the grant applications at the conference. The presentation that they gave at this year's AAHPA conference showed four applicants and two of them are submitted by Docks and Harbors. Mr. Uchytel is waiting on from a response from DOT at the commissioner's level as to whether they would accept the grant application for the half of the match committed for the PIDP grant for the Aurora Harbor Drive Down Float.
- EPA Clean Ports Grant- Notified this week that the grant was not successful. The Port of Seward received a \$45 million grant from the EPA.
- Mr. Greg Smith is Docks and Harbors Board Assembly Liaison.

K. ASSEMBLY LIAISON REPORT

Mr. Smith said that they Mayor appointed him as the Docks and Harbors Liaison to the Assembly. Mr. Smith said that he is an active Docks and Harbors facility user, Juneau grown, and has served on the Assembly for the past 6 years. Mr. Smith said that he looks forward to working with the Docks and Harbors Board. The election results were certified a couple of weeks ago, with two new Assembly members and the reelection of the mayor. Mr. Smith said that he is available to all Board members for questions.

L. BOARD ADMINISTRATIVE MATTERS

- a. Board Retreat - Tuesday, November 12th, 2024.
- b. Board Retreat & Ops/Planning Committee Meeting - Wednesday November 13th, 2024.
- c. Board Meeting - Thursday November 21st, 2024.

M. ADJOURNMENT

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**Engineering & Public Works
Department**
Marine View Building, Juneau, AK 99801
907-586-0800

MEMORANDUM

DATE: September 30, 2023
TO: CBJ Boards and Commissions
FROM: Denise Koch, Engineering and Public Works Director
THROUGH: CBJ Public Works and Facilities Committee
SUBJECT: DRAFT FY2026 CBJ Legislative Capital Priority List: Feedback Needed by October 25, 2024

The Engineering & Public Works Department requests your input on the draft fiscal year (FY) 2026 Legislative Capital Priority list by October 25, 2024. Please e-mail your requests to ashley.heimbigner@juneau.gov

Legislative Capital Priorities are not a direct funding request. It is a way to articulate larger or more complicated funding needs for major projects to the Legislature, the federal delegation, and the public. This list represents the CBJ Assembly's large-scale capital priorities for a given year.

All CBJ boards and commissions are invited to provide input on their **top two projects** that they would like to see on the list. They can submit formal support or input on existing projects and project priorities and/or nominate a new project(s). Input may also include recommendations for removal of an existing project from this list. The information that your board or commission provides will be considered by the Assembly as they prioritize the list for the next fiscal year.

New this year – Flood Mitigation:

As noted in the draft list provided, CBJ and the Assembly have included a placeholder for Flood Mitigation efforts as the organization, the community, and multi-agency partners and stakeholders continue to investigate both short and long-term solutions.

Guidelines and recommendations for input:

- A prioritized list is only useful if there is the discipline to keep it manageable and relevant. Please keep that in mind when making your recommendations.
 - This is particularly important this year as it is likely that the Assembly will reduce the number of projects on the list significantly to focus on flood-related efforts and other major community needs.
- Please limit your recommendations to nominating and/or endorsing only your **top two projects**. This will make your input more actionable for the Assembly.

- If your body would like to propose a new project, please use the Legislative Priorities Project Nomination form available at <https://www.surveymonkey.com/r/M5GKD7L>. A printable PDF version is available upon request by emailing Ashley.heimbigner@juneau.gov.
- To be eligible a project needs to provide a capital asset with a life of more than 20 years and have a total project cost of over \$1 million (review the appendix of the draft list, 'Everything you wanted to know about the CBJ Legislative Capital Priorities' for more information).

Board List New

Aurora Drive Down Float
Marine Services Facility
Secure Storage Little Rock Dump
UAS Property Purchase
Emergency Vessel Loading Float
Shore Power 16B
Statter Ph 3D
Showers/Bathroom - Aurora
Amalga Launch Ramp Float & Dredging
Douglas Uplands
Douglas Security Gate
Small Cruise Ship Infrastructure
Lone Sailor Memorial
Purchase Archipelago Property
Downtown Safety Railing
Aurora Harbor Security Gates
Deck Over People's Wharf/USS Juneau
Statter Harbor Shop/Storage
Statter Harbor Security Gates
Auke Baywalk ABMS to Statter

Staff New

Statter Ph 3D
Aurora Drive Down Float
Downtown Safety Railing
Douglas Uplands
Aurora Harbor Security Gates
Amalga Launch Ramp Float & Dredging
Douglas Security Gate
Secure Storage Little Rock Dump
Echo Cove Launch Ramp Float
Shower/Restroom - Aurora
Secure Storage Little Rock Dump
Purchase Archipelago
Fish Sales Facility Harris
Statter Harbor Shop/Storage
Small Cruise Ship Infrastructure
Lone Sailor Memorial
Shorepower 16B
Deck Over Peoples Wharf/USS Juneau

Board Recapitalization

Statter Harbor Office Roof
Aurora Harbor Phase IV
Aurora Harbor Office
Cost Share with USACE - Statter B/W
Juneau Fisheries Terminal
Douglas Launch Ramp Extension/Lighting
Cruise ship Docks Zinc
N. Douglas Boat Ramp
Aurora Harbor Dredging - Tug Slips
Downtown Piling Inspection

Staff Recapitization

Statter Harbor Office Roof
Aurora Harbor Office
Aurora Harbor Phase IV
Cost Share with USACE - Statter B/W
Downtown Seawalk Cameras
Downtown Piling Inspection
N. Douglas Boat Ramp
Cruise Ship Docks Zinc
Aurora Harbor Dredging - Tug Slips
Douglas Launch Ramp Extension/Lighting

FY25

Aurora Drive Down Float - \$300K
Aurora Harbor Phase IV -\$11.5M
Cost Share with USACE - Statter B/W - \$500K
Statter Harbor Office Roof - \$250K
Wayside Float Dredging - \$900K
Taku Harbor - Repairs - \$400K
Statter Ph 3D -\$3.5M

FY26

Aurora Drive Down Float -\$2M
Shore Power - 16B - \$30M
Cost Share with USACE - Statter B/W - \$600K
Downtown Seawalk Cameras - \$1M
Downtown Piling Inspection - \$300K
Echo Cove Launch Ramp Float - \$200K
Aurora Harbor Office - \$250K for Design
Showers/Bathrooms - Aurora - \$250K
Secure Storage Little Rock Dump - \$300K

DOCK FUNDED PROJECTS

FY27

UAS Property Purchase - \$8M
Aurora Harbor Office - \$3.5M
Cost Share with USACE - Statter B/W - \$700K
Douglas Launch Ramp Extension/Lighting - \$200K
Amalga Launch Ramp Float & Dredging - \$250K
Showers/Bathrooms - Douglas - \$250K
Emergency Vessel Loading Float - \$1M

FY28

Cost Share with USACE - Statter B/W - \$20M
Douglas Uplands - \$6M
Cruise ship Docks Zinc - \$3M

N. Douglas Boat Ramp - \$25M

FY29

Deck Over People's Wharf/USS Juneau -\$5M

Statter Harbor Shop/Storage - \$1.5M

Aurora Harbor Dredging - Tug Slips - \$500K

Douglas Security Gate - \$100K

FY30

Aurora Harbor Security Gates - \$200K

Fish Sales Facility Harris - \$250K

Statter Harbor Security Gates - \$200K

FY31

Small Cruise Ship Infrastructure - \$15M

Purchase Archipelago Property - \$10M

Presented by: The Manager
Presented:
Drafted by:

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. xxxx

A Resolution of the City and Borough of Juneau in Support of Raising the Maximum Available Alaska Department of Transportation Harbor Facility Grant to \$7,500,000 for Eligible Projects on an Annual Basis.

WHEREAS, Senate Bill 291 established the Municipal Harbor Facility Grant Program on July 1, 2006, in which the total amount of grant money made available to a municipality was limited to not exceed \$5,000,000 in a fiscal year; and

WHEREAS, the Municipal Harbor Facility Grant is the single most significant funding tool available to Alaskan Harbormasters to plan, maintain, and recapitalize port and harbor infrastructure; and

WHEREAS, testimony from a legislator advocate stated “SB 291 would establish the municipal harbor facility grant fund to which the Legislature would make an annual appropriation from the watercraft fuel tax account and from the state portion of the fisheries business tax. Both sources come from the marine industry so harbor users would generate the revenue for the program”; and

WHEREAS, Senate Bill 291 was envisioned to cap the funds that can be used per community per year at \$5,000,000 so that a large community could not take all the available funds in any given year. The expectation is that communities would establish, maintain, and run an enterprise fund in perpetuity; and

WHEREAS, the State of Alaska over the past nearly 30 years has transferred ownership of most of these State-owned harbors, many of which were at or near the end of their service life at the time of transfer, to local municipalities; and

WHEREAS, these harbor facilities continue to require substantial municipal financial investment to maintain and for capital improvement projects; and

WHEREAS, construction, shipping, and mobilization costs to remote portions of Alaska have outpaced the national consumer price index since the pandemic; and

WHEREAS, the United States Bureau of Labor Statistics CPI calculator indicates that \$5,000,000 in July 2006 when the Senate Bill 291 was enacted would be inflated to \$7,511,000 as of July 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. That the City and Borough of Juneau respectfully urges the Governor and the Alaska Legislature to amend AS 29.60.800 raising the maximum Harbor Facility Grant Fund award to \$7,500,000 per eligible project.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 16th day of December 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Presented:
Drafted by:

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. xxxx

A Resolution of the City and Borough of Juneau Supporting Full Funding (\$5,740,408) for the State of Alaska Harbor Facility Grant Program in the Fiscal Year 2026 State Capital Budget.

WHEREAS, the majority of the public boat harbors in Alaska were constructed by the State in the early years of Statehood in the 1960s and 1970s; and

WHEREAS, Alaska's harbor facilities represent critical transportation links, are vital public infrastructure, and are essential hubs for waterfront commerce that supports beneficial economic activity in Alaskan coastal communities; and

WHEREAS, the harbor facilities in Alaskan coastal communities are ports of refuge for ocean-going vessels, and serve as the gateway for supplies, trade in goods and services, and connections to national and global markets for Alaskan exports and imports; and

WHEREAS, over the course of the past 30 years, the State of Alaska has transferred ownership of formerly State-owned harbors to local governments, allowing local control, but also significantly increasing the operational and maintenance costs that must be borne by local governments; and

WHEREAS, the majority of former State harbor facilities transferred to municipalities were at the time of transfer at or near the end of their serviceable lives; and

WHEREAS, Alaska's municipalities have strived to allocate the resources necessary to maintain and, when possible, improve harbor facilities transferred to them by the State of Alaska, but have faced increasing challenges in managing the significant financial burdens attendant on the harbor facilities formerly owned and maintained by the State; and

WHEREAS, the Governor and the Alaska Legislature recognized the magnitude of the problem with the fiscal burden placed on local governments by the transfer of State harbor facilities to local governments, and created the Harbor Facility Grant Program in 2006 with the passage of Senate Bill 291; and

WHEREAS, the Department of Transportation and Public Facilities utilizes a beneficial administrative process to review, score, and rank applicants to the Municipal Harbor Facility Grant Program, since state funds may be limited; and

WHEREAS, for each harbor facility grant application, these municipalities have committed to invest 100% of the design and permitting costs and 50% of the construction cost; and

WHEREAS, the municipalities of Unalaska, Sitka and Juneau have committed to contribute half of their project cost in local match funding for FY2026 towards harbor projects of significant importance locally as required in the Harbor Facility Grant Program; and

WHEREAS, completion of these harbor facility projects is dependent on the 50% match from the State of Alaska's Municipal Harbor Facility Grant Program; and

WHEREAS, during the last 15 years the Municipal Harbor Facility Grant Program has only been fully funded twice; and

WHEREAS, a survey done by the Alaska Municipal League of Alaska's ports and harbors found that from the respondents, the backlog of projects necessary to repair and replace former State-owned harbors has increased to at least \$500,000,000; and

WHEREAS, given that Alaska is a maritime state and that our harbors are foundational to both our way of life and the economy of this great State it is in the public's best interest to maintain this critical infrastructure by using State, Local and Federal funds to recapitalize the crucial harbor moorage infrastructure statewide.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The Governor of Alaska and the Alaska Legislature are respectfully urged to fund the State of Alaska Harbor Facility Grant Program in the Fiscal Year 2026 State Capital Budget in the amount of \$5,740,408 to enhance and elevate the safety, well-being, and economic prosperity of Alaskan coastal communities.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 16th day of December 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk



Port of Juneau

155 Heritage Way • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: Port Director
To: Assembly
Thru: (1) Docks & Harbor Board
 (2) City Manager
Date: November xxth, 2024
Re: FY2024 Review - Docks & Harbors Operations

1. In accordance with 85.02.045, *Docks and Harbors Board shall, no later than November 30th each year, provide the assembly with a written review of docks and harbors department operations during the preceding fiscal year. The review shall include fee schedules, revenues by source, operating expenditures, customers served, and any recommended amendments to the Downtown Waterfront Development Plan.* The Docks & Harbors Board reviewed this letter at its November 30th meeting.
2. The FY24 end-of-year unaudited financial report shows each enterprise operating with positive cash flow.

End of FY24	Harbor Enterprise	Docks Enterprise
Revenue		
Expenditure		
Debt Service		
FY24 Net		
CIP Transfer		
Fund Balance	\$4,429,336	\$3,761,821

Graphic representation of historic Port Enterprise and Harbor Enterprise budgetary information is provided in enclosure (1). As a reference point, Docks & Harbors manages nearly \$400M in capital assets throughout its infrastructure portfolio.

3. The CY24 cruise ship season was a record year with 1,687,830 passengers arriving to Juneau. This was a 2% increase over the prior year.

Cruise ship passenger counts

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Large Ships	940,447	944,239	965,731	992,092	1,046,587	1,118,897	1,273,741	0	114,114	1,167,194	1,638,902	1,677,935
Small Ships	5,459	10,216	11,426	8,727	8,658	9,729	10,112	36	7,263	8,549	7,960	9,905
Total	945,906	954,455	977,157	1,000,819	1,055,245	1,128,626	1,283,857	36	121,377	1,175,743	1,646,862	1,687,830

4. The fee schedule, as required under 85.02.045 for FY25, is attached as enclosure (2). Docks & Harbors proposed, and the Assembly approved a 9% increase to fees on November 6th, 2023. These fees were effective January 2024, except for small boat harbor moorage which will be phased-in 3% (completed in 2024), 3% and 2.8% in calendar years 2025 and 2026, respectively.
5. Docks & Harbors has been engaged in several capital improvement projects in FY24.
 - a. Aurora Phase III. After securing a \$2M matching ADOT Municipal Harbor Grant in 2022, Docks & Harbors completed a \$4.25M contract to Trucano Construction in June 2024. This phase rebuilt “H Float” for sixty-foot vessel slips and transient moorage. Elements which were removed due to funding constraints will be included in Phase IV. They include 48-foot finger floats and the 110-foot T-float at the end of the main float.
 - b. Aurora Phase IV. The 2022 1% Sales Tax Initiative has provided Docks & Harbors with \$5M available in local matching funds to compete for FY25 ADOT Harbor Facility Grant funding. The Governor included \$5M in the FY25 State Capital Budget. In addition to the aforementioned \$10M, Docks & Harbors is budgeting \$1.5M in fund balance to ensure funding sufficiency to complete the rebuild of Aurora Harbor. We anticipate bidding Aurora Phase IV in mid-January 2025.
 - c. Docks & Harbors continues to work closely with AELP to advance Assembly goals to electrify the CBJ owned cruise ship docks. AELP is currently negotiating with an electrical engineering consultant for design efforts for the project. Land surveying and geotechnical test pits were completed in November in support of the project. Funding for design is under a MOA between AELP and CBJ. In May, CBJ submitted a \$55M EPA grant application under the Clean Ports initiative. In October, we were informed that our grant request was unsuccessful.
 - d. Wayside Park Dredging. Docks & Harbors has issued a contract to Rock-N-Road Construction from Petersburg for \$797,000 to dredge this fishing float by December 31st, 2024. Funds for this project were provided by the 2022 1% Sales Tax initiative.
 - e. Taku Harbor Repairs. Docks & Harbors has contracted for the design which should be ready for construction bid advertisement in February 2025. The anticipated construction cost is \$1.6M which Docks & Harbors is pursuing an ADFG Sport Fish Grant. The local match of \$400K has been provided from the 2022 1% Sales Tax initiative.
6. In May 2024, Docks & Harbors submitted a FY24 MARAD (US Maritime Administration) Port Infrastructure Development Program (PIDP) grant for \$11.2M to construct an Aurora Harbor drive down float, similar to the one at the Auke Bay Loading Facility (ABLF). Local match was not required for this grant application; however, the Docks & Harbors Board committed \$2.3M to supplement our submission. Docks & Harbors was notified on November 12th, that we were selected for this grant award and will be pursuing the grant contractual agreement in the coming months.
7. Docks & Harbors has commenced, with direction from the Manager, several actions pertaining to property acquisition, sales and leases along the downtown waterfront. These actions include requests for State of Alaska tide and submerged lands for the Huna-Totem Dock and tidelands along the proposed Seawalk extension; lease with Franklin Dock Enterprise for the National Guard tidelands as part of the Seawalk easement negotiations; and, with Goldbelt to invest in property development at the Seadrome Dock.
8. In June 2023, CBJ completed negotiations with UAS/UA Lands Director to secure the leased waterfront property from UAS between Harris and Aurora Harbors, commonly referred as Juneau Fisheries Terminal. The new lease rent for the 2.8 acre property is \$100,000 annually, which is \$130K below fair market value. In consideration for the lower lease rent, Docks & Harbors has created a student internship with UAS as well as other mutually beneficial opportunities. This includes having the UAS welding program fabricate harbor carts with Docks & Harbors providing the material as well as small building projects completed by the UAS Construction Technology program.

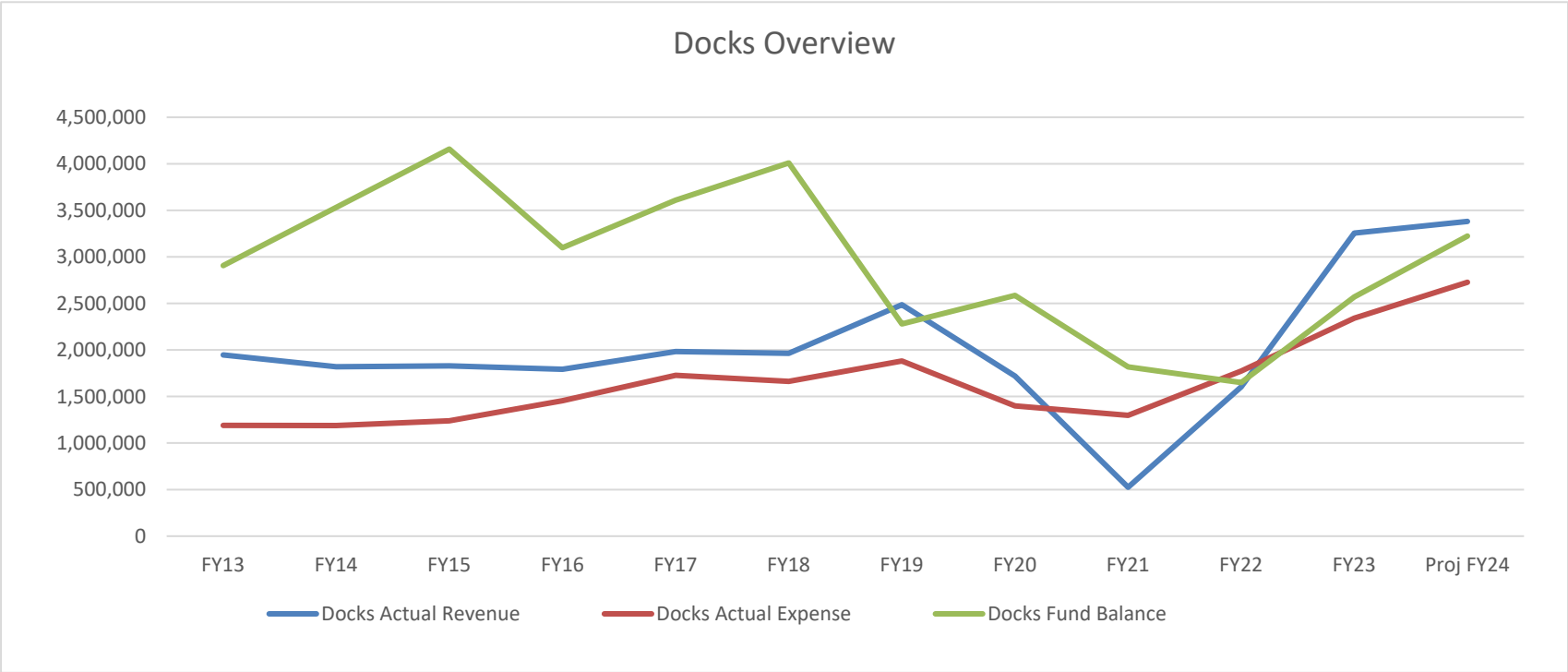
9. At the request of harbor patrons and directed by the Board, Docks & Harbors has installed a security gate into Harris Harbor and added security parking lot lights at Douglas Harbor. Although, these are two relatively small projects, the feedback from most patrons have been very positive.
10. The January 2024 winter snowstorms resulted in nine vessels sinking. Harbor staff worked every day for sixteen days and conservatively saved two dozen other vessels from demise. The costs to salvage vessels which are uninsured, in part, lead to proposed regulations changes to encourage private vessel owners to acquire salvage insurance.

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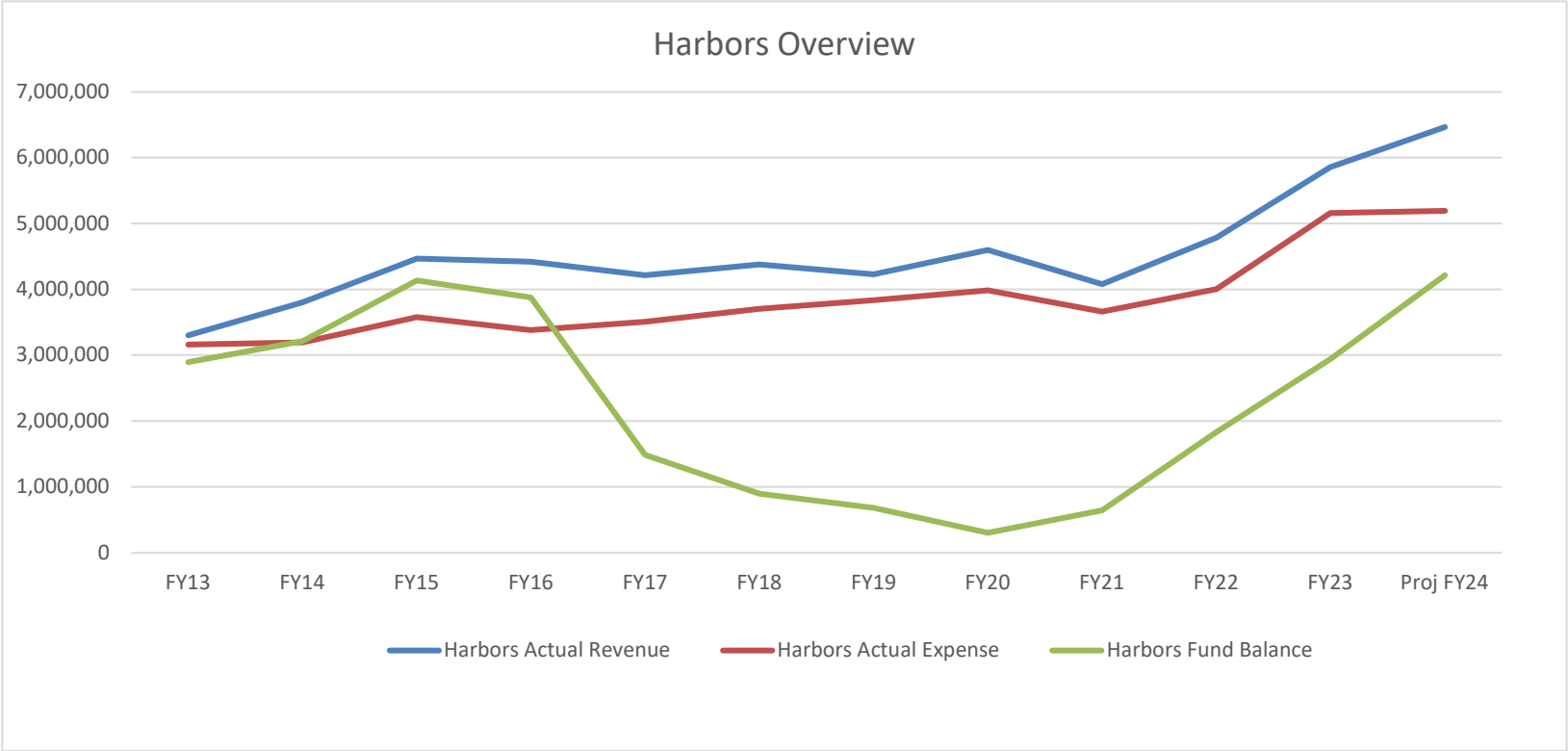
Encl:

- (1) Budgetary Graphs (Docks Enterprise & Harbors Enterprise)
- (2) FY2024 & FY2025 Fee Schedule

	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	Proj FY24
Docks Actual Revenue	1,946,900	1,820,000	1,828,400	1,792,800	1,983,100	1,964,484	2,485,900	1,718,800	526,000	1,603,300	3,254,800	3,381,800
Docks Actual Expense	1,189,800	1,188,500	1,238,600	1,454,100	1,727,600	1,663,167	1,881,100	1,399,100	1,297,800	1,772,700	2,341,500	2,728,300
Docks Fund Balance	2,907,240	3,531,061	4,159,525	3,098,254	3,609,037	4,009,076	2,279,623	2,586,600	1,818,000	1,649,800	2,569,700	3,223,200



	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	Proj FY24
Harbors Actual Revenue	3,301,200	3,800,400	4,466,300	4,418,400	4,213,000	4,374,735	4,227,700	4,597,600	4,076,700	4,783,000	5,854,500	6,466,500
Harbors Actual Expense	3,163,500	3,195,000	3,574,700	3,380,634	3,507,112	3,702,155	3,834,900	3,983,100	3,661,100	4,000,600	5,158,600	5,191,400
Harbors Fund Balance	2,893,416	3,210,757	4,133,190	3,874,843	1,485,483	895,149	682,000	305,000	642,500	1,833,800	2,938,900	4,214,000





DOCKS & HARBORS

Section I, Item 7.

155 Heritage Way
Juneau, AK 99801
(907) 586-5255 tel
(907) 586-2507 fax
www.juneau.org/harbors

FY25 Moorage Rates

DOUGLAS, HARRIS AND AURORA HARBORS		
	Effective thru June 30th, 2024	Effective July 1, 2024
Daily	72¢ per foot	73¢ per foot
Calendar Month	\$5.12 per foot	\$5.20 per foot
Bi-Annual (July 1 – Dec 31) & (Jan 1 – June 30) Annual (July 1 – June 30)	5% discount on 6-month advance payment 10% discount on 12-month advanced payment	5% discount on 6-month advance payment 10% discount on 12-month advance payment
Intermediate Vessel Float and Port Field Office Float		
Daily (Oct 1 – Apr. 30)	72¢ per foot	73¢ per foot
Monthly (Oct 1 – Apr. 30)	\$5.12 per foot	\$5.20 per foot

STATTER HARBOR		
	Effective thru June 30, 2024	Effective July 1, 2024
Daily	72¢ per foot	73¢ per foot
Calendar Month	\$8.53 per foot	\$8.66 per foot
Bi-Annual (July 1 – Dec 31) & (Jan 1 – June 30) Annual (July 1 – June 30)	5% discount on 6-month advance payment 10% discount on 12-month advanced payment	5% discount on 6-month advance payment 10% discount on 12-month advance payment

INTERMEDIATE VESSEL FLOAT (IVF)/STATTER HARBOR BREAKWATER RESERVATIONS		
	Effective thru March 31, 2024	Effective April 1, 2024
Reservations (May 1 – Sept 30)	Fishing Vessels \$1.77 Other Vessels <65' \$3.53 Other Vessels ≥ 65' \$5.89 Other Vessels ≥200' \$3.53	\$1.80 per foot per day \$3.58 per foot per day \$5.98 per foot per day \$3.58 per foot per day

Skiff Rates

Adjusted Per Calendar Year	Jan 1, 2024 to Dec 31, 2024 \$370.81	Jan 1, 2025 to Dec 31, 2025 \$376.37
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Residence Surcharge

	Effective January 1, 2024	Effective July 1, 2024
Per Month	\$85.28 + \$28.43/person above four persons	\$86.56 + \$28.86/person above four persons

- A 5% City & Borough of Juneau sales tax may apply to all fees
- Rates subject to be adjusted by CPI annually

Launch Ramp Rates

Effective July 1, 2024 (updated with 1.5% CPI)

Section I, Item 7.

Recreational – Calendar Year (includes Kayaks) Matching registrations are required to obtain two additional permits. Please see 05 CBJAC 20.060 – Recreational Boat Launch Fees.	\$112.92 \$5 per additional permit
Recreational – Day	\$18.81
Commercial – Calendar Year	\$313.64 per trailer
Commercial – Day	\$37.64
Freight Use – Commercial	Up to 1 hour \$68.03 Over 1 hour \$34.02 for each additional hour

Parking Rates

Douglas, Harris, & Aurora Harbors	Free w/ permit (permits available at Aurora Harbor office, current vehicle registration required)
Statter Harbor – Summer (May through September)	\$1 per hour/\$5 per calendar day
Statter Harbor – Winter (October through April)	Free w/permit (permits available at Statter Harbor office, current vehicle registration required)
Downtown Taku Lot - Summer	\$2 per hour/3 hour limit

Shorepower

Connection Type	Effective Jan 1, 2024 Daily	Effective July 1, 2024 Daily
20 amp (120V, 1 phase)	\$7.41	\$7.52
30 amp (120V, 1 phase)	\$11.29	\$11.46
50 amp (208V, 1 phase)	\$30.90	\$31.36
100 amp (208V, 3 phase)	\$106.30	\$107.89
100 amp (480V, 3 phase)	\$244.73	\$248.40

Connection Type	Jan 1, 2024 Summer Liveaboard Monthly	Effective July 1, 2024	Jan 1, 2024 - Summer Non- Liveaboard Monthly	Effective July 1, 2024
20 and 30 amp	\$112.25	\$113.93	\$66.75	\$67.75
50 amp	\$244.73	\$248.40	\$133.49	\$135.49
100 amp/208 volt	\$519.13	\$526.92	\$311.48	\$316.15
100 amp/480 volt	\$1,223.67	\$1242.03	\$726.78	\$737.68

Connection Type	Jan 1, 2024 Winter Liveaboard Monthly	Effective July 1, 2024	Jan 1, 2024 Winter Non- Liveaboard Monthly	Effective July 1, 2024
20 amp	\$148.33	\$150.55	\$89.00	\$90.34
30 amp	\$199.88	\$202.88	\$118.66	\$120.44
50 amp	\$370.81	\$376.37	\$222.48	\$225.82
100 amp/208 volt	\$889.94	\$903.29	\$519.13	\$526.92
100 amp/480 volt	\$2,076.53	\$2107.68	\$1,201.42	\$1219.44

Services Provided

Power, Potable water (Year round downtown and Statter A&B Floats) Restrooms (Aurora Harbor, Harris Harbor & Statter Harbor) Showers (Harris Harbor & Statter Harbor) Free Sewage pump-out (Aurora, Douglas, Harris, and Statter) Sewage pump-out cart available at Aurora Harbor & Douglas Harbor

Harris Harbor Grid (Fee: \$1.26 per foot per day effective July 1, 2024)

Please make Grid reservation at Aurora Harbor Office