



DOCKS & HARBORS OPERATIONS & PLANNING COMMITTEE MEETING MINUTES

June 17, 2026 at 5:00 PM

Port Office Conference Room/Zoom Webinar

A. CALL TO ORDER

B. ROLL CALL:

Present: James Becker, Tyler Emerson, Matthew Leither, Annette Smith, Shem Sooter, and Nick Orr (Chair).

Absent: Clayton Hamilton, Robert Horchover, and Mark Ridgway.

Also in attendance: Port Director Uchytel, Harbormaster Creswell, Port Engineer Sill, Katie Harms, DIPAC Executive Director, and Nano Brooks

Mr. Leither attended online but experienced connection issues.

Quorum was established.

C. PORT DIRECTOR REQUESTS FOR AGENDA CHANGES - NONE

1. MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED

Mr. Sooter moved to approve the agenda as presented. Hearing no objection, the motion passed by unanimous consent.

D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - NONE

E. APPROVAL OF MINUTES

1. Approval of Minutes: MAY 20, 2026

Ms. Smith moved to approve the May 20, 2026 minutes. Hearing no objection, the motion passed by unanimous consent.

F. NEW BUSINESS

1. DIPAC Submerged Property Needs – Amalga Harbor

Presentation by Executive Director DIPAC:

Ms. Katie Harms, DIPAC Executive Director, said DIPAC is in year 25 of a 30-year lease with CBJ for net pen operations and a weir permit at Amalga Harbor. She said the current CBJ permit is administered through Parks and Recreation, but the use is on submerged land that is typically managed by Docks & Harbors.

Ms. Harms said DIPAC also has a State of Alaska Department of Natural Resources lease for seasonal swing movement of the Amalga complex. She said the movement allows better flow for the salmon and helps protect the net pens from winter north winds. DIPAC is not proposing any operational expansion or increase in releases.

Ms. Harms said DIPAC is asking CBJ to consider pursuing the submerged lands from ADNR so the uses could eventually be consolidated under one CBJ permit or lease. She said the request could simplify DIPAC permitting and provide additional lease revenue to CBJ.

a. Committee Questions:

Committee members asked whether DIPAC intended to expand or restrict public use in the area. Ms. Harms said DIPAC does not intend to expand its operations or releases and would only replace existing infrastructure as needed.

Committee members asked whether CBJ would pursue ownership or management of the submerged lands so DIPAC would work with Docks & Harbors. Port Director Uchytel said that was the general request.

b. Public Comment: NONE

c. Discussion/Action:

Port Director Uchytel said staff has recently worked with ADNR on similar submerged lands issues and understands the submittal process. He said the request would require coordination with Parks and Recreation because that department currently receives lease revenue from part of the existing arrangement. He said future tidelands lease revenue would go to the Harbors Enterprise.

MOTION: Ms. Smith moved to pursue ADNR submerged lands for future lease to DIPAC. Hearing no objection, the motion passed by unanimous consent.

2. Uninsured Vessel Surcharge - FY2027 Change

Presentation by Harbormaster:

Harbormaster Creswell said the uninsured vessel surcharge is currently \$1.50 per linear foot per month. He said the rate adjusts on July 1 each year based on the prior calendar year's actual surcharge revenue and vessel disposal expenses.

Harbormaster Creswell said Docks & Harbors collected \$114,107 in calendar year 2025 and spent \$77,082.37 on vessel disposal. Based on the regulation, staff recommended reducing the FY2027 uninsured vessel surcharge to \$1.00 per linear foot per month

a. Committee Questions:

Committee members asked whether the 2025 numbers reflected the recent winter snow event. Harbormaster Creswell said those vessel salvage and disposal costs occurred in calendar year 2026 and will be included in next year's rate calculation.

Committee members asked why the calculation uses a calendar year when the rate changes on July 1. Harbormaster Creswell said the calendar year allows staff time to receive final costs, reconcile revenues and expenses, and bring accurate information to the Board before the July 1 rate change.

b. Public Comment: NONE

c. Committee Discussion/Action:

Committee members discussed whether reducing the rate could result in a significant increase the following year. Harbormaster Creswell said that is possible, but based on current known vessel disposal needs, staff did not expect the rate to reach the \$3.00 maximum unless another major event occurred.

Port Director Uchytel said some of the large vessel costs from the recent winter event are expected to be reimbursed through insurance. He said staff intended to follow the regulation as written unless the Board gave different direction.

Committee members discussed whether users should be notified that the rate could increase again in the future. Harbormaster Creswell said staff could send a notice if directed, but cautioned against warning of a large increase before staff has enough data to support that statement.

MOTION: Ms. Smith moved to recommend the Board reduce the FY27 uninsured vessel surcharge from \$1.50 to \$1.00 per linear foot. Hearing no objection, the motion passed by unanimous consent.

3. 2028 ADOT Harbor Facility Grant Application

Presentation by Port Director:

Port Director Uchytel said staff had previously discussed applying for ADOT Harbor Facility Grant funding for Echo Cove and Statter Harbor Phase 4. He said staff needed Committee support to move forward with Assembly resolutions of support for the grant applications.

Port Director Uchytel said the Echo Cove project would install a float at the launch ramp. The Statter Harbor Phase 4 project would address the Statter Harbor horseshoe and zinc anodes for infrastructure that has not had protection. He said ADOT had not yet issued the grant instructions, but applications are typically due in August.

Port Director Uchytel said staff is working with DOWL Engineering to prepare the applications. He said the Assembly resolutions are intended to strengthen the applications.

Port Director Uchtyl reviewed recent photographs showing deteriorated piling at Statter Harbor and Auke Bay. He said the condition of the piling is concerning and shows the need to prioritize the Statter Harbor horseshoe project.

a. Committee Discussion:

Committee members asked about the scope of the Statter Harbor project. Port Director Uchtyl said the working concept is approximately a \$4 million project, with a \$2 million grant request and \$2 million local match. He said approximately \$1 million would be for zinc anodes and approximately \$3 million would be for in-kind replacement of the timber floats at the horseshoe.

Committee members asked whether the design could include improved access for severely-mobility-challenged users. Port Director Uchtyl said staff could consider future accessibility improvements and could coordinate with SAIL or similar organizations but cautioned against expanding the grant scope in a way that could make the application less competitive.

Committee members also discussed whether a future water taxi or similar operation associated with Goldbelt could affect the Statter Harbor design. Port Director Uchtyl said that may depend on future Goldbelt plans and related Assembly funding decisions.

b. Public Comment: NONE

MOTION: Ms. Smith moved to recommend the Assembly approve two resolutions of support for ADOT Harbor Facility Grant at Echo Cove and Statter Phase 4. Hearing no objection, the motion passed by unanimous consent.

G. ITEMS FOR INFORMATION/DISCUSSION

1. Little Rock Dump (aka Thane Storage Facility)

Presentation by Harbormaster:

Harbormaster Creswell said staff is rebranding the Little Rock Dump as the Thane Storage Facility, or TSF. He said the packet included draft documents for Board discussion, including a discussion paper, operations plan, and draft permit.

Harbormaster Creswell said the facility is intended to support secure storage for commercial fishing and working waterfront users. He said staff currently spends significant time measuring, tagging, tracking, and billing individual stored items. The proposed TSF model would assign and bill complete storage areas or containers rather than each individual item.

Harbormaster Creswell said draft rates included \$0.63 per square foot per month for open yard storage and approximately \$200 to \$300 per month for a 20-foot container. He said

staff currently intends for Docks & Harbors to provide the containers so they are uniform and in good condition.

He said TSF would be a remote, self-service, fenced, lighted, controlled-access storage facility. Customers would be responsible for loading, unloading, moving, stacking, covering, tying down, and securing their stored property.

a. Committee Discussion:

Committee members discussed access, patrol coverage, security, and whether Docks & Harbors should provide a forklift or other equipment. Harbormaster Creswell said he did not recommend providing a forklift because of cost, maintenance, and liability concerns.

Committee members discussed the need for clear rules on customer responsibilities, abandoned property, billing, prohibited uses, and staff assistance. Harbormaster Creswell said CBJ Law review would be needed before final adoption of procedures involving abandoned non-vessel property.

No formal action was taken.

b. Public Comment: NONE

2. UAS Lease Discussion

Presentation by Port Director:

Port Director Uchytil said Docks & Harbors has a four-year extension to the existing lease with the University of Alaska Lands Division, which expires in June 2027. He said he contacted the University's land manager, Adrienne Stolpe, because he did not want the lease to be addressed at the last minute.

Port Director Uchytil said the University appears to be in the same position as in 2023 and is likely not in a position to sell the property. He said the most likely path is to negotiate an extension of the existing terms. He said CBJ currently pays approximately \$100,000 per year and provides educational benefits, including a minimum of three interns, which reduces the fair market rent from approximately \$240,000 per year.

a. Committee Discussion:

Committee members discussed whether completion of the Aurora Harbor Drive Down Float would eliminate the need for the UAS lease. Port Director Uchytil said he believes the land between Aurora Harbor and Harris Harbor should remain in CBJ control or, at minimum, University control.

Port Director Uchytil said the area remains important for commercial and recreational users, including fisheries users and crane dock access. He said the lack of a long-term

leasehold was one reason Docks & Harbors shifted from pursuing crane dock grants at the UAS site to the Aurora Harbor Drive Down Float project.

No formal action was taken.

b. Public Comment: NONE

3. Passenger For Hire - Fees & Trends

Presentation by Port Director:

Port Director Uchytel reviewed passenger-for-hire fees and trends at Statter Harbor. He said the item was requested after prior Board discussion about revenue generated by charter operations.

Port Director Uchytel said inspected vessels generate the majority of passenger-for-hire revenue. He said revenue was approximately \$90,000 in 2017, dropped to zero during the COVID-impacted period, and has increased as operations returned and Statter Harbor improvements were completed.

Port Director Uchytel said future trends are uncertain because some activity may shift depending on Goldbelt operations, North Douglas activity, and other visitor industry changes.

a. Committee Discussion:

Committee members discussed whether increased revenue was caused by passenger counts, rate changes, or facility improvements. Port Director Uchytel said the passenger-for-hire fee was affected by an across-the-board fee increase and later inflation adjustments, but there had not been a recent targeted base increase specific to passenger-for-hire operations.

Committee members discussed whether the fee structure should be reviewed because Statter Harbor now provides a substantially improved charter facility. Members also discussed maintenance costs, staffing costs, and the loss of raw fish tax revenue that previously supported the Harbors Enterprise.

No formal action was taken.

b. Public Comment: NONE

4. Aurora Harbor Drive Down Float - Crane Capacity & Approach Dock Size Discussion

Presentation by Port Engineer:

Port Engineer Sill discussed the Aurora Harbor Drive Down Float crane capacity and approach dock size. He said the 16-foot widened approach dock concept would make the facility more usable for trucks and trailers. He said the turning analysis works on paper under the base design, but the additional width would make actual use more practical.

Port Engineer Sill said the 65 percent design estimate included a base bid of approximately \$13.2 million and a little more than \$1 million for the widened approach dock. He said the widened approach dock appeared to remain within available project funding.

a. Committee Discussion:

Committee members discussed whether the widened approach dock should be included in the base bid or carried as an additive alternate. Port Director Uchytel explained that staff needed clear directions because the bid approach would affect the project scope. Committee members generally supported including the widened approach dock in the base project if funding allows.

Port Engineer Sill also discussed crane capacity. He said the original grant concept included two five-ton cranes, but staff and consultants are evaluating whether two-ton or three-ton cranes would better fit the facility. Harbormaster Creswell said existing Docks & Harbors cranes are often operated and advertised at one ton even if the equipment can lift more at shorter radii.

b. Public Comment: NONE

MOTION: Mr. Sooter moved to direct staff to pursue a two-ton or three-ton crane and include the 16-foot widened approach dock/trestle in the base bid rather than as an additive alternate. Hearing no objection, the motion passed by unanimous consent.

5. Douglas Harbor Launch Ramp Improvements

Presentation by Port Engineer:

Port Engineer Sill said staff is evaluating three main issues at the Douglas Harbor launch ramp: worn non-skid decking, lack of lighting, and the depth/drop-off at the end of the ramp at low tide.

Port Engineer Sill said staff ordered a solar-powered light assembly with a solar panel, battery box, and LED luminaire. He said staff prepared a scope of work for a term contractor to mount the light assembly to a piling at the end of the launch ramp.

a. Committee Discussion:

Committee members discussed whether the solar lighting test would work during winter and whether a more permanent electrical option may eventually be needed. The Committee generally supported trying the lower-cost solar option before pursuing more expensive electrical work.

Committee members also discussed the worn decking and ramp-end condition. Staff said they would continue evaluating lower-cost improvements and the feasibility of practical repairs.

No formal action was taken.

b. Public Comment: NONE

H. STAFF, COMMITTEE, AND MEMBER REPORTS

1. Visitor Industry Task Force Liaison:

Mr. Sooter said Goldbelt provided a presentation and question-and-answer session. He said the discussion included possible shuttle or water taxi service between the Goldbelt facility and Statter Harbor, downtown, or the glacier area. He said Goldbelt also met with the North Douglas Homeowners Association and that traffic mitigation on North Douglas Highway was discussed.

2. Assembly Liaison: NONE

3. Harbormaster Report:

Harbormaster Creswell said Harris Harbor did not have potable water due to a split in the main. He said staff attempted a temporary repair, but the available sleeve did not fit the pipe. Temporary potable water would be provided through water-safe hose to the bottom of the gangway the following morning.

Harbormaster Creswell said custom hoses had been ordered and staff was also trying to source the correct repair sleeve. He said Docks & Harbors was also waiting for new hoses for the Auke Bay Loading Facility, where temporary water had been in place for approximately six weeks.

4. Port Engineer Report:

Port Engineer Sill said major fill placement and grading at the Thane Storage Facility were complete. He said electricians were finalizing underground conduit work, lights would be installed soon, fencing was expected soon, and finish grading was expected within the next week.

Port Engineer Sil

I said staff was working to ensure the July fireworks event would proceed successfully under increased Docks & Harbors oversight.

Port Engineer Sill said staff was also reviewing small electrical upgrades at Statter Harbor, including low-amperage receptacles and options to improve power availability.

5. Port Director Report:

Port Director Uchytel reported on the U.S. Army Corps of Engineers Statter Harbor breakwater project. He said the Army Corps contacted him regarding two penetrometer

tests performed for the project and indicated that the data collected was not usable for advancing the current breakwater design.

Port Director Uchytel said the test casing continued approximately 80 feet into very loose, unconsolidated sediment, raising concerns about the conceptual anchor approach. He said the Army Corps presented options including additional work with more funding, transferring the technical work completed to date, or replacing the existing breakwater in kind. Port Director Uchytel said Docks & Harbors told the Army Corps those options were not acceptable and asked the Corps to continue working toward a better solution.

Committee members asked whether the contractor was responsible for producing data that was not usable for design. Port Director Uchytel said the contractor performed the contracted work and the Army Corps accepted the work in the field. He said the problem is that the information is not sufficient for the current design approach.

I. COMMITTEE ADMINISTRATIVE MATTERS

1. Next Operations/Planning Committee Meeting:

The next Operations/Planning Committee Meeting is scheduled for Wednesday, July 22, 2026.

Port Director Uchytel reported that potential Board member interviews are scheduled for June 24th. He stated Mr. Emerson and Mr. Sooter are incumbents who reapplied for Board seats. He identified Don Etheridge, Josh Anderson, and Steve Box as additional applicants. He stated there are three openings and that Mr. Hamilton elected not to reapply.

J. ADJOURNMENT

MOTION: Mr. Sooter moved to adjourn. Hearing no objection, the meeting adjourned by unanimous consent.

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.