

AIRPORT BOARD
AGENDA
6:00 P.M., WEDNESDAY, JULY 8, 2015
ALASKA ROOM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Regular Monthly Meeting of June 10, 2015

B. Special Meeting of June 23, 2015

IV. APPROVAL OF AGENDA

V. PUBLIC COMMENTS

VI. UNFINISHED BUSINESS

A. **Clean Up Violation of Jordan Creek Greenbelt** (Attachment # 1): At the August 13, 2014, Airport Board meeting, staff briefed the Board on the limbing/clean-up needed along the Jordan Creek corridor paralleling Yandukin Drive. This was supported by a July 23, 2014, letter from Chief Johnson and Lt. Sell, Juneau Police Department (JPD), regarding the safety in that area and the need for better visibility in the dense undergrowth. Staff was to begin the clean-up coordination, but the work with Community Development Department (CDD)/Planning Commission was suspended with the resignation of our Superintendent (in October) and the start of winter operations. A few weeks ago, a complaint about the sharp branches over the trail as well as people living/camping in the area, an abundance of trash, dumped household items, etc., resurrected the problems in the area. Our new Superintendent had worked with Fish and Game, but not CDD/Planning Commission to coordinate the clean-up. The Airport immediately called CDD and self-disclosed some of the limbing that had already taken place. The attached letter is a result of that disclosure. The Airport will formulate a response, but the bottom line is that this area is a problem. JPD has recently requested extra patrols of the area to prohibit activity (camping, dumping). Further discussion at the meeting.

B. **Capital Improvement Project (CIP) Review.** The Airport went before the Assembly Committee of the Whole to request assistance in local match funding for three major CIP projects. The request to put a General Obligation bond before the voters was denied. In light of this, the Airport will need to re-organize the CIP schedule and re-think how the project matches can be funded. It is also a good time to fully educate the public on how the Airport operates; including the day-to-day operations and the capital projects. This would go a long way with understanding what/why the Airport requests financial CIP help. Staff requests a CIP meeting with the Board (or a Finance Subcommittee) to review the CIP and create public awareness of Airport Operations/Capital Projects.

VII. NEW BUSINESS

A. Economic Impact Study of Juneau International Airport Proposal (Attachment #2): The Airport Board had requested an update to the Airport Economic Study while we were updating the Airport Master Plan. The last comprehensive study was performed by McDowell Group in 2000 and the State performed a general economic study (Northern Economics) in 2011. The timing of an update study would work well with the Master Plan update. The attached proposal is to perform the Economic Study with the Master Plan consultant's (URS) subcontractor (Sheinberg and Assoc.). Staff requests approval to use operating funds for an Airport Economic Impact Report; a Supplemental Agreement with URS would be the most efficient method, since they are already compiling similar data for the Master Plan Study. The Airport would still need to vet this supplemental agreement process through the City.

Board Motion: *"Approve the use of FY 2016 Airport Operating funds in the amount of \$8,500 for an updated Airport Economic Study through a supplemental agreement with URS."*

B. Appropriate Aircraft Rescue/Fire Fighting (ARFF) Truck Grant and Match: Staff has applied for an FAA Airport Improvement Program (AIP) FFY15 grant in the amount \$850,000 for the purchase of a 3,000 gallon Airport Rescue Fire Fighting truck to meet the Part 139 ARFF Index C requirements. Staff requests approval to appropriate this grant and Alaska Department of Transportation (ADOT) matching funds of \$28,333. Local match funds of \$28,334 provided by CBJ FY16 CIP area wide sales tax (through Resolution 2713(d) dated May 18, 2015).

Board Motion: *"Approve appropriation of FAA AIP grant in the amount \$850,000; ADOT match in the amount \$28,333, and local match of \$28,334 from the CBJ CIP 2016 (area wide sales tax) to a new CIP for the purchase of a 3,000 gallon ARFF truck."*

C. Appropriate Aircraft Rescue/Fire Fighting (ARFF) Building Modification Design and Environmental Phase I A and B: Staff has applied for two FAA Airport Improvement Program (AIP) FFY 15 grants for Phase I (parts A and B) in the amounts of \$325,000 and \$75,000 (total \$400,000) for design and environmental review of the ARFF building modification to meet FAA Advisory Circular (AC) for the acquisition of a 3,000 gallon ARFF truck. The FAA has requested that the Airport break the design and environmental grant requests into two separate grants. Staff requests Board appropriation of these FAA AIP grant amounts. Furthermore, staff requests approval to appropriate the Alaska Department of Transportation (ADOT) matching amounts of \$10,833 and \$2,500, respectively. Local match funds will be provided by the CBJ FY 16 CIP area wide sales tax (through Resolution 2713(d) dated May 18, 2015), for the amounts of \$10,834 and \$2,500.

Board Motion: *"Approve appropriation of two FAA AIP grants in the amounts of \$325,000 and \$75,000; ADOT match grants in the amounts of \$10,833 and \$2,500, and local matches of \$10,834 and \$2,500 from the CBJ CIP 2016 (area wide sales tax) to a new CIP for ARFF building modification design and environmental."*

D. Appropriate Revenue from the Sale of Sand, Reclaimed Asphalt Pavement (RAP), Auctioned Float Dock, and Auctioned Aircraft, to Airport Revolving Capital Reserve Account. Staff requests approval to appropriate revenue from the sale of sand (\$26,800 invoiced to Miller Construction for use on CBJ Harbor project), RAP (unknown revenue), auctioned aircraft (\$2,600), and the auctioned float dock (\$8,100) to the Capital Reserve Account, for use as local match on Capital Improvement Projects (CIP). Further, staff requests approval to transfer \$9,000 of these funds into the Master Plan CIP to account for minor overages and continuing administrative costs (mostly staff time and CBJ overhead). This work is not AIP eligible.

Board Motion: *“Approve the appropriation of revenues from the sale of sand, RAP, auctioned aircraft, and auctioned float dock, to the Airport Capital Reserve Account, and transfer \$9,000 from the Airport Capital Reserve Account to the Master Plan CIP.”*

E. Runway Safety Area (RSA) Phase II B Design Northeast (NE)/Northwest (NW) Apron and Continued Perimeter Fencing. The next phase of the RSA is to design the (filled/permitted) aprons and continue the fencing on the south side of the Airport. At this time, the FAA 2015 Reauthorization bill allows for continuing 2011 projects under a 95% federal participation. The RSA is one of these projects. Staff has applied for an FAA Airport Improvement Program (AIP) grant in the amount of \$824,624 for the design of the NE/NW aprons and continued fencing. Staff requests approval to appropriate this grant and Alaska Department of Transportation (ADOT) matching funds of \$21,700. Local match of \$21,701 to be forward funded from the Airport Operating Fund Balance Reserve to be reimbursed with a future PFC application.

Board Motion: *“Approve appropriation of FAA AIP grant in the amount \$824,62, ADOT match in the amount \$21,700, and local match of \$21,701 from the Airport Operating Fund Balance Reserve (to be reimbursed with a future PFC application), for the RSA Phase II B design of NE/NW Apron and continued perimeter fencing.”*

F. Airport Manager’s Report:

1. Airport Engineer Report (Attachment #3)
2. Airport Architect Report (Attachment #4)

VIII. CORRESPONDENCE

IX. COMMITTEE REPORTS

A. **Finance Committee:**

B. **Operations Committee:**

X. ASSEMBLY LIAISON

XI. PUBLIC COMMENTS

XII. BOARD MEMBER COMMENTS

XIII. ANNOUNCEMENTS

XIV. TIME AND PLACE OF NEXT MEETING:

A. Airport Board, 6:00 p.m., August 12, 2015, Alaska Room

XV. EXECUTIVE SESSION

XVI. ADJOURN



June 26, 2015

Patricia de La Bruere,
Juneau International Airport Manager
1873 Shell Simmons Dr., Ste 200
Juneau, AK 99801
(Delivered via email)

SUBJECT: Violation of CBJ Code 49.70.310, cutting within the 25-foot no-disturbance zone of Jordan Creek

Dear Ms. de La Bruere,

The CBJ Community Development Department (CDD) conducted site visits on June 24 and June 25, 2015, in the CBJ-owned Jordan Creek greenbelt across from the Juneau International Airport (JIA). Photos were taken on June 25, 2015, which document recent and extensive clearing within the 25-foot no-disturbance zone of Jordan Creek, in a range of 3-25 feet from the creek. This activity violates CBJ Code section 49.70.310, as follows:

49.70.310 Habitat.

(a) Development in the following areas is prohibited:

(4) Within 50 feet of the banks of streams designated in Appendix B of the comprehensive plan of the City and Borough of Juneau, 2013 Update; and

(b) In addition to the above requirements there shall be no disturbance in the following areas:

(1) Within 25 feet of stream designated in Appendix B of the comprehensive plan of the City and Borough of Juneau, 2013 Update; and

CDD has informed JIA staff in the past that any deviation from CBJ Code 49.70.310 requires an approved streamside setback variance from the CBJ Planning Commission. The attached email message dated November 18, 2014, from CDD staff to JIA personnel documents that JIA personnel had personal notice of the 49.70.310 prohibition. The first message in this email chain describes the Juneau Police Department (JPD) concern that a portion of the Jordan Creek greenbelt could be used to harbor threats to the airport's safety and requests that JIA consider options to minimize those potential threats. Despite JPD's concern, JPD did not purport to authorize any disturbance to the stream buffers as only the CBJ Planning Commission has authority to grant a variance to 49.70.310.

CDD staff spoke with JIA personnel on June 18 and June 22, 2015, regarding JIA's request to cut vegetation within the setback. JIA staff indicated an immediate need to cut within the setback due to public safety concerns. CDD staff directed the JIA to submit a plan for vegetated removal, while CDD would inquire as to whether an alternate process was available to expedite the activity. CDD did not

ATTACHMENT #1

authorize the activity, and no plan has been received to date. Based on the attached photos, the clearing has been extensive, and the area of concern is now highly visible. Clearly the desired work has already been completed without due process.

To address violations to CBJ Code 49.70.310, the JIA must submit a mitigation plan to restore the habitat functions and values that have been diminished as a result of the vegetation loss within the 25-foot no-disturbance zone. JIA must consult with the CBJ Parks and Recreation Department on plan preparation because the impacted area is managed by JIA and Parks and Recreation. (See attached ownership map.)

A draft plan must be submitted to CDD by July 25, 2015. This plan will be reviewed by the CBJ Wetlands Review Board. The plan may also be reviewed by the Alaska Department of Environmental Conservation, because Jordan Creek is an impaired waterbody, and by the U.S. Fish and Wildlife Service because of its expertise with restoration projects.

JIA should also research the history of the properties impacted and determine if additional action or mitigation is necessary.

Please contact me at 586-0755 if you have questions.

Regards,



Teri Camery, Senior Planner

cc: Kim Kiefer, City Manager
Rob Steedle, Deputy City Manager
Amy Mead, City Attorney
Rob Palmer, Assistant Attorney
Hal Hart, Community Development Department Director
Kirk Duncan, Parks and Recreation Department Director
Greg Chaney, Lands Manager
Beth McKibben, Planning Manager

Attachments: 11/14/14 email message from CBJ CDD to JIA
Ownership map
Affected area map with photo points
Photo list
Selected photos

ATTACHMENT #1

Teri Camery

From: Teri Camery
Sent: Tuesday, November 18, 2014 2:21 PM
To: Ken Nichols
Cc: Christine McNally; Travis Goddard
Subject: RE: limbing and clearing along Yandukin and creek area

Hi Ken,

Thanks for showing me the area this morning. You will need a variance for limbing within 0-25 feet of the Ordinary High Water Mark of Jordan Creek. Limbing is allowed within 25-50 feet from Ordinary High Water without a variance. However you cannot cut trees in either the 0-25 foot or 25-50 foot zones without a variance.

Variances require Planning Commission approval, and typically take 6-8 weeks. This proposal will need to go to the Wetlands Review Board for their advisory review. WRB comments will be included in the staff report to the Planning Commission.

Your application will need to include a site plan that shows where limbing will occur, the distance from the creek in those areas, and the approximate height of the limbing. As we discussed, I would suggest that you apply for limbing within the specified area on an as-needed basis to address the public safety concern, so you don't need to re-apply in the future as the vegetation grows up.

Please let me know if you have any questions and thanks for your time today.
Teri

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755



Please consider the environment before printing this email.

From: Ken Nichols
Sent: Monday, November 17, 2014 11:04 AM
To: Teri Camery
Subject: RE: limbing and clearing along Yandukin and creek area

OK. 10:30 at the intersection of Yandukin and Crest Street. We will proceed from there.

-Ken

From: Teri Camery
Sent: Monday, November 17, 2014 10:18 AM
To: Ken Nichols
Subject: RE: limbing and clearing along Yandukin and creek area

Hi Ken,
Could you meet late tomorrow morning at 10:30 or 11?

ATTACHMENT #1

Teri

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755



Please consider the environment before printing this email.

From: Ken Nichols
Sent: Saturday, November 15, 2014 1:56 PM
To: Teri Camery
Cc: Patricia deLaBruere; Hal Hart; Mark Lykins
Subject: RE: limbing and clearing along Yandukin and creek area

Teri,

I have the critical locations surveyed and marked now. Would you be able to meet on either Nov 17 or 18?

-Ken

From: Teri Camery
Sent: Friday, August 15, 2014 2:51 PM
To: Patricia deLaBruere; Hal Hart; Ken Nichols; Kevin Lyons
Subject: RE: limbing and clearing along Yandukin and creek area

Sounds good. I'd be happy to meet with you out there anytime.

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755



Please consider the environment before printing this email.

From: Patricia deLaBruere
Sent: Friday, August 15, 2014 2:50 PM
To: Teri Camery; Hal Hart; Ken Nichols; Kevin Lyons
Subject: RE: limbing and clearing along Yandukin and creek area

Thank you Teri.

We may request a site visit and apply for a variance to this area. Kevin and Ken will be the contact for this.

Thanks.

Patty

*Patricia deLaBruere
Airport Manager
Juneau International Airport
Juneau, Alaska
(907) 789-7821*

ATTACHMENT #1

From: Teri Camery
Sent: Friday, August 15, 2014 2:33 PM
To: Hal Hart; Patricia deLaBruere; Ken Nichols
Subject: RE: limbing and clearing along Yandukin and creek area

Hi Patty,

Limbing is allowed in the area between 25-50 feet of the Ordinary High Water Mark of the creek. However 0-25 feet from Jordan Creek (and all anadromous streams) is a no-disturbance zone. A variance from the CBJ Planning Commission would be required to limb trees in this area. That said, if this is considered an emergency, Hal would have authority as CDD Director to override that requirement.

Please let me know if you have any questions.

Teri

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755



Please consider the environment before printing this email.

From: Hal Hart
Sent: Friday, August 15, 2014 11:47 AM
To: Patricia deLaBruere
Cc: Teri Camery
Subject: RE: limbing and clearing along Yandukin and creek area

I have asked our Senior Planner Teri on our team to advise. I will get back to you shortly.

Hal Hart AICP
Director, Community Development Department
City and Borough of Juneau
Alaska's Capital City

(907) 586-0757

From: Patricia deLaBruere
Sent: Friday, August 15, 2014 11:14 AM
To: Hal Hart; Kevin Lyons
Cc: Ken Nichols
Subject: limbing and clearing along Yandukin and creek area

Good Morning.

As we discussed at the Airport Board meeting Wed night, the Airport will need to do some clearing on our property along Yandukin and the creek. This has become a safety issue. JPD has written a letter about this area (attached) and requested that it be cleared out for safety reasons.

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I know there are restrictions along creek corridors and would like Kevin to work with Community Development. Hal has offered to come out and give us some guidance on the restrictions, but remembering that safety is paramount.

I will let the two of you set up a time to meet and go through this area....

Thanks.

Patty

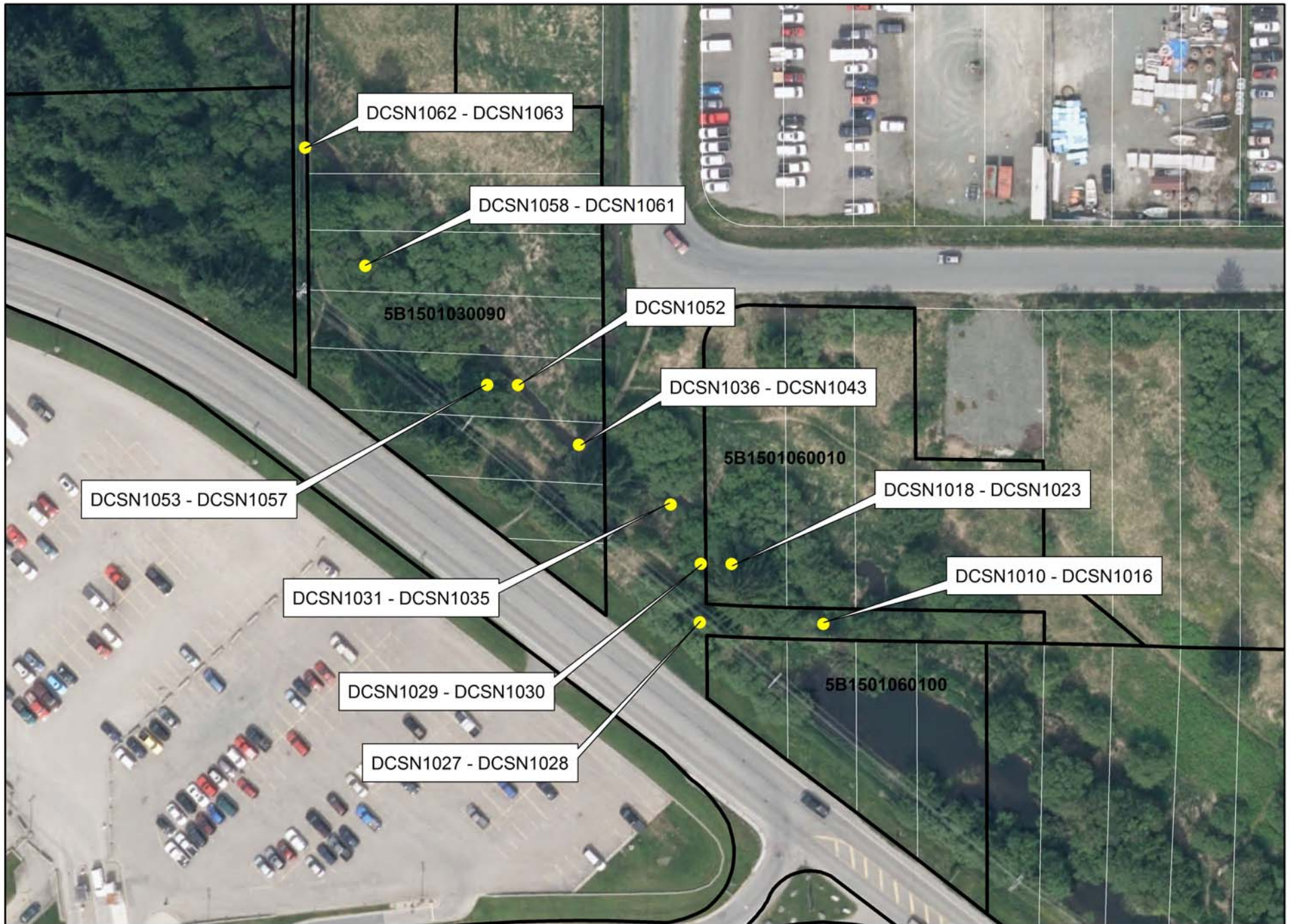
*Patricia deLaBruere
Airport Manager
Juneau International Airport
Juneau, Alaska
(907) 789-7821*

ATTACHMENT #1



Ownership Map

ATTACHMENT #1



0 50 100 200 Feet



Photo Locations from Site Visit on 6/25/2015

ATTACHMENT #1

Photo list from 6/25/15 Jordan Creek site visit

Photos taken by Teri Camery, CBJ Senior Planner, with John Hudson, U.S. Fish and Wildlife Service

DCSN1014	limb pile adjacent to trail
DCSN1018	cutting 13 feet from creek, approximately 50-60 feet south from previous location
DCSN1021	cutting 13 feet from creek, same location, with limbs cut to approximately 12 feet high
DCSN1026	limb pile adjacent to trail
DCSN1039	cutting at large spruce next to main footbridge coming from Jordan Ave, 4 to 11 feet from creek
DCSN1041	cutting at large spruce next to main footbridge coming from Jordan Ave, 4 to 11 feet from creek
DCSN1042	cutting at large spruce next to main footbridge coming from Jordan Ave, 4 to 11 feet from creek
DCSN1045	debris piles
DCSN1048	debris piles
DCSN1050	debris piles
DCSN1055	cutting at large spruce, 24 feet from OHW
DCSN1061	cutting at 9 feet from OHW

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Photo #: DCSN1014



Photo #: DCSN1018

ATTACHMENT #1



Photo #: DCSN1021



Photo #: DCSN1026

ATTACHMENT #1



Photo #: DCSN1039



Photo #: DCSN1041

ATTACHMENT #1



Photo #: DCSN1042



Photo #: DCSN1045

ATTACHMENT #1



Photo #: DCSN1048



Photo #: DCSN1050

ATTACHMENT #1



Photo #: DCSN1055



Photo #: DCSN1060



ATTACHMENT #2

Sheinberg Associates

1107 West 8th Street, Suite 4 • Juneau, AK 99801 • (907) 586-3141 • Fax (907) 586-2331

June 12, 2015

Ken Nichols

Juneau International Airport

1873 Shell Simmons Dr., Ste. 200

Juneau, AK 99801

Sent via email to Ken.Nichols@jnuairport.com

Dear Mr. Nichols,

Sheinberg Associates is pleased to submit this proposal in response to our conversation during the Juneau International Airport Sustainability Master Plan meetings on June 9-10, 2015. Clearly, both airport staff and the master plan consultant team need current economic impact data for the Juneau International Airport (JNU).

Sheinberg Associates frequently acquires employment, payroll, and spending data for clients. We propose to conduct a targeted data acquisition effort to identify current JNU direct employment, payroll, and spending, and estimate indirect spending through the economy.

Key Tasks would be the following:

1. JNU Data.

- a) Review FY 15 Airport budget and in consultation with JNU staff, affirm number of FTE employees and wage & benefit package.
- b) Estimate, with staff assistance, the amount of FY 15 JNU operational and capital spending and the percent of each that is to local vendors and service providers.
- c) Identify top recipients of airport spending, follow-up interviews as needed.

2. JNU Tenant Data.

Prepare a short confidential online survey, and through either confidential interviews or the online survey, find out from airport tenants***:

- a) Number of FTE employees or workers
- b) FY 15 (or calendar year 14) wage and benefit spending (including any airport related self-employed or proprietors income)
- c) FY 15 (or calendar year 14) annual (or typical) spending on goods and services as well as percent that is to local vendors and service-providers.
- d) Identify top recipients of this spending.

*** We will prepare a draft letter to go out under JNU staff signature letting tenants know about this important effort to prepare an updated picture of JNU's economic impact and contribution to the community.

3. Reporting.

Aggregate all data and prepare a short **Economic Impact Report** for the Juneau International Airport (and the Sustainability Master Plan team). Also prepare an **Infographic** that can be used by the Airport for informational and public relations purposes.

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I estimate it will take 85 hours to complete these tasks, which at a blended staff bill-out rate of \$100/hr would be \$8,500.00

This work will occur during summer 2015 and all products delivered by late summer/early fall 2015 in time for the Master Plan Team's use.

Sheinberg Associates is a Community & Strategic Planning, Research, and Public Engagement firm in its 26th year of business. A link to some similar economic research we've recently conducted can be found on our website [HERE](#) as well as other firm and employee information. We have, for example, just completed:

- an Economic Overview and Analysis for the Kenai Peninsula
- a Skagway Senior Center + Housing Needs Assessment
- the Juneau Economic Plan (with McDowell Group)

And, we are just beginning work on:

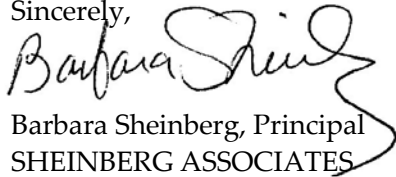
- an Economic Baseline Indicator Study for the City of Valdez

Our website has other information about us.

Please share this proposal with other Juneau International Airport staff as appropriate, and let me know if you need additional information about our firm, or this proposal.

I look forward to hearing back from you to see if there is interest and funding to proceed.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Sheinberg", with a long, flowing underline that extends to the right.

Barbara Sheinberg, Principal
SHEINBERG ASSOCIATES



MEMO

TO: Patricia deLaBruere
Airport Manager

DATE: June 30, 2015

FROM: Ken Nichols, P.E., C.M.
Airport Engineer

RE: Engineer's Report

General

In the past month, the projects office worked on several construction and planning projects. Project specific summaries are presented below.

Airport Sustainability Master Plan

A series of meetings were held June 9-10. Technical Advisory Committee presentations and Working Papers are posted to the project website. The next set of meetings is expected in October.

RSA Expansion Phase IIA

Secon (Ever Electric) punchlist items in the Runway Safety Area have been completed. Remaining punchlist items are in the non-movement areas and are expected to be completed in July.

Runway 8/26 Rehabilitation

This project is on-schedule with the opening of the runway on July 1. Taxiway A will be under construction for the next several weeks to convert it back to use as a taxiway. This construction includes the addition of new taxiway edge lights as a change order to the project.

Air Cargo Hard Stand

A supplemental agreement with Secon has been executed and work will proceed on repaving the current parking position sometime in late July/early August (after Taxiway H is removed with the runway rehab project.)

Runway 26 MALSR

This project has been added to the work in progress list for the local FAA Technical Operations staff in the Sector Service Center here in Juneau. I am unclear whether the project is moving forward as a complete project at this time. More information will be provided as I receive it.

NE Development Area Apron

FAA requested submittal of a grant application for this work by July 2. Staff will prepare and submit an application per FAA's request.



ATTACHMENT #4

MEMO

TO: Patricia deLaBruere, JNU Airport Manager
FROM: Catherine Fritz, AIA, JNU Airport Architect
RE: Architect's Report of June 2015 Activity

DATE: June 30, 2015

The Concessions Expansion project is nearly complete. Substantial Completion inspection is scheduled for July 6, 2015. This is slightly delayed from the July 3 contract date, but was desirable to accommodate the Independence Day holiday for contractors and inspectors. The concessionaire, Jacobsen/Daniels Associates (JDA), is working with Alaska state food service and liquor licensing officials to begin operating in the new areas as soon as possible. We now expect the Prep Kitchen to be open first, allowing JDA to begin preparing foods on site. The liquor license expansion is scheduled to be heard by the CBJ Assembly on July 20th. Once Assembly approval is received, it will only take a few days to get final paperwork in order to open the new bar.

Island Contractors and its subs have been a pleasure to work with. There has been good coordination and communication throughout the job. Working with multiple trades in a small area, interfacing with unknown conditions in an existing building, and working across the SIDA wall have all been done efficiently and professionally. The final change order that incorporates additional work items, and the close out documents such as as-builts are expected to be complete by the end of July.

Roof investigation of the maintenance shop was done in early June, then the CBJ Engineering Department selected JYL Architects to develop design and bid documents for a new roof. Architect Tony Yorba is preparing a fee proposal, and we are discussing scheduling options for the construction work.

Planning for the new Airport Rescue/Fire Fighting (ARFF) truck and design for building modifications was placed on hold during June until the final grant documents have been received from Federal Aviation Administration (FAA). The FAA requested that a separate grant be issued for the ARFF truck purchase; those grant documents are currently being finalized by FAA. Staff is continuing to work with FAA to complete the grant documents for the building design modifications. As soon as these are complete, the Request for Proposals (RFP) for building design services will be issued. The local matches to these grants are part of the CBJ Capital Improvement Program budget, which will go into effect July 1, 2015.

Staff began developing space layout concepts to accommodate potential new leases inside the terminal. Much of the available area is in the former kitchen/dining space and may require extensive renovation to make usable. In the coming weeks, the cost of making the space lease ready will be weighed against potential lease income to determine if limited renovation should be considered.



New Bar is nearly ready for final clean up and inspections.



Roof conditions are noted in a June 5 review with contractor.