

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, November 18th, 2021

Zoom Meeting
<https://bit.ly/3aHY9uz>
Meeting ID: 838 9850 7467
Passcode: 202039
Call In: 253 215 8782

- I. Call to Order** (5:00 p.m. via Zoom)
- II. Roll** (Lacey Derr, Paul Grant, David Larkin, Matthew Leither, Mark Ridgway, Annette Smith, Bob Wostmann, James Becker and Don Etheridge)
- III. Approval of Agenda**

MOTION: TO APPROVE THE AGENDA AS PRESENTED.
- IV. Approval of October 28th, 2021 Board meeting minutes; and, approval of November 5th, 6th and 10th working Board retreat minutes.**
- V. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time).
- VI. Special Order of Business**
- VII. Unfinished Business**

- 1. Capital Improvement Projects (CIP) – Docks & Harbors Board Prioritization
Presentation by the Port Engineer

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO ESTABLISH AN UPDATED CIP PRIORITIZATION RANKING AS PRESENTED.

- 2. Legislative Capital Priority List – Docks & Harbors Board Prioritization
Presentation by the Port Director

Board Questions

Public Comment

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA (CONTINUED)
For Thursday, November 18th, 2021

Board Discussion/Action

MOTION: TO PROVIDE “insert *PROJECT X*” AND/OR “insert *PROJECT Y*” [NO MORE THAN TWO CIP] FOR CONSIDERATION AS DOCKS & HARBORS LEGISLATIVE CAPITAL PRIORITY PROJECTS.

3. 1% Sales Tax Initiative – Docks & Harbors Board Prioritization for October 4th, 2022 Election

Presentation by the Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO PROVIDE FOR ASSEMBLY CONSIDERATION DOCKS & HARBORS [insert PRIORITIZATION PROJECT(S)] FOR THE OCTOBER 2022 CITY & BOROUGH OF JUNEAU 1% SALES TAX INITIATIVE.

VIII. New Business

1. Vessel lightering Fee - 05 CBJAC 15.060

Presentation by the Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO DIRECT STAFF TO COMMENCE THE PUBLIC HEARING PROCESS TO INCREASE 05 CBJAC 15.060 (VESSEL LIGHTERING FEE) FROM \$600 TO \$1700.

2. Docks & Harbors Rate Setting Policy Statement

Presentation by the Port Director

Board Questions

Public Comment

Board Discussion/Action

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA (CONTINUED)
For Thursday, November 18th, 2021

MOTION: TO APPROVE PRESENTED DOCKS & HARBORS POLICY STATEMENT.

IX. Items for Information/Discussion

1. Docks & Harbors Board annual letter to the Assembly
Presentation by the Port Director

Committee Discussion/Public Comment

2. Docks & Harbors Calendar Year 2022 Schedule
Presentation by the Port Director

Committee Discussion/Public Comment

X. Committee and Member Reports

1. Board Retreat Meeting- November 5th, 6th and 10th, 2021
2. Operations/Planning Committee Meeting- Thursday, November 10th, 2021
2. Member Reports
3. Assembly Lands Committee Liaison Report
4. Auke Bay Neighborhood Association Liaison Report
5. South Douglas/West Juneau Liaison Report

XI. Port Engineer's Report

XII. Harbormaster's Report

XIII. Port Director's Report

XIV. Assembly Liaison Report

XV. Board Administrative Matters

- a. Finance Sub-Committee Meeting – Tuesday, November 23rd, 2021
- b. Finance Sub-Committee Meeting – Tuesday, December 7th 2021
- c. Special Board Meeting - Wednesday, December 8th, 2021
- d. Ops/Planning Committee Meeting – Wednesday, December 8th, 2021
- e. Board Meeting – Thursday, December 16th, 2021

XVI. Adjournment

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES
For Thursday, October 28th, 2021

Zoom Meeting

I. Call to Order: Mr. Etheridge called the Regular Board Meeting to order at 5:00 p.m. via Zoom.

II. Roll Call: The following members were present in the Port Director's conference room or via Zoom. Lacey Derr, David Larkin, Matthew Leither, Mark Ridgway, Bob Wostmann and Don Etheridge.

Also in attendance: Carl Uchtyl – Port Director, Erich Schaal – Port Engineer, Christine Woll – CBJ Assembly Liaison, Allison Eddins – City Planner II, Teena Larson – Administrative Officer and Nichole Benedict – Administrative Assistant I.

Absent: James Becker, Paul Grant and Annette Smith

III. Approval of Agenda

MOTION By MR. RIDGWAY: TO APPROVE THE AGENDA AS PRESENTED.

Motion passes with no objection.

IV. Approval of September 23rd, 2021 Board minutes.

Hearing no objection, the September 23rd, 2021 Board minutes were approved as presented.

V. Public Participation on Non-Agenda Items.

Mr. Kirby Day, Juneau, AK

Mr. Day commented that the Harbor staff did a great job with a trying season, mentioned how well they did during the COVID mitigation and gave praise for their professionalism, competence and hard work.

VI. Consent Agenda

A. Public Requests for Consent Agenda Changes – None

B. Board Members Requests for Consent Agenda Changes – None

C. Items for Action

MOTION By MS. DERR: TO APPROVE THE CONSENT AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

VII. Unfinished Business

1. Regulation Change: 05 CBJAC 20.080 (Passenger-for-hire fee)

Mr. Uchytel said this is on page 24 in the agenda packet. These rates have been through the Finance Sub-Committee and the Operations Planning Committee. The proposal is to raise the passenger-for-hire rates 10% for both the vessel and per-person fee. This will add about \$15,000 to the Harbors Enterprise. There was a comment received last week with concerns regarding definitions. He clarified with the Law Department to modify the paragraph listed as definitions. We decided to strike the passenger-for-hire definition within the regulation and changed that to commercial charter vessel activities. This is the only change that is new from last Wednesday.

Board Questions: None

Public Comments: None

Board Discussion/Action:

Mr. Ridgway asked everyone to look at section 3 on page 25. Do we need to add a date where it is XX'd out?

Mr. Uchytel stated if the Board takes affirmative action today, staff will begin the public notice process which will require notice in the Juneau Empire and posting at the libraries. He suspects this will happen as early as November 1st, 2021. We will add that date once we commence the public notice period. We are planning for a public hearing on December 8th, 2021. All the Board is doing today is directing staff to begin the public notice process.

MOTION By LACEY DERR: TO PROCEED TO THE PUBLIC NOTICE PERIOD AND NOTIFICATION OF PUBLIC HEARING SET FOR DECEMBER 8th, 2021 TO AMEND 05 CBJAC 20.080 PASSENGER-FOR-HIRE FEE AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

VIII. New Business

1. Lisa Haffner New Lease Application.

Mr. Uchytel said Docks & Harbors manages several hundred acres of CBJ owned tidelands. We received these tidelands through a conveyance process established by the state. Most of the conveyance occurred back in 2001. This lease was originally with the state and is for 3.2 acres in the Tee Harbor area. Lisa Haffner currently leases this land and her 55 year lease expired this year. CBJ ordinance only allows for a 35 year lease and Ms. Haffner said she would like to exercise her right to sign a new lease for 35 years. The process requires an appraisal, which is in the packet and works out to be \$0.04 per square foot. Usually these things would go through the Operations Planning Committee first, but we were informed we are losing our CBJ law attorney on November 19th, 2021. We are trying to push this through while we still have our current representation. There is no legal reason to deny the lease going forward due to Ms. Haffner having preferential right to these 3.2 acres.

Board Questions

Mr. Wostmann asked Mr. Uchytel if Ms. Haffner has been made aware of the increase in rent and has that already been agreed to?

Mr. Uchytel said she has been made aware of the increase and accepts the conditions of the new lease.

Public Comment – None

Board Discussion/Action

MOTION By MS. DERR: MOVE TO APPROVE A NEW 35 YEAR LEASE FOR LISA HAFFNER AT THE RENTAL RATE OF \$5,545.12 AND FORWARD TO THE ASSEMBLY FOR FINAL APPROVAL AND ASK FOR UNANIMOUS CONSENT.

Motion passed with no objections.

IX. Items for Information/Discussion

1. Community Development Department (CDD) Areawide Planning Update Presentation by Allison Eddins.

Mr. Uchytel said he was asked at the Operations-Planning Committee meeting to provide an overview of upcoming development projects prior to the Strategic Planning Retreat. This is why Ms. Eddins is with us today.

Ms. Eddins introduced herself as a Planner with CBJ, under Director Maclean. She began by speaking about the Auke Bay Area Plan. For a couple of years we worked with the neighborhood and sub-committee of the Planning Commission to begin implementing the area plan. Our first step was to propose new zoning districts for what we were calling the Auke Bay Core. This includes the waterfront, but we were not proposing to rezone the waterfront, mainly because what we were hearing from residents was they liked that 35 foot height limit to preserve the views. Those two new zoning districts we proposed, a mixed use and the neighborhood commercial did not pass the Planning Commission. However, they did adopt the two new zoning districts as an amendment to the CBJ Land Use Code. They declined to rezone Auke Bay to those two new zoning districts. Auke Bay continues to be a mixture of general commercial, light commercial, medium density multifamily, as well as low density single family. We have no plans to revisit that, however, the neighborhood association is interested in updating the area plan.

Board Questions None

Ms. Eddins spoke about the Blueprint Downtown. The process is moving along as expected. We are seeing some delays due to Covid and trying to get a Steering Committee and quorum. A draft of the plan should be going out for public review by the end of this year. A few items in this plan is the focus area from the Rock Dump all the way up to the neighborhoods in Star Hill, Chicken Ridge, down to Willoughby and to the Juneau-Douglas Bridge. This is a significant area, so we plan to break it up into eight sub-districts. Three of those directly relate to Docks & Harbors. The first being the waterfront, the boundaries for the waterfront are a little bit north of the Rock Dump, following Franklin down to the bridge. The second focus area is the Rock Dump, and the third is Aurora and Harris Harbors. The plan has quite a few goals and recommendations. Those that might interest this group is the plan that recommends supporting the 2017 Downtown Harbors Upland Plan. One specific recommendation for that is requiring mixed use development near Harris Harbor. They are also recommending giving support to the 2018 Marine Park to Taku Dock Urban Design Plan and the 2021 Small Cruise Ship Infrastructure Plan. This also deals with the Visitor's Industry Task Force recommendation for a cruise ship dock at the Sub-Port.

Board Questions None

Ms. Eddins said the next project was the Long-Range Waterfront Master Plan. We are awaiting the results of a survey, and pending those results there will likely be amendments to the Waterfront Plan. Probably only the amendments that deal with

Area B, which is the Sub-Port, will be considered. Beyond that there really hasn't been any movement as we await the results of the survey.

Board Questions None

Ms. Eddins said the next area plan we are working on is the South Douglas/West Juneau Area Plan. We have Annette Smith as a liaison to that project. A Steering Committee was appointed early this year and met in the spring. This is also a large area, so we are breaking it up into sub-areas as well. One area, that of course, would interest this committee is what we are calling the Waterfront Recreation Area. Prior to starting the public process, we met with some employees of Docks & Harbors and with Parks & Rec. We wanted to get an idea of what these departments had planned for the properties they manage in that area. Before the Steering Committee starts talking about specific recommendations for the Douglas Harbor, Ms. Eddins would like to meet with someone from Docks & Harbors to make sure she is as up to date as possible. She does not want to contradict any adopted plans, and wants to be supportive about what Docks & Harbors has in mind for the upcoming five, ten, fifteen years in that area. The steering committee is back to holding their regular meetings. They usually meet every three weeks. Ms. Eddins anticipate they will begin to meet and discuss the Douglas Harbor in December 2021.

Board Questions

Mr. Ridgway asked if that area includes North Douglas.

Ms. Eddins stated it does not include North Douglas. The focus area is from the bridge, south, to a little past Sandy Beach.

Ms. Eddins said the last item the Board wanted an update on is an item she is least familiar with. Director Maclean will be available for any future meetings to answer questions about the review of the Coastal Management Plan. That ordinance was repealed in August. Her colleagues and Director Maclean are working with Title 49 and the Planning Commission to determine if any of the sections in the Coastal Management Ordinances need to be moved into the Land Use Code and officially adopted. That process is ongoing, the Title 49 Committee met about this specific topic just today.

Board Questions

Mr. Ridgway said he did not have any questions but wanted to thank Ms. Eddins. He appreciated her bringing the board up to speed on the wide range of planning efforts.

Mr. Wostmann also thanked Ms. Eddins for the summary. Mr. Wostmann was familiar with some of these plans, but not up to date on all of them. He asked Ms. Eddins to provide the Board with a reference list with all existing plans that affect Docks & Harbors.

Mr. Ridgway asked Ms. Eddins if she had knowledge on current planning efforts for a second crossing to Douglas Island.

Ms. Eddins said she does not and has not heard anything about a second crossing. If anything is being discussed it would be discussed between the City Manager and the department directors. The topic has always been hotly debated, and she does not anticipate that will change. She feels the need for a second crossing is just becoming greater and greater, especially as we see more development happening over on Douglas Island.

Mr. Schaal said he can add a little to that. He has been working with Katie Koester, Director of Engineering & Public Works. She is putting together a legislative priorities document, and one of the topics is the second crossing. Mr. Schaal read from a draft regarding the topic. It stated the second crossing from Juneau to Douglas Island has been a priority for the community since the early 1980's. Recently the CBJ Assembly appropriated \$250,000 to match federal appropriations of \$2.5 million, to perform a PEL study through ADOT. DOWL Engineering has been selected for the PEL study that is expected to be completed by the end of 2023.

Board Questions None

Public Comment None

2. Strategic Retreat Planning

Mr. Uchytel said Ms. Cosgrove is online now and will be under contract to facilitate the Strategic Planning Retreat. The retreat will begin on Friday, October 5th, 2021 at 5:00 pm, and reconvene the next day on Saturday, October 6th, 2021 at 10:00 am. The current plan is to put in three to four hours each day. The retreat will be held in the Board Room of the Robert F. Valliant Admin. Building at Bartlett Regional Hospital. Mr. Uchytel read the retreat agenda on page 65 of the packet and welcomed comments by the Board.

Ms. Cosgrove said she appreciated Mr. Uchytel reading through the agenda. The only thing she wanted to add is there is flexibility while trying to keep to the agenda. If

something comes up we can spend a little more time in one place over another, to meet people's needs.

Board Questions

Mr. Wostmann said he liked this agenda and it has the key points he wanted to see. He also liked the SWOT Analysis in there, as he has attended those in the past and believes they can be very effective.

Mr. Ridgway said he appreciated Ms. Cosgrove pitching in and thanked her for attending last week's Operations Planning Committee meeting. Mr. Ridgway also complimented Mr. Uchytel for the way the agenda was presented.

Mr. Uchytel stated the only people attending the retreat will be board members, staff and Ms. Cosgrove. There are limitations for the board room, only 12 people are allowed per Bartlett guidelines. We will meet the Open Meetings Act by each Board member having a microphone, and allowing the public to call-in. Mr. Uchytel confirmed with the Law Department this is an appropriate accommodation to meet the Open Meetings Act requirements.

Public Comments None

3. Docks & Harbors Calendar Schedule – 2022

Mr. Uchytel stated this has been shown to the Operations Planning Committee. This calendar shows the Operations Planning Committee, Finance Sub-Committee and Board meetings. If anyone has any conflicts to please let him know.

Board Questions

Mr. Wostmann said he wanted the Finance Sub-Committee to get together and look into their meetings. He would like two of those meetings each month. Ms. Larson stated she could add it to the agenda for the Finance Sub-Committee.

Public Comments None

4. UAS Property Acquisition Strategy

Mr. Uchytel said he was working with the City Manager and this potential acquisition will be added to the Assembly Committee of the Whole (COW) meeting on Monday, November 1, 2021. The memo on page 67 basically gives some background and

talking points for the Assembly. We are trying to acquire this property between the Aurora and Harris Harbor.

Board Questions

Mr. Ridgway asked Mr. Uchytel if the 30 times increase to the lease can be recovered by existing sub-leases. We get \$36,700 per year to sublease the property, our yearly cost will be increased to \$230,000 per year.

Mr. Uchytel said we cannot recoup that difference on the backs of our sub-lessees. In FY2021 we were in the black \$180,000 for the Harbor Enterprise. This memo on page 67 states we cannot continue the status quo and keep collecting the same amount of rent and continue to be viable enterprise.

Mr. Schaal said when we went through the appraisal process for the boatyard lease, it was based on its use as a boatyard. When the appraisal was provided to UAS from the same appraiser, he was asked to find the value at the highest and best use. This is the reason for the new increased price.

Mr. Ridgway said he was trying to feel out how much of a liability that might be. He thanked Mr. Uchytel and Mr. Schaal for the explanation.

Public Comment

Mr. Dennis Watson, Juneau, AK

Mr. Watson asked the Board to really take a look at expenses when deciding these things at the retreat. Mr. Watson believes the UAS property purchase is probably the most important piece of the Docks & Harbors work projects. If Docks & Harbors lose this space down there, he does not know what we will be able to do. Mr. Watson asked the Board to be cautious, and he certainly supports the purchase.

X. Committee and Member Reports

1. Operations/Planning Committee Meeting – October 20th, 2021

Mr. Ridgway said the policy statement rate setting was not forwarded to the Board, but was discussed. The Peratrovich Plaza and passenger-for-hire language was forwarded out of the committee. Also, they were joined by Ms. Cosgrove to discuss the upcoming board retreat.

2. Finance Sub-Committee Meetings – October 13th & 27th, 2021

Mr. Wostmann said the focus had been primarily on the change in rates and how to apply the CPI. Trying to reach a consensus on the best way to establish a rate increase on an interim basis until we can complete the rate study.

3. Member Reports

Mr. Leither said that he has been speaking with many harbor patrons at Statter Harbor and people are very happy with the hot berth process. He wanted to pass that along as a compliment to the staff.

4. Assembly Lands Committee Liaison Report

Ms. Derr said the Assembly Lands Committee did not meet this month. They are scheduled to meet next week and it will be on next month's report.

5. Auke Bay Neighborhood Association Liaison Report

Mr. Wostmann received an active summary from the Planning Committee. The proposed zoning changes were opted, there has been no further action. Mr. Wostmann is on the contact list for the Auke Bay Neighborhood Association, but there is nothing new to add.

6. South Douglas/West Juneau Liaison Report – None

XI. Port Engineer's Report

Mr. Schaal said his typical project update is in the packet and he wanted to let everyone know we will be discussing both cruise ship electrification, and the UAS property at the COW meeting on Monday, November 1, 2021. This will be the third time we have tried to present to the Assembly. Mr. Schaal gave the Board an update on what he will be sharing. Through our review of the ships that will be using the docks over the next few years, we feel there will be enough power to move ahead with the project. Mr. Schaal discussed AEL&P, average precipitation and how the hydroelectric plant works. We would be at the bottom of the list to receive power, after the Franklin Dock, Greens Creek Mine and non-interruptible customers. Mr. Schaal stated the AS Dock has by far the most vessels able to connect and face the correct direction. There is a 4:1 ratio of vessels that can connect to the AS Dock vs

the Cruise Ship Terminal Dock. If you are concerned with cost recovery, it would make sense to install the infrastructure at the AS Dock first.

Board Questions

Ms. Derr asked if it would be beneficial to have Board members in the crowd (Zoom) for the November 1st 2021 COW meeting?

Mr. Schaal said yes, it is always great for the Assembly to see the Board caring about our projects.

Mr. Uchytel offered Board members use of the conference room at the Port Office to attend by Zoom.

XII. Harbormaster's Report

Mr. Uchytel said staff is currently soliciting for a Harbor Security Officer. It will close next Friday, November 5th, 2021. Hopefully after the interview process we will have a full-time Security Officer by the end of November.

XIII. Port Director's Report

Mr. Uchytel said the requests for the rate study proposal is due by November 9th, 2021. He is anticipating at least three proposers. At least two board members have expressed an interest in sitting on the selection committee. If any other Board members would like to participate please let him know.

Mr. Uchytel said the last item to share with the Board is about the Alaska Association of Harbormaster's Conference in Anchorage. Every year they reveal the Alaska Department of Transportation Harbor Grant list. This year there was seven municipalities that submitted municipal harbor grant applications in the amount of \$20 million. There were two tier I projects, which always go to the top of the list. We ended up in fourth place behind the Sand Point. The legislature will need to appropriate at least \$15 million in FY2023 for us to benefit with the \$2 million harbor grant. This money would go towards the Phase III of the Aurora Harbor project.

Ms. Derr asked if there has been any upswing in crime or complaints during the brief time the seasonal security employee has been gone.

Mr. Etheridge stated he missed two weeks of his patrolling due to an injury. The first few nights back he had to chase four people away from the harbor. There had been a bit of an upswing when he first came back, but it's settled back down. The weekly JPD report showed no increases from them.

XIV. Assembly Liaison Report

Ms. Woll stated she is the new Docks & Harbors Assembly Liaison after the Assembly reorganization meeting on Monday. Her family currently has five boats and are committed users of CBJ Docks & Harbors. The Assembly has been on a break during the election period. The Assembly did pass two pieces of legislation submitted by this Board. The resolution supporting full funding of the \$11.5 million of the state of Alaska Municipal Harbor Facility Grant in the FY2023 state capitol budget. Also, the ordinance appropriating the \$24,000 as funding for security enhancements.

Ms. Woll said on Wednesday at the Assembly Finance Committee meeting one of the agenda items will be the Managers proposal for the use of the Marine Passenger Fees.

Board Questions None

XV. Board Administrative Matters

- A. Assembly Committee-of-the-Whole, Monday, November 1st, 2021
- B. Board Strategic Retreat – Friday, November 5th & Saturday, November 6th, 2021
- C. Finance Sub-Committee Meeting – Tuesday, November 9th, 2021
- D. Ops Planning Committee Meeting – Wednesday, November 10th, 2021
- E. Board Meeting – Thursday, November 18th, 2021

Board Questions None

XVI. Adjournment – The meeting adjourned at 6:21 pm.

DEPARTMENT CAPITAL IMPROVEMENT PRIORITIES

For D&H Board Review and Ranking for Discussion at the Wed, November 10th Ops Meeting

Docks

Project Name	Priority	Estimate	Project Notes
Dock Waterside Safety Railings		\$1,000,000	Designs and installs handrails all along the seawalk from the AS Dock to the CT Dock. The style would match the current handrails at the docks and incorporate new features around the Aquileans and original bollards.
Small Cruise Ship Infrastructure		\$25,000,000	Designs and constructs the project as envisioned in the recent masterplan. Provides a 350' drive down float with the water, sewer and electrical connections. Also provides new uplands to accommodate small cruise ship passenger and provisioning needs.
NOAA Dock Acquisition		\$3,000,000	Related to Small Cruise Ship Infrastructure Project. Possible property purchase or improvements.
Downtown Waterfront Improvements Ph II (Restrooms)		\$3,000,000	On hold due to City Museum. Completes design and constructs a new restroom and waiting area at the Peratrovich Plaza.
Shore Power at Cruise Ship Berths		\$1,000,000	Based on the ongoing study. Designs and constructs shore power infrastructure to supply cruise vessels with shore power at both the AS and CT docks.
Deck Over at People's Wharf		\$3,000,000	Part of Marine Park to Taku Smokeres Planning Study. Decks over an open section of water between Tracy's Crab Shack and the seawalk for more public space.
Lightering Float Replacement		\$650,000	Replaces removed lightering float to provide a public float that accesses the water in the vicinity of Marine Park
Total		\$36,650,000	

Harbors

Project Name	Priority	Estimate	Project Notes
Statter Harbor Passenger for Hire Ph IIIC		\$4,000,000	Designs and Constructs restrooms and waiting area and parking lot improvements for tour passengers and buses. It could include a second floor for lease to a restaurant.
Aurora Harbor Rebuild - Ph III		\$4,000,000	Rebuilds North Aurora, could be combined with Aurora Ph IV
Aurora Harbor Rebuild - Ph IV		\$5,000,000	Rebuilds North Aurora, could be combined with Aurora Ph III
UAS Downtown Property Purchase		\$3,000,000	Purchase of the Fisherman's Terminal crane dock, tidelands, float, travel lift pier and uplands used by the boat yard.
Juneau Fisheries Terminal Development		\$25,000,000	Tied to UAS property purchase. Includes multiple improvement options to add capacity and improve facility's for commercial users at the facility. Based on the Bridge Park to Norway Point Master Plan
Marine Service Center		\$25,000,000	New downtown boat yard located at Norway Point with a 150 travel lift. Based on the Bridge Park to Norway Point Master Plan
Auke Bay Non-Motorized Coastal Transportation Link		\$12,500,000	Baywalk in Statter harbor that connects the Harbormasters Office to the Auke Bay Marine Station with an elevated seawalk that winds around the shore.
Cost Share w/ ACOE - Statter Breakwater Feasibility Study		\$500,000	Match money to partner with the ACOE to design and install a new longer breakwater at Statter Harbor to increase the protected moorage area.
Aurora Harbor Dredging - Tug Slips		\$350,000	Aurora Ph I had an additive alternate to dredge two of the fingers on A float to approx. elevation -20 to allow tug boats to not ground at -5 tides. It was not funded in Ph I.
Wayside Float Maintenance Dredging		\$350,000	The public fishing dock at DIPAC grounds at low tide which is damaging the floatation and the decking is wearing from vehicle use. It needs to be dredged and have major maintenance performed.
Auke Bay Net Repair Float		\$300,000	Net mending locations have been a hot topic for the commercial fishing fleet. For several years there was a barge on loan at the ABLF that served as a net mending float. The barge was sold and there is currently no official net mending float.
North Douglas Boat Ramp Improvements		\$5,000,000	Residents have asked about improving North Douglas Launch Ramp. A 2 lane ramp, 100 parking space sketch has been created to stir discussion and garner public input.
Aurora Harbormaster Building and Shop Replacement		\$3,000,000	Part of Bridge Park to Norway Point Master Plan. The Harbormasters Office is past its useful life. It has sewer issues and the shop has carpenter ants. These buildings are the most in need of replacement in the D&H portfolio.
Douglas Harbor Uplands Improvements		\$2,000,000	Douglas Harbor has a masterplan from the early 2000's that adds curb and gutter, landscaping, paves the lots and builds a seawalk along the top of the retaining wall.
Statter Harbor Shop/Garage/Storage Facility		\$1,500,000	Staff have expressed a need for more vehicle garage space and storage to improve efficiency and levels of service to Statter Harbor and all harbor facilities north of Auke Bay. It's mentioned in the Statter Harbor Master Plan
Fish Sales Facility - Harris Harbor		\$1,000,000	A study was done to look at improving local sales of seafood directly from commercial vessels. It identifies some infrastructure that could improve the publics access to vessels selling seafood.
Taku Harbor/Stockade Point Float Replacement		\$300,000	Parts of the Taku Dock and Stockade Point float are nearing their useful life. This project plans and designs their replacements.
Total		\$92,800,000	

Docks & Harbors Totals: \$166,100,000



MEMORANDUM

DATE: November 9, 2021
TO: Docks and Harbors
FROM: Katie Koester, Engineering and Public Works Director
THROUGH: Carl Uchytel, Port Director
SUBJECT: Legislative Capital Priority List

The purpose of this memo is to provide information on the FY 2023 City and Borough of Juneau Legislative Capital Priority Process and solicit the Parks and Recreation Advisory Committee's participation in the process.

The state legislative delegation has requested CBJ submit capital priorities to the Alaska State Legislature by February of 2022. In 2021, CBJ put together a list with input from the Public Works and Facilities Committee, Docks and Harbors, and Planning Commission. However, with more time we can collect input from additional CBJ advisory bodies and empowered boards for the Assembly to consider when making their list. It is important to note the Legislative Priorities are not a funding request, it is a way to articulate larger or more complicated funding needs to the Legislature, the federal delegation, and the public. One example where this list could be useful is in supporting the decision for CBJ to apply for a grant. Nevertheless, this is not a comprehensive list. Rather it represents the CBJ Assembly priorities for a given year.

What is the Role of Docks and Harbors?

Docks and Harbors is being asked to both nominate projects that the Commission would like to see on the list and/or provide input on project priorities. This information, in conjunction with inputs from other CBJ boards and commissions, will be used by the Assembly to amend and reprioritize the list.

A prioritized list is only useful if there is the discipline to keep in manageable and relevant. Please keep that in mind when making your recommendations.

Please make the following recommendation:

Two projects the Board would like to see on the Legislative Priority list (either from the draft list or a proposed new project on the form provided)

To assist the Board in the Legislative Priority review process, I have included the following materials:

- 1) Draft FY 2023 Legislative Priorities (this was updated by staff with last year's adopted list as a starting place)
- 2) Proposed New Projects to the Legislative Priority List form

The recommendations will be forwarded to the full Assembly for consideration no later than January 25. See the schedule included in the draft FY 2023 Legislative Priorities for more information. Thank you for your time and participation in this important planning process.



City & Borough of Juneau

Legislative Priorities FY2023
11-08-21 Draft



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APENDIX

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CBJ lists, plans and priorities graphic: Page 20

October 29, 2021

To The Honorable Mayor Weldon and City and Borough of Juneau Assembly,

This document presents the **DRAFT** FY2023 Legislative Priority List. The Legislative priority list provides information on long range capital projects identified as priorities for the community of Juneau. Descriptions of projects include cost and schedule information, a designation of who will be responsible for operating and maintaining the infrastructure, and what goals the project is advancing.

The projects included in the FY2023 Legislative Priority List were compiled from the FY2022 list passed and adopted in March of 2021 with input from city staff. As the document moves through the public process, input from CBJ boards and commissions and the public will be collected, incorporated where possible, and presented to the Assembly for final adoption. The Legislative Priorities will be used to inform requests to state Legislature, Federal Delegation and granting agencies.

It is the intent of the City and Borough of Juneau to update the Legislative Priority list annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Your assistance in the effort is much appreciated.

Sincerely,

Katie Koester
Engineering and Public Works Director

City and Borough of Juneau
LEGISLATIVE PRIORITIES DEVELOPMENT SCHEDULE

ACTION	TIME FRAME
PWFC approval of schedule & process	November 1, 2021
Prepare and distribute draft Legislative Request to CBJ advisory groups for review and input	November 2021
Input for new draft requested by	December 15, 2022
	(Meeting dates): Planning Commission November 23 2021 intro; December 07, 2021 recommendation
	Parks & Recreation Advisory Committee December 7, 2021
	Docks and Harbor Board November 5&6 retreat
	Eaglecrest Board November or December?
	JSD Board (facilities committee) November or December 2021 meetings
	Systemic Racism Review Committee Tuesday following Assembly mtgs
	JCOS November 17, 2021
Administrative review and compilation	December 15- 19
PWFC for review	January 4, 2022
COW for review	January 11, 2022
Assembly Adoption	January 25, 2022
CAPSSIS Deadline	Early February
Distribution of Priorities	February

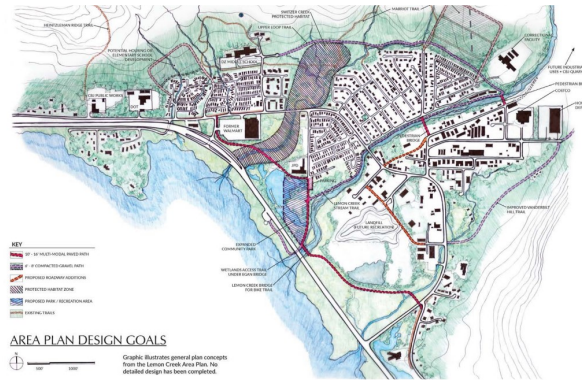
FY2023 Legislative Priority List *not adopted*

STATE REQUESTS

	<u>Project Name:</u>	<u>Purpose:</u>	<u>Amount:</u>	<u>Goal:</u>	<u>Page #:</u>
	Lemon Creek Multimodal Path	Design, Permitting, Property	\$2M	Advance Long-term Goal of a New Non-Motorized Route	6
	Aurora Harbor Phase III	Design, Permitting	\$250K	Replace critical infrastructure and support maritime economy	7
	North State Office Building Parking	Partial Funding	\$5M	State/legislative Parking, Auke District infill Development	8
	N. Douglas Launch Ramp Expansion	Permitting	\$250K	Improve safety and expand boating access & transportation	9
	Second Channel Crossing	Economic Impact Analysis and/or PEL Study	\$3M -\$7M	Economic Development	10
	Pederson Hill Development	Development	\$3M	Increase housing and development opportunities	11
	Telephone Hill	Site work	\$2M	Prepare for Redevelopment	12
	New City Hall	Partial Funding	\$5M	Reduce CBJ Operating Cost, Free up/create housing	13
	Capital Civic Center	Partial Funding	\$5M	Support Convention and Visitor Economy	14
	Auke Bay New Breakwater	Match Potential Federal Funding	\$5M	Increase Moorage and Renovate old Economic Development	15
	Auke Bay Seawalk	Design, Permitting, Property	\$250K	Improve Non-Motorized Route	16
	West Douglas Extension	Future Development	\$3M	Long Term Development Support	17
	Auke Bay Passenger for Hire Facility Phase 3	Construction of Uplands	\$3M	Separate commercial tourism actives from personal use	18
	Waterfront Juneau Douglas City Museum	Partial Funding	\$1M	Reduce CBJ Operating Cost, Expand Capital Campus	19

FEDERAL REQUESTS

	<u>Project Name:</u>	<u>Purpose:</u>	<u>Amount:</u>	<u>Goal:</u>	<u>Page #:</u>
	Second Channel Crossing	Construction	\$50M	Community & Economic Development	9
	Capital Civic Center	Construction	\$25M	Economic Development	14
	Lemon Creek Multimodal Path	Construction	\$8M	Advance Long-term Goal of a New Non-Motorized Route	6



LEMON CREEK MULTIMODAL PATH

AMOUNT REQUESTED: \$2M

TOTAL PROJECT COST: \$8M

PROJECT DESCRIPTION:

The requested funding would accomplish the first steps to the Lemon Creek Multimodal Path. These include planning, research and property identification to provide a new primary bike route as an alternative to Glacier Highway. Potential route to extend from Glacier Highway at Vanderbilt Hill, across wetlands, then extend parallel to Egan to reach the Lemon Creek area.

PUBLIC PROCESS:

Project has been identified as a medium range priority by the 2017 Lemon Creek Plan adopted into the Comprehensive Plan.

TIMELINE:

From time of award: 6 months: hire consultant; 9 months 30% review of alternatives; 15 months 95%; 24 months final report.

WHO WILL MAINTAIN AND OPERATE? TBD

GOAL OF PROJECT: Advance Long term goal of a new non- motorized route.



AURORA HARBOR PHASE 3

AMOUNT REQUESTED: \$250,000

TOTAL PROJECT COST: \$8M

PROJECT DESCRIPTION:

Request for funding to continue the reconstruction of the Aurora Harbor Facility. Past work has been divided into segments. This request would continue preliminary design and begin permitting tasks.

PUBLIC PROCESS:

The project has been through a long term planning process with community outreach. It is the 3rd phase of the larger reconstruction plans.

TIMELINE:

Begin consultant study within 6 month's of available funding - 30% review (and expenditure) of alternatives within 9 months of selection, public outreach process and 65% review (and expenditure), within 15 months of selection, 95% review (and expenditure)

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Replace critical infrastructure and support maritime economy.



NORTH STATE OFFICE BUILDING PARKING

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: \$20M

PROJECT DESCRIPTION:

This project will provide State Office and Legislative workers with parking just North of the State Office Building.

PUBLIC PROCESS: Designated as Legislative Priority in 2021.

TIMELINE:

Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start; 65% review (and 5% expenditure) 9 months from start; construction begins 14 months from start (25% expenditure) construction completed 28 months from start (100% expenditure).

WHO WILL MAINTAIN AND OPERATE? TBD

GOAL OF PROJECT: State/legislative parking, Auke District infill development.



Photo Credit: Juneau Empire

SECOND CHANNEL CROSSING

AMOUNT REQUESTED: \$7M

TOTAL PROJECT COST: Unknown

PROJECT DESCRIPTION:

This funding would allow for the environmental and economic impact analysis for specific locations being considered for a second crossing location by the Planning and Environmental Linkages (PEL) Study.

PUBLIC PROCESS:

A second crossing from Juneau to Douglas Island has been a priority for the community since the early 80s. An alternate access to the heavily populated Douglas Island will increase safety; if the only bridge now were to fail residents would be stranded and emergency services would be limited. It will reduce transportation times and open up new land to development. Recently, CBJ Assembly appropriated \$250,000 to match a federal appropriation for \$2.5M to perform a PEL study through ADOT. DOWL Engineering has been selected for the PEL and has been meeting with ADOT and CBJ on the project. Next steps are stakeholder engagement.

TIMELINE: The PEL study is expected to be complete by the end of 2023. Results of the PEL will determine which alternatives warrant further study. The requested funding would advance the environmental and economic analysis in order to tee the project up for infrastructure funding. These phases could be complete within one year of award of funds.

WHO WILL MAINTAIN AND OPERATE? State of Alaska.

GOAL OF PROJECT: Community and economic development.



NORTH DOUGLAS BOAT RAMP EXPANSION

AMOUNT REQUESTED: \$250,000

TOTAL PROJECT COST: \$20M

PROJECT DESCRIPTION:

Requested funding would accomplish the first steps to expanding the North Douglas Launch Ramp Facility. These include planning, research and permitting to initiate the project.

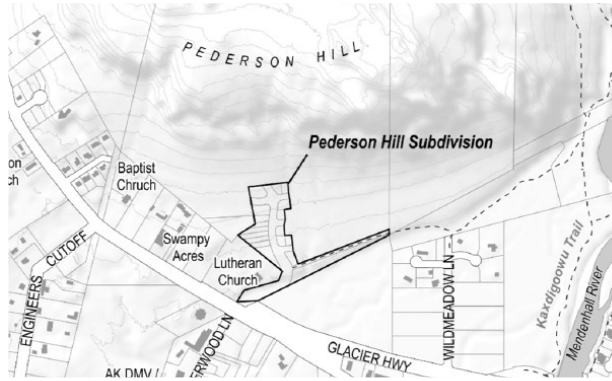
PUBLIC PROCESS: Docks and Harbors has solicited public input on the concept.

TIMELINE:

Begin consultant study within 6 month's of available funding - 30% review (and expenditure) of alternatives within 9 months of selection, public outreach process and 65% review (and expenditure), within 15 months of selection, 95% review (and expenditure) within 20 months of selection, final report - 24 months from consultant selection.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Improve safety and expand boating access & transportation.



PEDERSON HILL DEVELOPMENT

AMOUNT REQUESTED: \$3M

TOTAL PROJECT COST: \$10M

PROJECT DESCRIPTION:

The requested funding would provide the design and construction of street lighting, water and waste water lines for Phase 1B of Pederson Hill Subdivision development.

PUBLIC PROCESS: The 86 lot preliminary plat was approved by the Planning Commission in October of 2017. There will be an opportunity for public comment to the Planning Commission during the final plat approval process and an opportunity to comment to the Assembly during the land disposal process. Once a final plat is approved the disposal of municipal land will be authorized by the Assembly through the adoption of an ordinance which sets the terms and conditions of the sale.

TIMELINE:

Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start; 65% review (and 5% expenditure) 9 months from start; construction begins 14 months from start (25% expenditure) construction completed 28 months from start (100% expenditure).

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase housing and development opportunities.



TELEPHONE HILL

AMOUNT REQUESTED: \$2M

TOTAL PROJECT COST: unknown

PROJECT DESCRIPTION:

Surveying costs, hazardous materials study, removal of hazardous materials and environment cleanup, demolition of existing structures, a redevelopment study and site preparation and re-subdivision.

PUBLIC PROCESS: The Assembly reviewed information on the application to acquire this property from the State in December of 2019. Currently the Alaska Department of Natural Resources is finalizing their review of the application to acquire this property. There will be a continued public process once the City receives the preliminary decision from the application later this year. Public process will include providing the Assembly regular updates on this project as information from the State becomes available. Once the land is conveyed to the City, expenditures of funds for action items included in the description will be authorized by the Assembly.

TIMELINE:

Site acquisition application is ongoing.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Prepare for redevelopment.



NEW CITY HALL

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: unknown

PROJECT DESCRIPTION:

This project will construct a new 46,100 GSF City Hall in Juneau Alaska. The new building will consolidate city employees into a single facility, eliminate the cost of rental office space for over two-thirds of CBJ employees, and eliminate the use of the current aging, undersized city hall facility. The elimination of leased space to house CBJ staff will reduce CBJ operating expense by \$750,000 a year and free up rental space for conversion to much needed downtown housing. The existing 16,312 GSF City Hall building that was constructed in 1951 will be surplus upon completion of the new facility.

PUBLIC PROCESS:

A public conceptual design and economic feasibility analysis was performed in 2018. CBJ launched a public input campaign on site selection and qualities public wanted in a City Hall in October of 2021.

TIMELINE: Site selection and conceptual design complete Summer of 2022; design 11/2022-11/2024; bid construction end of 2023; 18 month construction schedule puts project completion in fall of 2025.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Consolidate CBJ offices, reduce CBJ operating cost in the long term, free up workforce housing



CAPITAL CIVIC CENTER

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: unknown

PROJECT DESCRIPTION:

This project will construct a new and renovated 95,100 GSF convention and performance center in Juneau Alaska. The facility that is an expansion of the current Centennial Hall will merge a new performing arts center with an expanded convention center to support convention and visitor economy.

PUBLIC PROCESS:

Conceptual studies of the convention center elements (Centennial Hall) were performed in June of 2019 with several public meetings. The performing arts campus (new JACC) also received public input throughout the development of the design. The concept of merging the two facilities into a large, single, facility has been presented to the Assembly by the stakeholder organizations and the Assembly has funded schematic design to build on previous design work and project.

TIMELINE:

Fall 2021 conceptual design complete; once funding is secured, 3-3.5 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support convention and visitor economy.



Photo Credit: Cathy Mahnke

AUKE BAY NEW BREAKWATER

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: unknown

PROJECT DESCRIPTION:

The requested funding would allow for the preliminary planning and design phases, including permit acquisition. This opens the opportunity for the construction of a new breakwater at the end of the Auke Bay Boat Harbor. The current facility has reached it's useful life and needs to be replaced. The new facility would allow for more moorage and provide economic stimulus to the community.

PUBLIC PROCESS: *need input from Docks and Harbor*

TIMELINE: *need input from Docks and Harbor*

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase Moorage and renovate old economic development.



AUKE BAY BAYWALK

AMOUNT REQUESTED: \$250,000

TOTAL PROJECT COST: \$5M

PROJECT DESCRIPTION:

The requested funding would accomplish the initial steps to build a Baywalk in Auke Bay. These include planning, research and property identification and examining the potential of providing a non-motorized link from the Auke Bay Ferry Terminal to the Auke Bay Harbor or the center of the Auke Bay Planning Area.

PUBLIC PROCESS:

These items were identified during the creation of the 2015 Auke Bay Area Plan adopted into the Comprehensive Plan.

TIMELINE:

Begin consultant study within 6 month's of available funding - 30% review (and expenditure) of alternatives within 9 months of selection, public outreach process and 65% review (and expenditure), within 15 months of selection, 95% review (and expenditure) within 20 months of selection, final report - 24 months from consultant selection

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Improve Non-Motorized Route



WEST DOUGLAS EXTENSION

AMOUNT REQUESTED: \$3M

TOTAL PROJECT COST: \$3M

PROJECT DESCRIPTION:

This project will continue construction of the gravel surface pioneer road from near the current end of the Douglas Highway to Hilda Point. The road will promote development, increase opportunities for recreational access to public lands, and enable closer access to previously identified new growth development areas that are identified in the CBJ Comprehensive Plan. Road access will assist land owners in their on-the-ground investigations required for formulating future development plans.

PUBLIC PROCESS:

West Douglas Roadway corridor alignment has been approved by Assembly and Planning Commission. This project has been identified as priority 'New Growth Area' by CBJ Comprehensive Plan and West Douglas Conceptual Plan.

TIMELINE:

Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start 65% review and permitting (and 5% expenditure) 9 months from start; construction begins 14 months from start (25% expenditure) construction completed 24 months from start (100% expenditure).

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support long-term development.



WATERFRONT JUNEAU DOUGLAS CITY MUSEUM

AMOUNT REQUESTED: \$1M

TOTAL PROJECT COST: \$12M

PROJECT TYPE: Planning & Design

PROJECT DESCRIPTION:

This project will construct a new museum on the waterfront to house art and other local collections. The museum will leverage its waterfront location to become a destination for visitors and locals.

PUBLIC PROCESS: Identified as Legislative Priority for 2021 list

TIMELINE: Public process 10/2022—10/2023; Design 11/2023-11/2024; Bid construction end of 2024; 12 months construction for project completion beginning of 2026.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Expand Capital Campus.

APPENDIX

EVERYTHING YOU ALWAYS WANTED TO KNOW ABOUT THE CBJ LEGISLATIVE CAPITAL PRIORITIES LIST

by Katie Koester, Engineering and Public Works Director

Q: What are the Legislative Capital Priorities?

A: The CBJ Legislative Capital Priorities (LCP) is a document that lays out community priorities for capital projects, including a project description, rationale for why it's needed (benefits to the community), description of progress to date (money raised, plans drawn up, etc.), and estimated total cost. For CBJ projects, additional information is provided on the timeline for completion. Facilities that have alternative funding streams are not included on this list: for example, the Airport, Bartlett or projects that can be funded through Passenger Fees. See graphic on the following page for a diagram of how the different plans and lists relate to each other.

NOTE: Inclusion on the Legislative Capital Priorities is not a funding request. From CBJ's standpoint, it is a mechanism to prioritize projects and raise awareness of a needed project to increase chances of funding from various sources. Nominating a project for inclusion in the LCP should not be thought of as a request for municipal funding.

Q: Are the "legislative priorities" the same as the Capital Improvement Plan?

A: No, they are a prioritized list of projects that are pulled from various CBJ plans, including the Comprehensive Plan, Area Plans, and the Six-year Capital Improvement Plan. The Legislative Priorities are "short list" of projects on which CBJ will focus particular attention during the upcoming legislative session and with the federal delegation. (The goal is to get at least partial funding for a project included in the state capital budget or federal earmark.)

CBJ's "short list" of Legislative Priorities should have no more than 15 projects on it. An attempt is made to phase projects so that funding requests range in size depending on available funds and objective. For the State Legislature, project descriptions are inputted into an online system lawmakers use to prioritize funding requests (CAPSIS). These are due in February.

Federal priorities are also solicited by the delegation through an online platform. The Assembly will designate projects that have a nexus with federal funding opportunities for submission to the delegation through the Legislative Priority process.

Q: What is a capital project?

A: A capital project is a major, non-recurring budget item that results in a fixed asset (like a building, road, parcel of land, or major piece of equipment) with a useful life of 20-50 years. Designing and building a new library is a capital project. Planning and implementing an after-school reading program is not a capital project. Most of the projects in the LCP are CBJ projects, but some are community projects spearheaded by a non-profit organization or state or federal agency (e.g., Alaska DOT). To be included on the LCP projects must have an estimated total project cost of at least \$1,000,000.

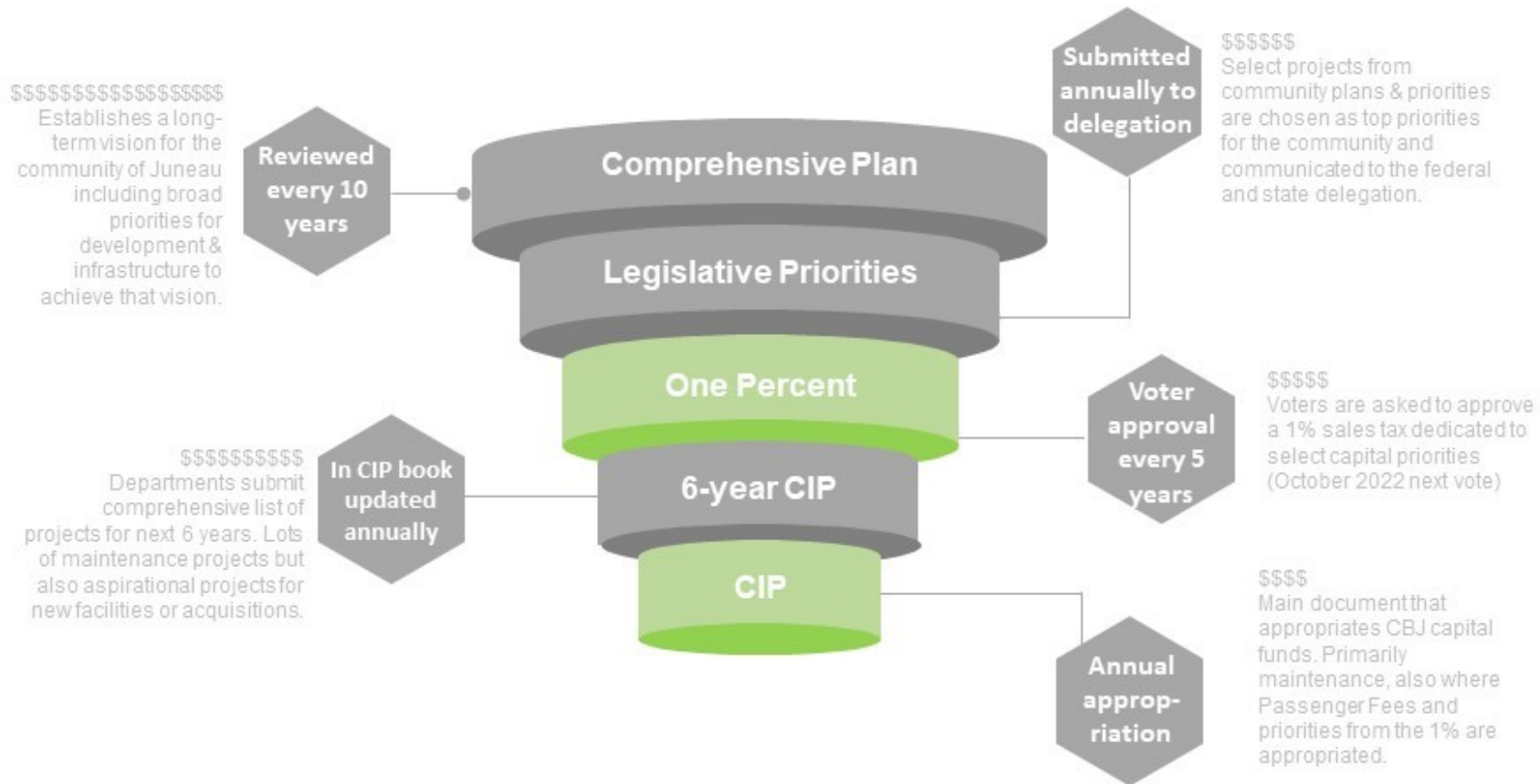
Q: Is the Legislative Capital Priorities list just "wish list," and if so, what's the point of writing up a "wish list"?

A: The Legislative Priorities list does include projects that are aspirational, and as such may have items that are so large or expensive, that it is hard to imagine completion in the near future. However, articulating these priorities helps guide the Assembly and the community through small steps that lead up to the larger goal and advocate towards a common goal. It will take time and discipline to keep the list an accurate and living document.

There are several reasons to include longer term projects on the Legislative Priority List, even when it seems like little progress is being made in accomplishing projects: 1) It helps focus attention on community needs. 2) It helps groups raise money for projects if the sponsor can say that the project has been identified as a community priority in the CIP. 3) Typically the more priority a municipality places on a project, the greater the chances it for a legislative appropriation.

CBJ lists, plans and priorities

How do the many CBJ lists of projects, plans and priorities relate to each other? This diagram shows how each document informs the one below it. The dollar signs represents the general volume of funds needed, but only the green rings are lists that come with the commitment of actual dollars.



City & Borough of Juneau Legislative Priorities Project Nomination Form

Project eligibility

- A. Does the proposed project represent a major, nonrecurring expense with a total project cost over \$1M
YES NO
- B. Will the proposed project result in a fixed asset (e.g., land, major equipment, building or other structure, road or trail) with an anticipated life of at least two years? YES NO
- C. Will the project provide broad community benefit? YES NO
-

If you were able to answer YES to all three questions, please provide additional information:

1. Project title (Suggested heading):

2. Project description and benefit. Describe the project (in half a page or less), including specific features, stages of construction, etc. Explain how the project will benefit the community. Are there any green or sustainability elements to the project? What sector/s of the community will this project benefit?

3. Plans and progress. Describe (in one or two paragraphs) what has been accomplished so far (if anything). This may include feasibility study, conceptual design, final design/engineering/permitting, fundraising activity, and total funds raised to date.

4. Project support. Is the project supported in CBJ or other Area plans (List where the project is mentioned in planning documents. This could include CBJ plans such as the Comprehensive Plan, or regional planning documents like the Comprehensive Economic Development Strategy).

5. Goal of project. In one sentence or less, state the goal of the project. For example “economic development” or “improve non-motorized transportation routes.”

6. O&M. Who is responsible for operations and maintenance upon completion of the project?

4. Project cost:

A. TOTAL COST (including funds already secured) = \$ _____

B. For construction projects, break out preconstruction costs (feasibility/design/permitting):

Preconstruction costs = \$_____

Construction costs = \$_____

5. Timeline: Indicate when you hope to complete each phase of the project. Keep in mind that the Legislative Priorities will not be published until February. Legislative funding from the state would not be available until the start of the following fiscal year (July).
 - A. For projects that consist of land or equipment purchase only, state when the purchase would be made:
For construction projects:
 - B. Preconstruction phase to be completed by _____.
 - C. Construction phase to be completed by _____.
6. Physical Location. Please provide the address or physical description of where the project is located.
7. Please provide a photo, drawing, map, or other graphic image if possible.
8. Contact Information



Port of Juneau

City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: Harbormaster
To: Docks & Harbors Board
Via: Port Director
Date: November 12th, 2021
Re: LIGHTERING FEES – PROPOSED INCREASE

It is my opinion that the current lightering rate of \$600 is not sufficient to cover our personnel costs to provide the USCG required security measures during a lightering evolution. We are now required to verify two forms of ID to grant passengers access to all of our secure areas.

I have picked a random lightering day from the 2022 cruise ship calendar to use as the basis for this assumption.

Tuesday July 19th 2022

Carnival Miracle ACT 0730-2030

PX 2100

Staffed 0700-2100

14 hours of Time ACT Security is needed

Minimum **5 staff** (2 staff for morning shift, and 3 staff for evening shift)

Staff hours required= 35 Hours

35 hours X \$20 = **\$700 Staffing Costs (assuming all security staff are PTL)**

This staffing would allow for 2 Staff checking IDs and 1 staff for escorts and crowd control at the bollards

There will most likely be a need for at least one of these staff to be a benefited employee based on current staff makeup and supervision needs, so this cost would increase to **\$860**. If the cost of the Port Operations Supervisor and other associated administrative costs are factored in, this increases to nearly **\$1,100**.

Total hourly labor costs:

Harbor Officer= \$50 (Benefited)

Harbor Technician= \$40 (Benefited)

Harbor Technician= \$20 (Un-Benefited, Part time limited)

At our current rate structure, this visit would generate a total revenue of \$20,349

Lightering Fee= \$600 (Dock Operations)

Port Maintenance Fee= \$2,949 (Port Maintenance)

CBJ Marine Passenger Fee= \$10,500 (Paid to CBJ)

CBJ Port Development Fee= \$6,300 (Used for bond debt)

If this vessel was moored at one of our berths, the security need would be similar but we would generate an additional revenue of \$2,300 since the vessel would be paying nearly \$3,000 in Dockage fees.

Comparisons

The city of Ketchikan charges a lightering fee of \$435 plus \$4 per passenger in addition to their marine passenger fees.

The city of Sitka charges a lightering fee of \$1,328 plus a \$525 security fee for each lightering evolution.

I see a couple of options here:

1. Keep the lightering fee as is and institute a security fee similar to what Sitka does. I would recommend around \$1,000 per visit. This could even be on a graduated scale depending on passenger capacity of each vessel. Larger vessels will require more security personnel than the smaller ones. This could potentially be applied to the ships docking as well.
2. We could raise the lightering fee to \$1,700 to cover the cost of security.

When the current \$600 fee was instituted our security requirements were vastly different and only required on staff member to be present to simply observe operations. This fee increase will be sufficient to staff the checkpoint in accordance with USCG requirements.

#

REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Amendment of Title 05, Chapter 15 FEES AND CHARGES

PURSUANT TO AUTHORITY GRANTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, THE DOCKS AND HARBORS BOARD PROPOSES TO ADOPT THE FOLLOWING AMENDMENT TO REGULATIONS:

Section 1. Authority. These regulations are adopted pursuant to CBJ Ordinance 01.60, 85.02.060, and 85.02.100.

Section 2. Amendment of Section. 05 CBJAC 15.060 is amended to read:

05 CBJAC 15.060 Vessel lightering fee.

- (a) *Definition.* The charge assessed to vessels for dropping-off or picking-up passengers at the ~~Marine Park Lightering Float~~ **Port Field Office Float** or the Intermediate Vessel Float.
- (b) *Applicability and basis for computing charges.* A vessel lightering fee shall be assessed to any vessel over 100 gross register tons, carrying more than 100 passengers-for-hire which makes voyages lasting more than 24 hours, of which any part is on the high seas when such vessels lighter passengers to the Intermediate Vessel Float or the ~~Marine Park Lightering Float~~ **Port Field Office Float**. Gross tonnage means the gross tonnage measurement of the vessel under 46 U.S.C. Chapter 143 or Chapter 145. The Port reserves the right to obtain the gross tonnage from the vessel's register.
- (c) *Vessel lightering fee period.* The period of time which the vessel lightering fee shall be assessed shall commence when the first lightering tender is made fast to an allocated berth or moored, comes within a slip, and shall continue until the last lightering tender such vessel casts off and has vacated the position allocated, or terminates lightering operations. All time is counted and no deductions are allowed because of weather or other conditions, except when the Port Director provides for such allowance for good cause shown.
- (d) *Charges when a vessel shifts to different berth.* When a vessel is shifted directly from one position to another berth or slip, or shifts lightering operations, the total time at such berths or slips, or lightering operation shall be combined when computing the lightering fee.
- (e) *Vessel lightering fee assessment:*

Unit	Charge
Each 24-hour period or portion thereof	\$600.00 <u>\$1,700.00</u>

(1) For each calendar year after 2022, the fee assessment will be equal to the previous year's fee, adjusted by the Consumer Price

Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor for the calendar year preceding the start of the seasonal cruise vessel year, unless the Docks and Harbors Board takes action to keep the fee the same as the previous year.

Section 3. Notice of Proposed Adoption of a Regulation. The notice requirements of CBJ 01.60.200 were followed by the agency. The notice period began on November **XX**, 2021, which is not less than 21 days before the date of adoption of these regulations as set forth below.

Adoption by Agency

After considering all relevant matter presented to it, the agency hereby amends these regulations as set forth above. The agency will next seek Assembly review and approval.

Date: _____

Carl Uchtyl
Port Director

Legal Review

These regulations have been reviewed and approved in accordance with the following standards set forth in CBJ 01.60.250:

- (1) Its consistency with federal and state law and with the charter, code, and other municipal regulations;
- (2) The existence of code authority and the correctness of the required citation of code authority following each section; and
- (3) Its clarity, simplicity of expression, and absence of possibility of misapplication.

Date: _____

Robert H. Palmer III
Municipal Attorney

Assembly Review

These regulations were presented to the Assembly at its meeting of _____. They were adopted by the Assembly.

Date: _____

Elizabeth J. McEwen, Clerk

Filing with Clerk

I certify, as the Clerk of the City and Borough of Juneau, that the following statements are true:

Regulations of Docks and Harbors
05 CBJAC 15.060 Vessel Lightering Fee

- (1) These regulations were accepted for filing by the office of the clerk at ____:____ a.m./p.m. on the _____ day of _____, _____.
- (2) After signing, I will immediately deliver or cause to be delivered copies of this regulation to the attorney and the director of libraries.
- (3) A permanent file of the signed originals of these regulations will be maintained in this office for public inspection.
- (4) Effective date: _____.

Date: _____

Elizabeth J. McEwen, Clerk

05 CBJAC 15.060 Vessel lightering fee.

- (a) *Definition.* The charge assessed to vessels for dropping-off or picking-up passengers at ~~the Marine Park Lightering Float~~ **the Port Field Office Float** or the Intermediate Vessel Float.
- (b) *Applicability and basis for computing charges.* A vessel lightering fee shall be assessed to any vessel over 100 gross register tons, carrying more than 100 passengers-for-hire which makes voyages lasting more than 24 hours, of which any part is on the high seas when such vessels lighter passengers to the Intermediate Vessel Float or the ~~Marine Park Lightering Float~~ **the Port Field Office Float**. Gross tonnage means the gross tonnage measurement of the vessel under 46 U.S.C. Chapter 143 or Chapter 145. The Port reserves the right to obtain the gross tonnage from the vessel's register.
- (c) *Vessel lightering fee period.* The period of time which the vessel lightering fee shall be assessed shall commence when the first lightering tender is made fast to an allocated berth or moored, comes within a slip, and shall continue until the last lightering tender such vessel casts off and has vacated the position allocated, or terminates lightering operations. All time is counted and no deductions are allowed because of weather or other conditions, except when the Port Director provides for such allowance for good cause shown.
- (d) *Charges when a vessel shifts to different berth.* When a vessel is shifted directly from one position to another berth or slip, or shifts lightering operations, the total time at such berths or slips, or lightering operation shall be combined when computing the lightering fee.
- (e) *Vessel lightering fees assessment:*

Unit	Charge
Each 24-hour period or portion thereof.	\$600.00 \$1700.00

Each calendar year after 2022, a fee equal to the previous year's fee adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor for the calendar year preceding the start of the moorage year, unless the docks & harbors board takes action to keep the fee the same as the previous year.

(Eff. 5-1-2005)



CBJ Docks & Harbors - Rate Setting Policy

Introduction

The Enterprise Funds are operated and financed in a manner similar to private business. The intent of the governing body is to provide goods and services to the general public on a continuing basis and be financed or recovered primarily through user charges. The acquisition and improvement of the facilities have been financed from existing cash resources, issuance of revenue and general obligation bonds, and state and federal grant funds.

Harbors Enterprise – To account for operations, maintenance and capital improvement to the four City-owned boat harbors and numerous launch ramps.

Dock Enterprise – To account for operations, maintenance and capital improvements of the city-owned facilities, which are heavily used by over 500 cruise ships during the summer months.

Background

Over the last few decades, the D&H board has set and adjusted rates on an individual basis as the need arose for additional revenue or where significant changes in the quality of facilities or services suggested that a rate revision would be justified. As a result, some rates have not changed since 2005 while other have been adjusted multiple times as recently as this year. Starting in 2005, the board added a CPI adjustment to some rates and left some untouched.

While generally these rate adjustments were discussed in multiple public meetings, distributed via various media channels, and often presented at public comment opportunities, the impression remains with too many users of D&H facilities that the rate setting process is opaque and not justified by the underlying cost and services.

It is the intent of the CBJ Docks & Harbors Board to establish a rate setting policy which meets the following criteria:

1. It must be fair and reasonable
2. It must be consistent
3. It must be supported by data and an explanation of how the data justifies the rate
4. It must be sufficient to support the operations of docks and harbors

5. It must replace capital investments
6. It must build reserves for contingencies and future growth
7. Where currently significant disparity exists between the cost allocation to user groups these need to be adjust in a fair and appropriate manner

Approach

Components

In general, there are several components which must be considered when setting a rate:

1. Recovery of operational costs
2. Recovery of capital investment
3. Build a reserve for contingencies and to build new capital for future growth
4. Equity adjustment
5. Sticker shock

Rate Adjustment

After a rate has been set there should be consistency and predictability going forward. The proposed policy would be to apply the CPI adjustment annually on all rates and to set a review schedule for each rate based on issues such as the changes in the underlying cost structure as well as user demand and changes in the use of facilities or services. The underlying rate should be reviewed at least every five years and in order to provide stability for the user community not more often than every three years. The board will always have the discretion to deal with exceptional circumstances such as the 2020 COVID impact on cruise ship revenues.

Discussion

Rates must be fair and reasonable

Fair and reasonable is primarily a subjective issue of perception. However, by implementing a defined and consistent approach and striving to allocate an equitable share of the cost to every user the D&H board strives to be fair to all users.

Rates must be consistent

By establishing this rate setting policy we will have a consistent approach to every rate and rate change. This will give commercial users the ability to plan for future years. Normally CPI changes will be applied starting April 1st and base rate changes either January 1st or July 1st as determined by the Board. Other starting dates may be established by the Board at its discretion.

Rates must be supported by data and an explanation of how the data justifies the rate

Meeting this component of the policy will present a significant challenge to the Board as well as D&H staff. In order to create a starting point and baseline for the underlying components of each rate the Finance Sub-committee is recommending that a professional consultant firm be retained to perform a rate study

Rates must be sufficient to support the operations of docks and harbors

This item will also present a challenge for staff as in most harbors both the facility as well as the staff support multiple user groups each of which can have their own rate structure.

Rates must replace capital investments

This item can normally be clearly defined for each facility. Policies will need to be established in consultation with the CBJ Finance director for facilities where funds from multiple sources were used. The rate study is expected to provide guidelines determining remaining useful life and repayment schedules.

Rates must build reserves for contingencies and future growth

Setting a target for building reserves will be largely a board decision but the basis and need for additional reserves must be clearly defined.

Where currently significant disparity exists between the cost allocation to user groups these need to be adjusted in a fair and appropriate manner

In some cases where rates have not been adjusted in many years a large increase may be indicated. This should be recovered over a reasonable number of years.

Approved: _____

Don Etheridge
Board Chair

Attest:

Carl Uchytel
Port Director



Port of Juneau

155 S. Seward Street • 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 18th, 2021
Re: FY2021 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 18th meeting.
2. The FY21 end of year financial report shows the Harbor Enterprise is operating with positive cash flow with the Docks Enterprise running a deficit. The Docks Enterprise fund balance will provide \$770,969 to account for losses due to the Covid pandemic and zero large cruise ships in FY21.

	Harbor Enterprise	Docks Enterprise
Revenue	\$4,076,370	\$511,724
Expenditure	\$3,004,430	\$1,282,693
Debt Service ¹	\$663,784	none
FY21 Net	\$408,156	<\$770,969>
Fund Balance	\$712,271 ²	\$1,817,970

The CY21 cruise ship season was managed in fits and starts. In January, during the CBJ budget cycle, Docks & Harbors was anticipating a tourism recovery season. In February, the Canadian government closed its ports to cruise vessels which resulted in Docks & Harbors adjusting its budget submission to the Assembly to assume zero revenue from large cruise ship operations. The Alaska Tourism Restoration Action passage on May 24th, opened the door to a limited Southeast Alaska cruise season; however, the CDC required *port agreements* and the inability for the industry to effectively book sales resulted in uncertainty to the Port of Juneau.

¹ Includes \$7048 of "Other Financing Use"

² Does not include \$791,271 of Bond Reserve

The first, of 74 large cruise ship calls from eight vessels, occurred on July 23th with the final departure on October 20th. The Docks Enterprise managed expenditures by throttling back on seasonal employees hiring only 11 of its authorized 17 summer employees.

The Harbor Enterprise was less impacted by the pandemic and austerity measures ensured a profitable FY21. With the exception of LUMBERMAN disposal, the Harbors Enterprise did not aggressively pursue major operational funded projects. Only 4 of its authorized 8 seasonal employees were “on-boarded” during CY21.

Graphic representation of historic Port Enterprise and Harbor Enterprise budgetary information is provided in enclosure (1).

3. The fee schedule, as required under 85.02.045 for FY21, is attached as enclosure (2). Docks & Harbors held two public hearings to adjust rates in FY21. A proposal to raise the live aboard fee, last adjusted in 2008, by \$2.30/day did not advance out of the May 19th Board hearing. A proposal to increase “dockage fees”, last changed in 2007, to increase rates on visiting vessels making reservations at the cruise ship docks, Intermediate Vessel Float and Statter Breakwater was referred to the City Manager at the Assembly May 24th meeting. Docks & Harbors is currently pursuing professional consulting service to assist in a harbor rate study.

4. Cruise ship passenger counts:

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Large Cruise Ships ³	940,447	944,239	965,731	992,092	1,046,587	1,118,897	1,273,741	0	114,114
Small Cruise Ships	5,459	10,216	11,426	8,727	8,658	9,729	10,112	36	7,263
Total	945,906	954,455	977,157	1,000,819	1,055,245	1,128,626	1,283,857	36	121,377

5. Docks & Harbors has been engaged in several capital improvement projects in the course of FY21.
 - a. Statter Harbor Phase III (For Hire Commercial Float and associated uplands). A contract was awarded to Pacific Pile & Marine for \$4.1M in July 2019 to dredge which was completed in September 2020. Trucano Construction Company completed the \$4.3M For-Hire-Float installation in May 2021.
 - b. Downtown Waterfront Improvement Phase I. This \$12.4M bus staging and deck-over project was completed by Trucano Construction in December 2020. Phase II would construct a covered shelter area with restrooms for tourists awaiting transportation. This phase is on hold pending direction to whether the Juneau-Douglas City Museum should be relocated along the waterfront.
 - c. Docks & Harbors contracted with Global Diving and Salvage to install zinc anodes throughout Harris Harbor. This \$184K construction project was completed in October 2021 and was partially funded with ADOT Harbor Facility grant.
 - d. Docks & Harbors partnered with the US Army Corps of Engineers to have maintenance dredging and breakwater repairs completed in Harris and Aurora Harbors. This \$3.1M federally funded project was completed in April.

³ Revenue producing cruise ship passenger data only which is less than the total passenger embarkation

6. In July 2021, Docks & Harbors submitted three federal RAISE (Rebuilding American Infrastructure with Sustainability & Equity) grant applications:
 - a. \$25M for Downtown Cruise Ship Dock Electrification
 - b. \$25M for Small Cruise Ship Infrastructure
 - c. \$3M for design & planning efforts for Juneau Fisheries Terminal

Additionally, in July, a \$10M PIDP (Port Infrastructure Development Program) grant was submitted for a drive-down float and improvements at the Juneau Fisheries Terminal. Docks & Harbors is in the process of completing a comprehensive Docks Electrification Study which is authored by Haight & Associates. The public comment period of this document runs through the end of 2021.

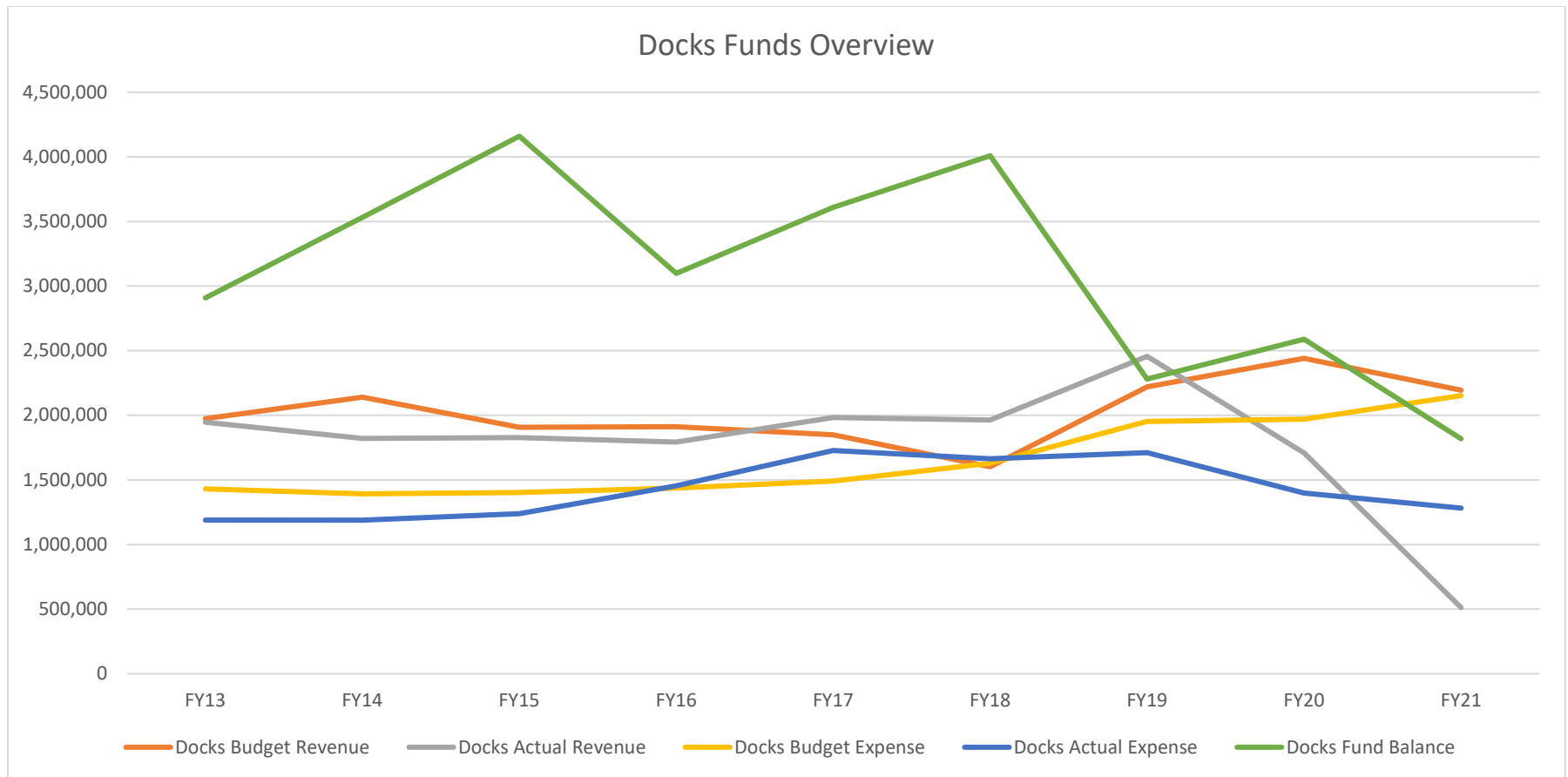
7. In October 2020, Docks & Harbors staff completed the “in-house” demolition of the degraded floats in the north end of Aurora Harbor. This was done to allow the Army Corps Engineers to conduct maintenance dredging unimpeded. Docks & Harbors reconstruction strategy is to leverage allocated money from the approved 2017 1% Sales Tax Initiative and Harbor Enterprise funds with matching ADOT Harbor Facility grant. Unfortunately, the State has not fully funded this grant in many years. The Aurora Phase III project is currently listed as 4th out of seven legitimate harbor needs throughout Alaska. The Docks & Harbors Board will consider Aurora Phase III as a potential 2022 1% Sales Tax Initiative candidate.
8. In December 2020, the Docks & Harbors Board provided written correspondence to the Assembly on the Visitor Industry Task Force draft recommendations. Of note, the communications acknowledge that the CBJ Long Range Waterfront Plan meets the needs of the community and no revisions are currently necessary. The same correspondence is supportive of Norwegian Cruise Lines proposal to construct a new dock at the Subport.
9. Docks & Harbors has received the *final finding and decision* from the Alaska Department of Natural Resources to convey approximately 4.73 acres of tide lands from the State to CBJ. Currently, Docks & Harbors is awaiting survey instructions from ADNDR to complete the required plat. The request for the conveyance was initiated by the Franklin Dock ownership who desire to modernize their facility with a floating berth similar to the other docks in Juneau.
10. Docks & Harbors is actively working to purchase currently leased waterfront property from UAS between Harris and Aurora Harbors, commonly referred as Juneau Fisheries Terminal. The existing lease rent for the 2.8 acre property is approximately \$8500 annually which is under market value due to an agreement in 1988 with UAS in which CBJ provided funding for the Egan Library. The UAS lease allows for a one time renewal but at market value. The appraised value with a new lease would be \$230K annually. Docks & Harbors is pursuing options to purchase the leased property at \$2.88M. The Docks & Harbors Board believes maintaining this property is critical to ensuring Juneau remains a viable community for commercial fishing and boatyard repairs.
11. Docks & Harbors is most appreciative of funding support from the Assembly. The Assembly’s commitment will enable Docks & Harbors to continue to prosper with needed infrastructure improvements as well as keeping rate increases to a modest level.

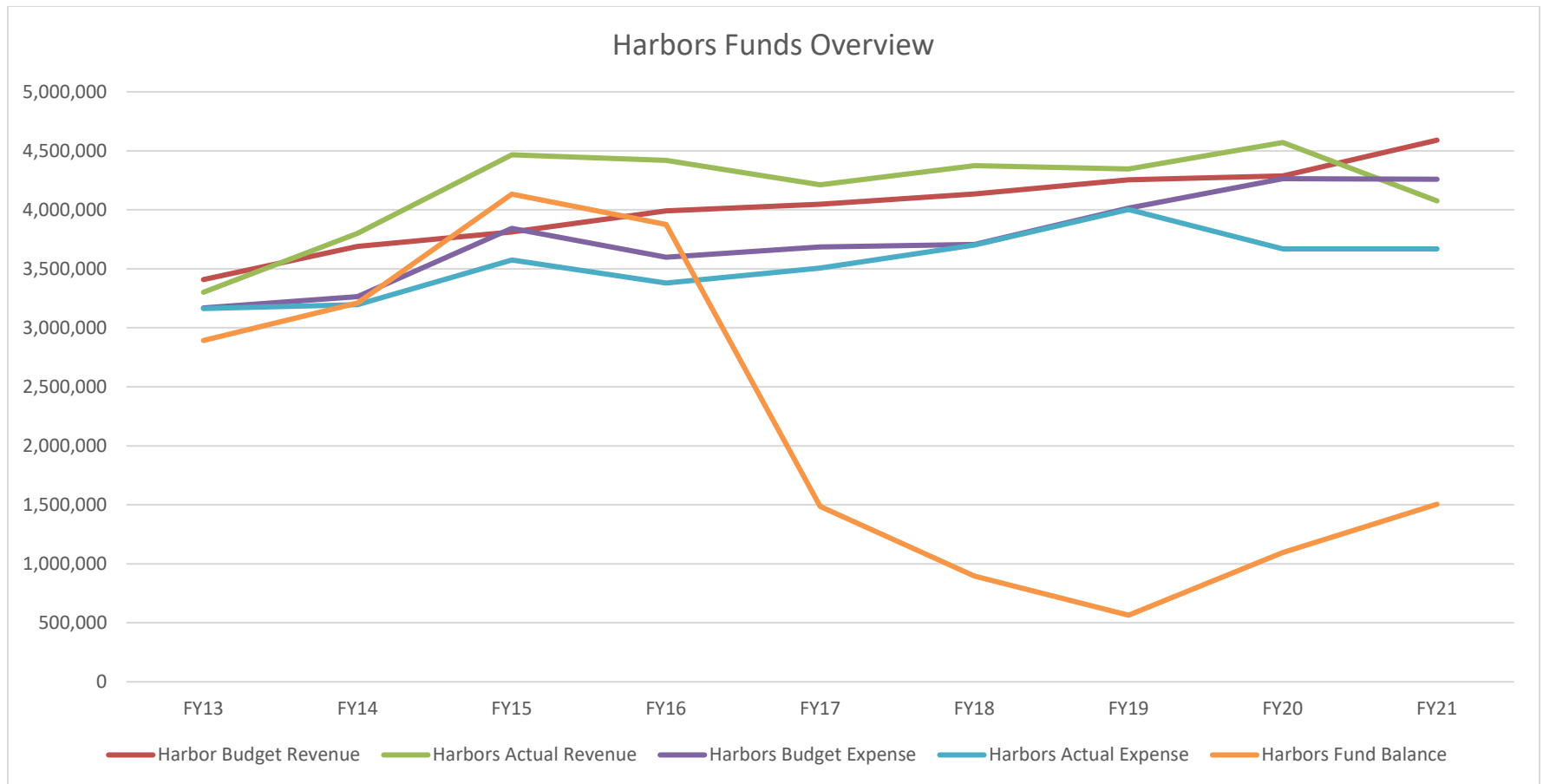
#

Encl: (1) Budgetary Graphs (Docks Enterprise & Harbors Enterprise)
(2) FY2021 & FY2022 Fee Schedule

¹ Includes \$7048 of “Other Financing Use”

² Does not include \$791,271 of Bond Reserve





	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
Harbor Budget Revenue	3,408,942	3,689,400	3,813,300	3,990,400	4,047,900	4,134,900	4,254,900	4,287,500	4,590,300
Harbors Actual Revenue	3,301,200	3,800,400	4,466,300	4,418,400	4,213,000	4,374,735	4,345,600	4,570,689	4,076,370
Harbors Budget Expense	3,168,590	3,264,000	3,843,800	3,598,600	3,685,700	3,707,100	4,015,500	4,263,900	4,259,000
Harbors Actual Expense	3,163,500	3,195,000	3,574,700	3,380,634	3,507,112	3,702,155	4,002,700	3,668,214	3,668,214
Harbors Fund Balance	2,893,416	3,210,757	4,133,190	3,874,843	1,485,483	895,149	564,365	1,095,974	1,504,130



DOCKS & HARBORS
 155 S. Seward St.
 Juneau, AK 99801
 (907) 586-5255 tel
 (907) 586-2507 fax
www.juneau.org/harbors

FY22 Moorage Rates

DOUGLAS, HARRIS AND AURORA HARBORS		
	Effective thru June 30, 2021	Effective July 1, 2021
Skiff	\$300 per calendar year	\$300 per calendar year
Daily	58¢ per foot	58¢ per foot
Calendar Month	\$4.45 per foot	\$4.40 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

STATTER HARBOR		
	Effective thru June 30, 2021	Effective July 1, 2021
Skiff	\$300 per calendar year	\$300 per calendar year
Daily	58¢ per foot	58¢ per foot
Calendar Month	\$7.35 per foot	\$7.30 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
Reservations (May 1 – Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	\$0.75 per foot \$1.50 per foot per day \$2.50 per foot per day \$3.00 per foot per day

INTERMEDIATE VESSEL FLOAT (IVF)		
	Effective thru June 30, 2021	Effective July 1, 2021
Daily (Oct. 1 – Apr. 30)	58¢ per foot	58¢ per foot
Monthly (Oct. 1 – Apr. 30)	\$4.45 per foot	\$4.40 per foot
Reservations (May 1 – Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	\$0.75 per foot \$1.50 per foot per day \$2.50 per foot per day \$3.00 per foot per day

Residence Surcharge

Per Month	\$69 +\$23/person above four persons
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- A 5% City & Borough of Juneau sales tax may apply to all fees

Launch Ramp Rates

Recreational – Calendar Year (includes Kayaks) Matching registrations are required to obtain two additional permits. Please see 05 CBJAC 20.060 – Recreational Boat Launch Fees.	\$90 \$5 per additional permit
Recreational – Day	\$15
Commercial – Calendar Year	\$250 per trailer
Commercial – Day	\$30
Freight Use – Commercial	Up to 1 hour \$60 Over 1 hour \$30 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, June, July, August, 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	Daily Fee
20 amp (120V, 1 phase)	\$6.00
30 amp (120V, 1 phase)	\$9.00
50 amp (208V, 1 phase)	\$25.00
100 amp (208V, 3 phase)	\$86.00
100 amp (480V, 3 phase)	\$198.00

Connection Type	Summer Liveaboard Monthly	Summer Non-Liveaboard Monthly
20 and 30 amp	\$90.00	\$54.00
50 amp	\$180.00	\$108.00
100 amp/208 volt	\$420.00	\$252.00

Connection Type	Winter Liveaboard Monthly	Winter Non-Liveaboard Monthly
20 amp	\$120.00	\$72.00
30 amp	\$162.00	\$96.00
50 amp	\$300.00	\$180.00
100 amp/208 volt	\$720.00	\$420.00

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: \$1.00 per foot per day)
Please make Grid reservation at Aurora Harbor Office

2022

Docks & Harbors Board Meeting Calendar

January						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February						
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27	28					

March						
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27	28	29	30	31		

April						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

May						
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22	23	24	25	26	27	28
29	30	31				

June						
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26	27	28	29	30		

July						
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24	25	26	27	28	29	30
31						

August						
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21	22	23	24	25	26	27
28	29	30	31			

September						
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October						
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23	24	25	26	27	28	29
30	31					

November						
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20	21	22	23	24	25	26
27	28	29	30			

December						
S	M	T	W	T	F	S
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

PORT ENGINEER'S PROJECT STATUS REPORT

Erich Schaal, P.E., Port Engineer

Project	Status	Schedule	Contractor	Notes
Statter Master Plan Phase III				
Phase III A - Dredging, Blasting, Soil Compaction				
Army Corps of Engineers Permit	Complete		PND	
Incidental Harassment Authorization	Complete		PND	
Eagle Permit	Complete		PND	
CBJ Building Permit	Complete		Staff	
Construction Bid	Complete	July 16, 2019	PPM	
D&H Board Approval of Bid	Complete	July 17, 2019		
Assembly Approval of Bid	Complete	July 22 2019		
Construction	Complete	October 1, 2019	PPM	
Substantial Completion	Complete	May 29, 2020		
Dredge Basin Clean Up	Complete	September 26th & 27th		Dredging Complete
Final Completion	Complete	September 30th		
Project Close Out	Complete			Project closed out
Phase III B - Retaining Wall, Float Installation				
Army Corps of Engineers Permit	Complete		PND	
Incidental Harassment Authorization	Complete		PND	
Eagle Permit	Complete		Staff	
Design - Bid Documents	Complete		PND	
CBJ Building Permit	Complete		Staff	
Bid/Contract	Complete		TCC	Trucano Construction
D&H Board Approval of Bid	Complete			
Assembly Approval of Bid	Complete	4/27/2020		
Construction	Complete		TCC	
Substantial Completion	Complete	June 2, 2021		
Final Completion	Complete	June 6, 2021		
Project Close Out	Complete			
Phase III C - Uplands, Restrooms				
Eagle Permit	In Progress		Staff	
Design - Bid Documents	Hold		PND	Awaiting further funding
CBJ Building Permit	Hold		Staff	
Construction Bid	Hold		TBB	
Construction	Hold	TBD	TBD	

PORT ENGINEER'S PROJECT STATUS REPORT

Erich Schaal, P.E., Port Engineer

Pre-Bid Conference	Hold			
D&H Board Approval of Bid	Hold			
Assembly Approval of Bid	Hold			
Substantial Completion	Hold	TBD		
Final Completion	Hold	TBD		
Downtown Waterfront Improvements				
Phase I - Deck Over				
Geotech Report	Complete		PND	
Materials Procurement	Complete	June 15, 2019	Island Const.	
Army Corps of Engineers Permit	Complete		PND	
Incidental Harassment Authorization	Complete		PND	Seals only, new reduced zone size
Bid Opening	Complete	July 2, 2019	Staff	
D&H Board Approval	Complete	July 3, 2019		
Assembly Approval	Complete	July 8, 2019		
Early Entry by Archipelago Property LLC	Canceled	June 1, 2020		Archipelago Project On Hold
Substantial Completion	Complete	December 12, 2020		
Final Completion	Complete	April 15, 2021		Project Complete
Phase II - Visitor Waiting Area and Restrooms				
Design - Bid Documents	Hold	TBD	PND	Working to 65% Plans with cost est
CBJ Building Permit	Hold		Staff	
Construction Bid	Hold		TBD	
D&H Board Approval	Hold			
Assembly Approval	Hold			
Phase II Construction	Hold			
Substantial Completion	Hold			
Final Completion	Hold			
Aurora - Harris Harbors Dredging - ACOE				Western Marine Construction
Breakwater Repairs	Complete	May 2020	ACOE	
Dredging Activity	Complete	April & May 2021	ACOE	Aurora dredging underway, complete May 15th
Public Outreach	Complete		Western	Project info on D&H website
Small Cruise Ship Infrastructure Study				
Fee Negotiations	Complete		PND	
Data Collection/Market Study	Complete		PND	
Planning/Conceptual Layout	Complete		PND	
Presentation to Board	Complete		PND	
Receive Comments from Board	Complete		Staff	

PORT ENGINEER'S PROJECT STATUS REPORT

Erich Schaal, P.E., Port Engineer

Public Outreach	Complete		PND	
Final Report	Complete	Jan 2021	PND	
Final Presentation to Assembly	Complete	Feb 2021	PND	Study Complete
Cruise Ship Dock Electrification Study				
RFP Creation	Complete	May 19, 2020		RFP issued
Consultant Selection	Complete			Haight & Assoc Selected
Fee Negotiations	Complete			
Project Kick Off Meeting	Complete			
Stake Holder Interviews	Complete		H&A	
RAISE Grant 2021 Applications	Complete			Grant successfully submitted
Draft Report	In Progress		H&A	
Presentation to Assembly	In Progress		H&A	Nov 1 Assembly COW Mtg
Final Report	In Progress		H&A	Public Comment through Jan 15, 2022
Grant 2021 Applications				
Cruise Berth Electrification	Complete	Due July 12, 2021	H&A	Grant successfully submitted
Small Cruise Ship Infrastructure Study	Complete	Due July 12, 2021	PND	Grant successfully submitted
Fishermans Terminal Planning Grant	Complete	Due July 12, 2021	Staff	Grant successfully submitted
PDIP Fisheries Terminal Grant	Complete	Due July 30, 2021	Staff	Grant successfully submitted
Alaska DOT Harbor Matching Grant	Complete	Due Aug 16, 2021	Staff	Grant successfully submitted
EDA Small Cruise Ship Infrastructure 10M	In Progress	Due Jan 31, 2022	Staff	
Statter Breakwater Chain Repair No. 2				
RFP Creation	Complete			
Contractor Selected	Complete			
Construction	Complete			Kenter links ordered
Project Kick Off Meeting	Complete			
Construction Complete	Complete			Completed as part of SHI III(B)
Marine Park Deckover				
95% Design Review	Complete			
100% Design and Specs	Complete			
Bid Project	Hold			Waiting on Funding
Taku Seawalk Releveling Project				
65% Design Review	Complete			
95% Design	Complete			
100% Design and Specs	Complete			
Bid Project	Complete		Staff	Advertised Sept 7th, Bids open Sept 28th
D&H Board Approval	Complete			Wednesday, October 20, 2021

PORT ENGINEER'S PROJECT STATUS REPORT

Erich Schaal, P.E., Port Engineer

Assembly Approval	Complete			Monday, October 25, 2021
Construction	In Progress			Pro-Construction Meeting November 10, 2021
Substantial Completion	Hold			Friday, December 31, 2021
Final Completion	Hold			Monday, January 31, 2022
Aurora Harbor Re-Build - Phase III				
Phase IIIA - Demolition				
D&H Staff and Trucano	Complete		D&H	Demo is complete
Phase IIIB - Dredging				
Army Corps of Engineers	Complete	Winter/Spring 2020/2021	ACOE	Dredging complete
Phase IIIC - Float Installation				
ADOT Grant Application	Complete	Aug 16, 2021	Staff	Gov veto required resubmission of Harbor Grant
Design	Hold			
Auke Bay Marine Station				
Annual Report	March		Staff	2020 Report Submitted
Subdivision	In Progress		Staff	In review by Community Development Dept.
Shared Costs with UAS	In Progress		Staff	Awaiting UA response to Amendment #1
Harris Harbor Anodes				
Anode Design	Complete		Staff	Design in Progress
Anode Bid	Complete		Staff	Global Diving Apparent Low Bidder
Contract Award	Complete		Staff	
Grant Acceptance	Complete		Staff	Working through Assembly process
Pre-Construction Meeting	Complete	June 28th, 2021	Staff	
Construction	Complete	End of Sept	Global/Staff	Anodes were delayed due to COVID
Douglas Harbor Anodes				
Anode Design	Complete		PND	
Construction	Complete			Jun-2020
Substantial Completion	Complete	June 5, 2020		Complete
Final Completion	Complete	July 30, 2020		Project Complete
Sewage Pump-Out Improvements				
Statter Pump Upgrade	Complete		Staff	Part of SHI III(B)
Harris Pump Replacement	Complete	Aug 27, 2021	Staff	
Douglas Launch Ramp Light Project				
Design	Complete		Staff	
RFP	Hold		Staff	Awaiting funding
Building Permit	Hold		Staff	
Construction	Hold		Staff	

PORT ENGINEER'S PROJECT STATUS REPORT

Erich Schaal, P.E., Port Engineer

D&H Managed Lands - Surveys				
ASLS 2013-15 - Uplands at Tee Harbor	Hold	2021	TBD	
ATS 1682 -DIPAC-Channel Construction	In Progress	2020	PDC	Field work complete, drafting plat
ATS 1693-DIPAC Wayside Park	In Progress	2020	PDC	Field work complete, drafting plat
ATS 1694-Tee Harbor Submerged Lands	Hold	2021	TBD	
ATS 1692 - N Douglas Boat Ramp	Complete		PDC	Complete
ATS 1690-Indian Cove	Complete		PDC	Complete
S. Franklin Dock Tidelands	In Progress		Staff	Awaiting DNR survey instructions
Wayside Park Float				
Dredging as Float Grounds Out	Hold			Awaiting Funding
N. Douglas Boat Launch Expansion Study				
Conceptual Design	Complete		PND	Awaiting Board direction
Dockside Safety Guardrail				
Design	Hold			Awaiting funding - Passenger Fees FY22
Bid Opening	Hold			
Board Approval	Hold			
Assembly Approval	Hold			
Construction	Hold			
Harbor Security Upgrades				
Continued Project Development with Board	In Progress			New cameras in Aurora, Douglas and Harris Harbors
Statter Breakwater Deferred Maintenance				
Continued Project Development with Board	Hold			
Statter Breakwater Safety Improvements				
Phase II	Hold			Awaiting funding
Auke Bay Loading Facility - Phase II				
TIGER Grant Reporting - Annual	On-Going	Sept. 2020	Staff	Report for Boom Truck till 2033; SeaLift till 2044