



## DOCKS AND HARBORS BOARD MEETING MINUTES

July 30, 2026 at 5:00 PM

Assembly Chambers/Zoom Webinar

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<https://juneau.zoom.us/j/84600348003> or Dial: 1-833-548-0276 Meeting ID: 846 0034 8003

### A. CALL TO ORDER

Board Chair Shem Sooter called the Docks and Harbors Annual Board Meeting to order for July 30, 2026, at 5:04pm.

### B. ROLL CALL

Present: James Becker, Steve Box, Matthew Leither, Nick Orr, Annette Smith, Shem Sooter.

Online: Mark Ridgway

Absent: Tyler Emmerson, and Robert Horchover.

Also in Attendance: Port Director Uchtyl; Port Engineer Sill; Deputy Harbormaster Norbryhn; Brandon Ivanowicz, PND Engineers; Brian Myers, Morris Engineering Group; Assembly Liaison Ms. Hall; Leah Narum, Admin Officer; Nate Block, Admin Assistant.

The Chair introduced Steve Box as the newest Board member.

The Chair also reminded Board members to complete, sign, and return the related parties report for the fiscal year.

### C. PORT DIRECTOR REQUESTS FOR AGENDA CHANGES

Port Director Uchtyl stated that there were no requested changes.

### D. APPROVAL OF THE AGENDA AS PRESENTED OR AMENDED

Board Member Leither moved to approve the agenda as presented. Hearing no objection, the motion passed by unanimous consent.

### E. BOARD ELECTIONS

#### 1. The Chair, Vice Chair, and/or other officers shall be elected

The Board proceeded with officer elections. Ms. Smith first asked whether the Board could accept the existing officers together, but the Chair requested that the officers be named individually.

Board member Leither moved to elect Shem Sooter as Board Chair. Hearing no objection, the motion passed by unanimous consent.

Board member Nick Orr moved to elect Matthew Leither as Vice Chair. Hearing no objection, the motion passed by unanimous consent.

Board Chair Sooter moved to elect Nick Orr as Operations Committee Chair. Hearing no objection, the motion passed by unanimous consent.

Board Chair Sooter assigned Mark Ridgway as Vice Chair of the Operations Committee and assigned Mr. Ridgway to the Lands Committee.

**F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

No public comment was received.

**G. SPECIAL ORDER OF BUSINESS**

**1. Employee of the Quarter**

Port Director Uchytel recognized Harbors Officer Keith Crocker as Employee of the Quarter for April through June 2026. Port Director Uchytel read a citation recognizing Mr. Crocker for his professionalism, daily commitment, and response to an attempted security breach involving an individual who attempted to illegally access MTSA-regulated cruise ship facilities in the Port of Juneau on June 10, 2026.

The citation stated that Mr. Crocker notified his supervisor, contacted the Juneau Police Department, prepared a six-month no trespass notice, coordinated with law enforcement and security partners, and helped ensure a no-trespass notice was served and applied to all Docks and Harbors property. Port Director Uchytel also recognized Mr. Crocker's leadership and mentorship of approximately 30 seasonal port employees.

Mr. Crocker was to receive the citation, a plaque, and a \$150 manager's cash award. No formal action was taken.

**H. APPROVAL OF MINUTES**

**1. June 25th, 2026**

June 25, 2026 minutes were approved without objection.

**I. ITEMS FOR INFORMATION/DISCUSSION**

**1. Aurora Drive Down Float - Update**

**a. Presentation by PND Engineers**

Brandon Ivanowicz, PND Engineers, presented an update on the Aurora Harbor Drive Down Float project. Mr. Ivanowicz introduced himself as a civil and waterfront engineer with PND Engineers and stated that PND is the engineer of record for the project. Brian Myers, Morris Engineering Group, participated as the electrical engineer.

Mr. Ivanowicz reported that CBJ was awarded a \$11.1 million MARAD Port Infrastructure Development Program grant in November 2024 and a State Harbor Matching Grant of approximately \$1.39 million in August 2024. PND was selected to provide engineering services, submitted the 35% design in September 2025, held a public review meeting in

mid-October 2025, delivered the 65% design on May 11, 2026, and delivered the 90% package to Docks and Harbors on July 30, 2026.

Mr. Ivanowicz reported that the federal environmental and grant process was nearing completion. Section 106 historic preservation, Clean Water Act certification, Endangered Species Act consultation, Title VI assessment, and the MARAD Engineering Risk Register had been completed. He stated that the environmental assessment had been approved, had passed legal review, and was in the signature process for a FONSI. The FONSI was expected within approximately one week, after which MARAD would sign the grant agreement. The Army Corps permit was also expected within the next few weeks.

The existing southern approach dock will remain. The existing steel gangway and timber moorage float will be removed, and the floating gangway will be salvaged by CBJ for potential reuse.

The proposed project includes a 16-foot-wide widening of the existing approach dock, a 60-foot by 70-foot expanded dock section, a 17-foot by 140-foot vehicular transfer bridge, and a 48-foot by 120-foot drive-down float. Mr. Ivanowicz stated that the project provides approximately 175 feet of clearance from the 10 elevation contour to the edge of a vessel moored at the drive-down float. On the inshore side, the design shows approximately 30 feet of clearance from a 40-foot vessel berthed on the float to the -10 contour, with additional clearance available at higher tides.

Mr. Ivanowicz described vehicle maneuvering analyses for trucks and truck-trailer combinations and stated that the design was evaluated for anticipated user movements. The 140-foot transfer bridge is expected to have an approximately 8% to 9% maximum slope at low tide, which is more gradual than a typical shorter pedestrian gangway. The transfer bridge will be similar in general appearance to the Auke Bay loading facility, with a steel truss frame, open grating, and steel pipe bull rails.

The drive-down float design includes a transition plate and apron, two cranes located on the left side of the float to reduce congestion, a small 8-foot by 10-foot utility shed, two 40-foot high-mast light poles, two freeze-protected water pedestals, life ring cabinets, and fire extinguishers. The float will be fabricated from 48-inch steel pipe with a corrosion protection system consisting of sandblasting, spray metalizing, epoxy coating, and aluminum anodes.

Mr. Myers described the electrical design. Two power pedestals will be installed adjacent to the cranes, one on each side, with a total of eight receptacles. Each pair of receptacles will include a 50-amp, two-pole, 208-volt receptacle and a 30-amp single-pole receptacle. The power pedestals and cranes will be on a card access system similar to the Auke Bay loading facility.

Mr. Ivanowicz reviewed the project schedule. The 90% design package was delivered on July 30, 2026. The project team expected to receive the signed FONSI and grant agreement by mid-August 2026, complete the 100% design, thereafter, advertise in mid-September, and award a construction contract in mid-October. Fabrication and procurement are expected from October through March, with on-site work beginning in February, installation of the floats and transfer bridge in early summer, float-mounted utilities installed in June or July, and substantial completion in July 2027.

The 90% engineer's estimate was approximately \$14.6 million and had remained relatively steady through the design process.

**b. Board Discussion**

Mr. Box asked why the Aurora design did not include a separate pedestrian walkway like the Auke Bay facility. Mr. Ivanowicz stated that the bridge width is limited and that the pedestrian walkway at Auke Bay narrows the vehicular approach. Mr. Box also asked whether the float would include power for welding or similar use. Mr. Myers described the planned receptacles and stated that the eight outlets were intended to provide sufficient access for users.

Member Leither asked how unused funds would be handled if the project came in under budget. Port Director Uchytel explained that MARAD is expected to fund 80% of eligible costs, including design, construction administration, and construction, with CBJ responsible for 20%. Port Director Uchytel stated that the State Harbor Matching Grant funding would be used appropriately and that grant funds could not be redirected to unrelated projects.

Port Director Uchytel also described MARAD's concern regarding crane capacity. The grant application had referenced five-ton cranes, and MARAD questioned a proposed reduction to three-ton cranes as a potential reduction in project scope. Port Director Uchytel stated that there was no reason to assume risk by delivering anything other than what had been applied for and included in the grant agreement.

**c. Public Comment**

No public comment was received.

**2. Downtown Bathrooms - Update**

**a. Presentation by Port Director & PND Engineers**

Port Director Uchytel presented an update on the Downtown Bathrooms project, also described as Downtown Waterfront Improvement Project Phase 2. Brandon Ivanowicz, PND Engineers, was present for engineering questions. Port Director Uchytel stated that PND is the engineer of record and James Bibb with Northwind Architects is the architect of record.

Port Director Uchytel stated that the downtown bathroom concept has been discussed in prior waterfront planning, including the Marine Park/Taku Dock Urban Design Plan. That planning envisioned a covered waiting area and bathrooms in the former Archipelago area. He noted that Downtown Waterfront Improvement Phase 1, completed in 2021 for approximately \$12 million, included the deck-over area now used as the Peratrovich staging area.

Port Director Uchytel reviewed the uplands concept and stated that the project is intended to serve both visitors and local users. A prior concept included a location for the Lone Sailor statue near the bathrooms. Following public feedback at an April 7 public meeting, the Pioneers of Alaska agreed to look for another location along the Sea Walk. Port Director Uchytel stated that the Pioneers of Alaska were still fundraising, with a need of approximately \$400,000, and that placement of the statue may be months or years away.

Port Director Uchytel stated that staff would pause additional uplands amenity planning, such as park-like features or a fire pit, until the Finns of Alaska development by Reuben Willis takes shape in the adjacent uplands area.

The architectural design was described as drawing from Juneau's historic waterfront, cold storage buildings, and exposed trusses at Treadwell. The concept includes an approximately 1,400-square-foot covered staging and waiting area, with capacity for approximately 180 people to wait, rest, stay dry, and meet tour or dock representatives.

The bathroom facility is proposed to include 15 total fixtures: seven fixtures in the men's restroom, seven fixtures in the women's restroom, and one family restroom. Port Director Uchytel stated that the project is funded with marine passenger fee funds but is intended to be useful to locals as well.

#### **b. Board Discussion**

Member Leither asked about current public restroom options downtown. Port Director Uchytel identified restrooms near the Franklin Street dock, maintained by Franklin Dock Enterprises; restrooms in the tram building; restrooms at the library/parking lot; and restrooms in City Hall. He also noted that some private businesses have restrooms used by the public. Port Director Uchytel stated that the proposed 15-fixture facility would likely have the largest number of public restroom fixtures along the SeaWalk and noted that tourism-related demand occurs in surges.

Member Leither asked whether additional full-time employees would be needed to maintain the facility. Port Director Uchytel stated that staff anticipated contracting out cleaning. He compared the approach to Statter Harbor, where staff perform daily cleaning and a contractor performs deeper cleaning twice weekly. He noted that the new facility could require substantial ongoing maintenance.

Member Smith asked about maintenance concerns, including the possibility of needles or other items damaging lift station pumps, based on prior experience at Harris Harbor. Mr. Ivanowicz described the proposed mechanical room between the men's and women's restrooms, with exposed plumbing, two doors, stair access to a mezzanine, and three feet of clearance for maintenance access. He stated that the layout should improve access for clearing plugs, addressing leaks, and winterization. He also stated that lift station screening or filtering systems may be available and that he would discuss the concern further with the mechanical engineer.

c. Public Comment

No public comment was received.

**3. Thane Storage Facility - Update**

a. Presentation by Port Engineer

Port Engineer Sill presented an update on the Thane Storage Facility, formerly referred to as the Little Rock Dump storage facility. He stated that the design was completed with DOWL, and Island Contractors was placed under contract on March 26, 2026. The contractor finished the project on July 15, 2026, with only a few remaining parts or final items pending.

Port Engineer Sill described the site as located past the Big Rock Dump, AML, and the cruise ship dock. The Little Rock Dump area consists of mine tailings and has historically been used as a garbage dump and later for sewer sludge drying and disposal. The sludge use ended by approximately 2000, the site was capped, and Docks and Harbors has used it for storage for approximately 26 years. Because of the site's underlying conditions and proximity to the Thane avalanche chute, staff determined that commercial maritime storage was an appropriate productive use.

Port Engineer Sill stated that the facility includes a fenced flat storage area, modernized camera system, secured CONEX storage, and open bulk storage. The intended use is storage for commercial fishermen and other commercial maritime users. Harbormaster Creswell is preparing the regulations for use of the facility. Port Engineer Sill stated that CONEX's will be available for lease as secured, covered storage, and that more than half of the site will be available for bulk storage such as gear on pallets, gillnets, crab pots, or similar commercial fishing equipment.

b. Board Discussion

Member Leither asked when first use of the facility would be available. Port Engineer Sill stated that use would begin after the ribbon cutting and after regulations were finalized, likely within two to three weeks.

Mr. Box asked whether individuals could lease space for crab pots or other stored items. Port Engineer Sill stated that staff anticipated a square-foot cost for bulk storage and that

eight of the ten CONEX would be available for rental, with additional open square footage also available.

Port Director Uchytel stated that staff were considering a Friday, August 14, 2026 grand opening to invite commercial fishermen to view the facility and provide feedback. He stated that the facility was built for commercial maritime users, with commercial fishermen intended to have the first opportunity to use it. He stated that pricing could be adjusted by the Board based on interest and feedback.

c. Public Comment

No public comment was received.

**4. Docks & Harbors Board Training - Cyber Security**

a. Presentation by Port Director

Port Director Uchytel stated that CBJ requires cybersecurity training for everyone with a juneau.gov account. He stated that he had coordinated with the IT Director and that the Board could meet requirements by viewing the training during Board meetings, with attendance logged by staff.

The Board viewed cybersecurity training material focused on phishing. The training cautioned users to be alert for unexpected emails offering rewards, urgent requests, and links from unverified senders. The training emphasized that users should not click links until the sender has been verified.

b. Board Discussion

No board discussion was recorded.

**J. STAFF, COMMITTEE, AND MEMBER REPORTS**

**1. Assembly Liaison**

Assembly Liaison Hall congratulated returning Board members on their reappointments and welcomed Mr. Box to the Board. She reported that the Assembly meeting on Monday included recognition of the Docks and Harbors partnership in supporting the fireworks effort and recognition of Coast Guard Appreciation Month.

Assembly Liaison Hall also reported on matters before the Assembly, including citizen initiatives related to the mill rate and a seasonal 1% sales tax, further Finance Committee work on an ordinance concerning the nonprofit sales tax exemption, and an ordinance concerning vessel property tax exemptions. She noted that non-commercial vessels, commercial fishing vessels, and cargo or freight vessels were not included in that vessel property tax exemption discussion.

**2. Harbormaster**

Deputy Harbormaster Norbryhn provided the Harbormaster report. He welcomed Mr. Box and reported that operations at the harbors and port were generally going well. He stated that the season was slightly past the seasonal halfway point and that staff were showing some fatigue but continuing to carry out operations effectively.

**3. Port Engineer**

Port Engineer Sill reported that as several major capital projects wind down, staff are also addressing smaller projects often completed through term contractors.

Port Engineer Sill reported issues with the Harris Harbor water system. Replacement hoses had been on order for nearly two months, and some water hoses at several facilities were in poor condition. Harris Harbor patrons were being temporarily served with a garden hose. Staff were working with Harry Plumbing to obtain replacement hoses and components, and restoring water service was a high priority.

Port Engineer Sill reported that the Port Camera Infrastructure Project was nearly ready. The project would install cameras between the Port Field Office and Franklin Dock and would extend power and internet through an area where those utilities are not currently available. Staff hoped to advertise the project in the fall.

Port Engineer Sill reported that fireworks-related work was winding down and that the barge had been returned to Trucano Construction the previous day. He stated that planning for next year's fireworks would begin in approximately one month to reduce coordination challenges.

Port Engineer Sill reported that closeout was nearly complete for Aurora Phase 4, Taku Harbor work was done with grant closeout remaining, and Statter Harbor 3D was complete with the punch list finished. He noted that grants are reimbursement-based and that CBJ is not simply issued the full grant amount up front.

Port Engineer Sill also reported that he was coordinating Docks and Harbors elements of the CBJ Sea Walk project extending toward AJ Dock, including cameras and internet. He reported that staff were working on a Douglas Launch Ramp improvement, including an agreement with Chatham Electric to install a solar-powered light near the third piling to improve visibility in the mid-tide area. The Board discussed the practical difficulty of constructing launch ramps to low elevations, including the limited time available at extremely low tides.

**4. Port Director**

Port Director Uchytel added that PND had inspected the AS Dock, the old timber dock closest to Marine Park. He reported that the timber dock was generally in good condition, although some missing piling would need to be addressed through splicing or scabbing to meet design loads. He stated that staff did not anticipate needing to replace a major



portion of the Sea Walk in the near term, and that a full evaluation report would be provided in September.

Port Director Uchytel reported that DOT had released instructions for the Harbor Municipal Grant Program. He stated that the application period was shorter than usual, running until August 18, 2026, and that Docks and Harbors intended to apply for two grants: an Echo Cove boarding float and Statter Harbor Phase 4 zinc anodes in the horseshoe area. He reported that CBJ expected to return approximately \$750,000 in DOT harbor grant funding from Aurora Phase 4 that was not needed.

Port Director Uchytel reported that the Statter Breakwater project had received feedback from the Army Corps requesting additional geotechnical information. He stated that a draft report was expected in mid-November and a full report in September 2027. He said the anticipated concept may be approximately a 1,800-linear-foot breakwater located approximately 200 to 300 yards off the existing breakwater, with an estimated cost of approximately \$100 million.

Port Director Uchytel discussed the temporary 1% sales tax initiative. If reauthorized by voters, Docks and Harbors would work on potential projects for future consideration, including a local match for the breakwater and the North Douglas launch ramp facility. Port Director Uchytel reported on the Echo Cove Fish and Game grant process and stated that public comment had been encouraged. He noted that the Territorial Sportsmen, with assistance from Mr. Orr, submitted comments supporting hunter access needs at Echo Cove. He also stated that some comments suggested funding should instead go to North Douglas, and staff addressed the issue where appropriate.

Port Director Uchytel stated that the Tide Line would include information on the North Douglas Expansion Project, including project status and work to date. He reported that the project now has \$1 million in CIP and that staff plan to issue an RFP in the fall to select an engineer to assist with design.

#### **K. COMMITTEE ADMINISTRATIVE MATTERS**

##### **1. Next Board Meeting: August 27, 2026, 5:00pm**

The next Board meeting was confirmed for August 27, 2026 at 5:00pm at the Assembly Chamber. Board Chair Sooter reminded the board members that board will be permanently moving to the Assembly Chambers for both Board Meeting and the Operations & Planning Committee.

#### **L. ADJOURNMENT**

Board member Smith moved to adjourn with no objection.