

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Wednesday, October 21st, 2015

- I. Call to Order** (5:00 p.m. in CBJ Conference Room 224)
- II. Roll Call** (Tom Donek, Robert Mosher, Tom Zaruba, David Lowell, and Mike Peterson)
- III. Approval of Agenda**

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED

- IV. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total)
- V. Approval of August 20th, 2015 Finance Committee Meeting Minutes**
- VI. Consent Agenda - NONE**
- VII. Unfinished Business- NONE**
- VIII. New Business**

- 1. Auke Bay Boatyard Lease Amendment
Presentation by Port Director

Committee Questions

Public Comment

Committee Discussion/Action

MOTION: TO BE DETERMINED AT THE MEETING

- IX. Items for Information/Discussion**

- 1. Juneau Port Development
Presentation by Howard Lockwood – Manager, Juneau Port Development
- 2. FY2016 Financial Report
Presentation by Port Director
- 3. Downtown Food Vendors
Presentation by Port Director

- X. Staff & Member Reports**

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XI. Committee Administrative Matters

1. Next Finance Committee Meeting- **Thursday, November 12th, 2015.**

XII. Adjournment

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING MINUTES
For Thursday, August 20th, 2015

I. Call to Order The Finance Committee meeting was called to order at 4:58 p.m. in CBJ Assembly Chambers.

II. Roll Call The following members were present: Mike Peterson, David Lowell, Tom Donek, and Tom Zaruba via phone.
Also in attendance: Carl Uchytel-Port Director; David Borg-Harbormaster; Gary Gillette-Port Engineer; Dick Somerville-PND Engineering.

III. Approval of Agenda

Mr. Mike Petereson requested to add to the agenda the assignment of the Vice Chair for the Finance Committee as #1 under the Committee Administrative Matters.

MOTION: BY MR. TOM DONEK TO APPROVE THE AGENDA AS AMENDED.
Motion passed with no objections

IV. Public Participation on Non-Agenda Items - None

V. Approval of July 23rd, 2015 Finance Committee Meeting Minutes

MOTION: BY MR. TOM DONEK TO APPROVE THE JULY 23, 2015 FINANCE COMMITTEE MEETING MINUTES AS PRESENTED.
Motion passed with no objections

VI. Consent Agenda - NONE

VII. Unfinished Business

1. Douglas Harbor 35% Design Review & Budget

Presentation by Port Director

Mr. Carl Uchytel stated we have Dick Somerville from PND Engineering and Gary Gillette our Port Engineer here to discuss the Douglas Harbor 35% Design & Budget. At the CIP/OPS Committee meeting there was a proposed change that will go in front of the full board this month. The Design is \$1.2 Million in excess of funds available. Mr. Somerville from PND will walk us through the design and the various options. The items to discuss are the approach Dock, a retaining wall that would increase parking, and the price differences between different dock materials.

Mr. Dick Somerville from PND Engineering stated he will address the difference in pricing for Gulam floats versus Polytab floats, what items in the base bid that can be switched to an additive alternative to save on costs, and a timber retaining wall. Mr. Somerville presented a packet of information which has estimates for the different designs.

Mr. Somerville stated the industry has moved towards the Polytab floats for the structural elements to be up and out of the water for a longer service life of the materials such as the

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timber, steel, bolted connections, and the holes through the timber. There is about a \$200,000 cost difference between the floats with Gulam floats being cheaper. That is about 10% unit cost difference.

Committee Questions

Mr. Lowell asked if it is a 20% difference per square footage but only 10% savings with the added re-design costs.

Mr. Somerville answered it is a 10% difference in the total cost exclusive of the re-design so it is probably on 6-7% savings.

Mr. Lowell asked if the additive alternate is already included in the full amount.

Mr. Somerville answered the additive alternate is included in the total budget right now but could be removed and done at a later date for an approximate total of \$500,000 which includes access.

Mr. Lowell asked why there is a price difference between the two quotes for the additive alternate.

Mr. Somerville answered the Gulam is cheaper material for the landing float. The items that could be switched to an additive alternate to save \$500,000 are the approach dock, refurbished gangway, the landing float, utility shed, and the abutment near shore. It is not essential but it is desirable. It will be more expensive to do at a later date.

Mr. Lowell asked about the project PND did in Ketchikan that was fairly high price.

Mr. Somerville answered the project was entirely different, a much smaller scale, and difficult access. It was not included for comparison. The comparisons listed in the packet are the most comparable in the \$8-10 Million amount.

Mr. Zaruba asked what the total savings would be if we did not replace the B gangway and only used the D-Float gangway.

Mr. Somerville answered that is the approximate \$500,000 savings mentioned prior. The D-Float gangway is already ADA compliant and the B-gangway and approach dock could be added at a later date.

Mr. Zaruba asked if we eliminate the south A-Float stalls and just had side tie area what would be the savings be. And could those fingers be added at a later date.

Mr. Somerville answered the harbor would lose 25 stalls and he does not know the revenue difference for the Harbors. The fingers could be added later and the approximate additional savings not adding the fingers would be \$336,000.

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Mr. Somerville stated there is a third option that would add about \$400,000 to the project to install about 150 feet timber retaining wall along with the B-Float approach dock & ADA compliant gangway. It would add additional 25 parking spots to Douglas Harbor.

Mr. Lowell asked if the 80 foot gangway would still fit.

Mr. Sommerville answered yes we would build a pocket so it would fit.

Public Comment – None

Mr. Gary Gillette presented the Douglas Harbor Budget from the agenda attachment with each quote from PND and what the additional needed funding would be for each plan. The additional funds needed from the Harbor account. The Gulam float quote we need \$800,000. The Timber & Polytub floats we need \$970,000. The Timber & Polytub floats with retaining wall we need \$1.4 Million.

Public Comment

Dennis Watson – Juneau, AK

Mr. Watson stated that there may not be a lot of future income coming in. Statter Harbor only has one ramp. The harbor could increase moorage more than just inflation to cover the costs of increasing operational expenses and the additional construction costs.

Committee Discussion/Action

Mr. Zaruba stated we need to do this project as close to the available funds as possible. We could save up to \$800,000 if we cut the B-Float approach dock, second gangway, and the A float south side fingers. Mr. Zaruba stated we would only lose 12 stalls if we just have the side tie area. Most people trailer the 24 foot stalls.

Mr. Peterson asked staff for clarification on the revenue.

Miss Raster answered we use the 25 stalls on the south side of A-float as transient first come first serve stalls and therefore sell daily and monthly moorage to more than 25 vessels. We sell 2-3 times the moorage for the 25 stalls for increased revenue since not all vessels are in the harbor every day every month. We are able to oversell Douglas moorage for the A-float since most vessel are in & out a lot.

Mr. Borg added the approximate loss of moorage would be a little over \$5,000 a month.

Mr. Zaruba asked if that is just for summer so it would only be a loss of \$30,000 a year.

Mr. Borg answered yes it is close.

Mr. Donek stated we already lost a lot of 24 foot stalls in Aurora. The 24 foot stalls are in higher demand in Douglas Harbor for the summer seasons. It would be a higher expense to have a barge come in at a later date to add the stalls. The Douglas stalls are

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needed and utilized. The \$30,000 in moorage per year would pay back in 10 years which is pretty good. The retaining wall expense is not needed but we could talk about it as an option. The B-Float approach dock and gangway could be added later from land.

Mr. Lowell stated he agrees with Mr. Donek to do the work now while the contractor is there.

Mr. Peterson also agrees we need the Douglas 24' stalls especially if North Aurora Harbor fails.

MOTION: BY MR. ZARUBA TO APPROVE THE 35% DOUGLAS DESIGN WITH ELIMINATION OF THE B-FLOAT GANGWAY, LANDING FLOAT, AND APPROACH DOCK.

Mr. Mike Peterson Objected

MOTION: BY MR. ZARUBA TO APPROVE THE 35% DOUGLAS DESIGN WITH THE B-FLOAT GANGWAY, LANDING FLOAT, AND APPROACH DOCK BEING AN ADDITIVE ALTERNATE SO WE CAN DECIDE LATER WHETHER OR NOT TO BUILD.

Motion passed with no objections

VIII. New Business - NONE

IX. Items for Information/Discussion - NONE

X. Staff & Member Reports

Mr. Borg stated we got a survey for the Auke Bay Harbor vessel "Icy Strait" and we will put it up for auction soon since we do use it.

XI. Committee Administrative Matters

1. Designation of Finance Committee Vice Chair.

Mr. Mike Peterson stated he wanted to appoint Mr. David Lowell as the Vice Chair of the Finance Committee. Mr. David Lowell accepted.

2. Next Finance Committee Meeting- Thursday, September 17th, 2015.

XII. Adjournment

The Finance Committee adjourned at 5:59pm.

Recorder return to: City and Borough of Juneau
Attn: Carl Uchytel, Port Director
155 S. Seward Street
Juneau, AK 99801

LEASE AMENDMENT

PART I: PARTIES

This Lease Amendment is between the City and Borough of Juneau, Alaska, a municipal corporation in the State of Alaska, hereafter “City” or “CBJ” and Harri Commercial Marine, hereafter “Lessee.”

PART II: AUTHORITY TO AMEND

Non-code ordinance No. 2008-08 granted the port director the authority to enter into a land lease with Juneau Marine Services, Inc. and to include terms which were appropriate as to the lease. The parties entered into a lease on April 10, 2008. Appendix A, Section 3, Term states “In the event a new haul-out facility is constructed during the term of the lease, the City agrees to offer Lessee a new lease” with necessary amendments based on the terms and conditions required for that facility. Section 5 of Appendix B of the lease stated “The lease may be modified only by an agreement in writing signed by all parties in interest of their successor in interest.”

Non-code Ordinance No. XX-XX provides the approval authority for the amendment contained herein.

PART III: LEASE BEING AMENDED

This is an Amendment to a lease between the City and Borough of Juneau and Juneau Marine Services dated April 10, 2008. Except for the amendments set forth below, the original 2008 Lease and any amendments made therein are unchanged and in full force and effect.

PART IV: LEASE AMENDMENT

The following amendments are made to the lease

1. Juneau Marine Services, Inc. was acquired by Harri Plumbing and Heating, Inc. in December 2012, with Harri Commercial Marine being a division of Harri Plumbing and

WITNESS my hand and official seal the day and year in the certificate first above written.

My Commission Expires: _____

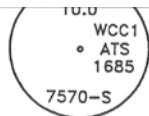
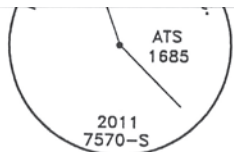
STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

WITNESS my hand and official seal the day and year in the certificate first above written.

My Commission Expires: _____

Approved as to form: _____, Law Department

DRAFT



PRIMARY MONUMENT

3" DIA. ALUMINUM BERNSTEN FEDERAL
A-1 MAGNETIZED CAP ON 2-1/2" DIA.
SHANK SET 24" IN GROUND

SECONDARY MONUMENT

2" DIA. AL. CAP ON EXISTING
5/8" DIA. x 30" RE-BAR
SET 28" IN GROUND

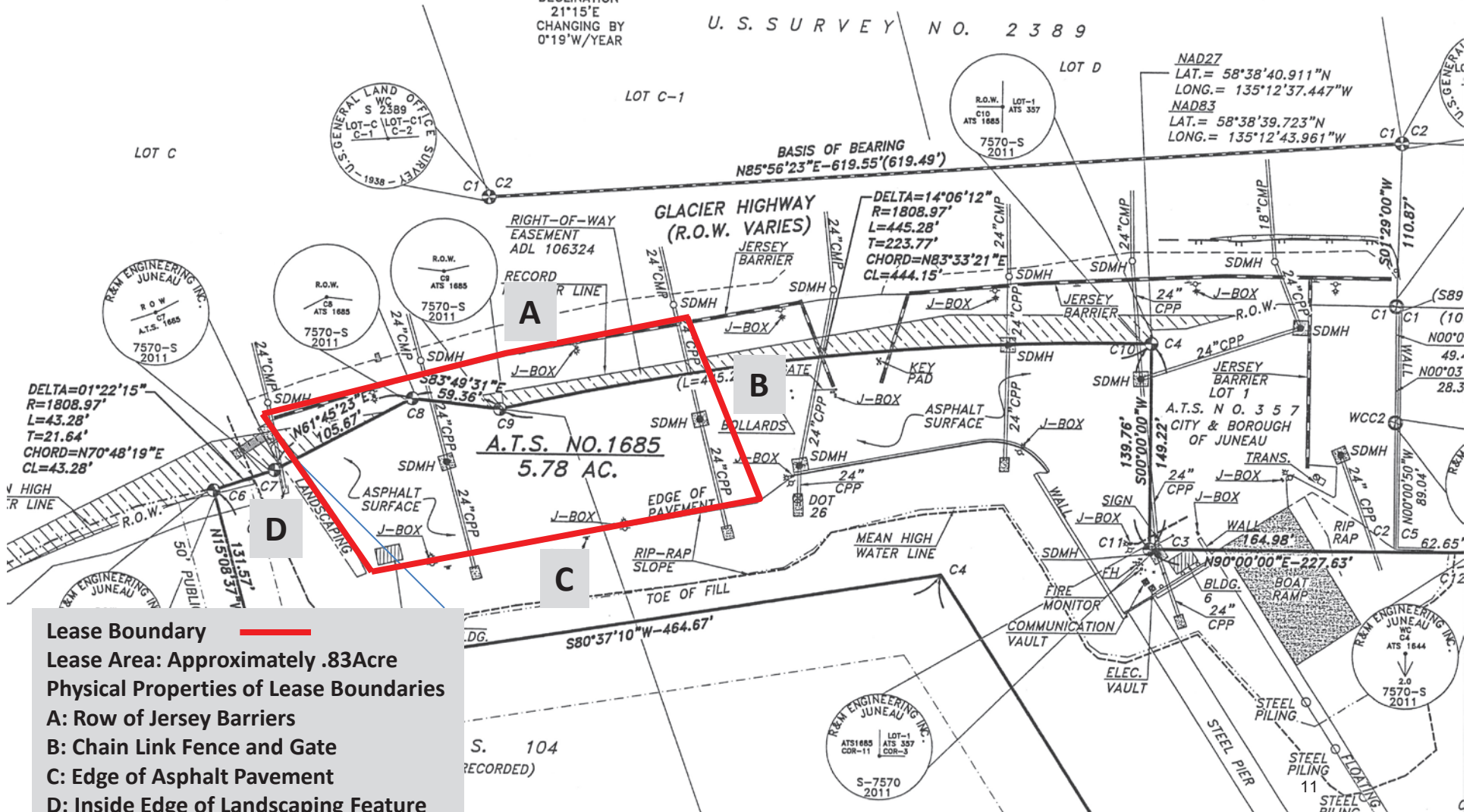
SOURCE: NOAA
JAN. 7, 2010
DECLINATION
21°15'E
CHANGING BY
0°19'W/YEAR

M.H.H.W.	16.30'
M.H.W.	15.34'
M.S.L.	8.56'
M.L.W.	1.60'
M.L.L.W.	0.00'

THE CITY AND
CITY AND BOR
DEVELOPMENT
RECORDING DI:

DATED: _____

U. S. S U R V E Y N O. 2 3 8 9



JUNEAU PORT DEVELOPMENT LLC

P.O. BOX 20734
JUNEAU, ALASKA 99802
PHONE (907) 209-4250
FAX (907) 463-3055
juneau_port_dev@hotmail.com



Carl Uchytel, PE
Port Director
City and Borough of Juneau
155 South Seward St.
Juneau, Alaska 99801

October 16, 2015

Carl,

Please schedule an Information Item at the Finance Committee meeting on Wednesday, October 21, 2015 for review, discussion and comments pertaining to the financial requirements and procedure regarding the reduced plans for the Harbor Project at ATS 556A.

Regards,

Howard Lockwood

Manager

Ph. 209-4250



Financial Summary by Department

FY 2015

Department	Description	Budget Last Year	Budget This Year	Actuals Last Year	Actuals This Year	Encumbrances Last Year	Encumbrances This Year	Remaining Balance
State Revenues	State shared revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SSR PERS/TRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total State Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Charges For Services	User fees	(35,000.00)	(70,000.00)	(68,311.38)	(156,434.49)	0.00	0.00	86,434.49
	CruiseShip Dock Fees	(600,000.00)	(500,000.00)	(498,654.56)	(465,719.00)	0.00	0.00	(34,281.00)
	Maintenance Port Fees	(475,000.00)	(460,000.00)	(488,777.96)	(452,687.28)	0.00	0.00	(7,312.72)
	Total Charges For Services	(1,110.00 .00)	(1,030.00 .00)	(1,055,743.90)	(1,074,840.77)	0.00	0.00	44,840.77
Misc Revenues	Permit revenues	(500,000.00)	(500,000.00)	(368,727.00)	(414,507.00)	0.00	0.00	(85,493.00)
	Fee revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Land lease revenue	0.00	0.00	581.60	(363.75)	0.00	0.00	363.75
	Bad debts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Miscellaneous revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Interest income in Lawson	(230,800.00)	(78,000.00)	(97,567.95)	1,977.41	0.00	0.00	(79,977.41)
	Proceeds from disposal of assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Gain on disposal of assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Loss on disposal of assets	0.00	0.00	242.00	0.00	0.00	0.00	0.00
	Total Misc Revenues	(730,800.00)	(578,00 .00)	(465,471.35)	(412,893.34)	0.00	0.00	(165,106.66)
Transfers In	Marine passenger fee	(287,600.00)	(287,600.00)	(287,600.04)	(287,600.00)	0.00	0.00	0.00
	Total Transfers In	(287,600.00)	(287,600.00)	(287,600.04)	(287,600.00)	0.00	0.00	0.00
Reimburseables	Reimbursable Expense - Internal	(11,000.00)	(11,000.00)	(10,999.92)	(11,000.00)	0.00	0.00	0.00
	Total Reimburseables	(11,00 .00)	(11,00 .00)	(10,999.92)	(11,00 .00)	0.00	0.00	0.00
Total Revenues		(2,139,400.00)	(1,906,600.00)	(1,819,815.21)	(1,786,334.11)	0.00	0.00	(120,265.89)
Personal Services	Vacancy factor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Leave without pay factor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Salaries	733,600.00	690,000.00	375,182.73	371,086.92	0.00	0.00	318,913.08
	Overtime	20,000.00	10,000.00	10,148.41	7,262.35	0.00	0.00	2,737.65
	Accrued leave	0.00	0.00	64,003.74	58,735.82	0.00	0.00	(58,735.82)
	Benefits	424,700.00	386,900.00	237,622.82	231,908.85	0.00	0.00	154,991.15
	Workers compensation	12,400.00	9,500.00	12,399.96	9,500.00	0.00	0.00	0.00



Financial Summary by Department

FY 2015

Department	Description	Budget Last Year	Budget This Year	Actuals Last Year	Actuals This Year	Encumbrances Last Year	Encumbrances This Year	Remaining Balance
Docks	Engineering workforce	0.00	0.00	132.00	55.00	0.00	0.00	(55.00)
	All other workforce	(373,100.00)	(329,800.00)	0.00	0.00	0.00	0.00	(329,800.00)
	CBJ Overhead	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Personal Services	817,600.00	766,600.00	699,489.66	678,548.94	0.00	0.00	88,051.06
Travel and Training	Business travel	2,500.00	5,000.00	3,605.37	4,849.94	0.00	0.00	150.06
	Mileage	3,500.00	3,000.00	1,136.59	1,498.18	0.00	0.00	1,501.82
	Travel and training	6,500.00	6,500.00	6,989.03	4,491.74	0.00	0.00	2,008.26
	Expend Recruitment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Travel and Training	12,500.00	14,500.00	11,730.99	10,839.86	0.00	0.00	3,660.14
Services	Telephone	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00
	Printing	1,500.00	2,000.00	2,468.27	5,453.36	0.00	0.00	(3,453.36)
	Advertising	7,000.00	5,000.00	1,368.39	2,935.92	0.00	117.00	1,947.08
	Rents	61,500.00	61,500.00	55,858.08	60,872.45	0.00	0.00	627.55
	Electricity	7,500.00	11,000.00	9,829.28	9,536.34	0.00	0.00	1,463.66
	Fuel oil & propane	0.00	100.00	0.00	0.00	0.00	0.00	100.00
	Refuse disposal	15,000.00	13,000.00	8,982.44	12,769.70	0.00	0.00	230.30
	Water service	100,000.00	65,000.00	25,356.75	33,542.80	0.00	0.00	31,457.20
	Wastewater service	2,000.00	2,000.00	1,573.24	1,991.64	0.00	0.00	8.36
	Repairs	20,000.00	20,000.00	8,626.93	10,651.43	0.00	0.00	9,348.57
	Electronic repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Maintenance - buildings	0.00	0.00	48,610.00	1,975.00	0.00	0.00	(1,975.00)
	Building maint division charges	2,300.00	7,100.00	8,427.58	5,510.46	0.00	0.00	1,589.54
	Maintenance - software	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Landscape division charges	0.00	45,000.00	0.00	45,000.00	0.00	0.00	0.00
	Equipment rentals	1,000.00	1,000.00	1,489.00	3,299.45	0.00	0.00	(2,299.45)
	Fleet replacement reserve	9,000.00	9,000.00	9,000.00	9,000.00	0.00	0.00	0.00
	Spec & Prop	56,000.00	67,200.00	56,390.54	60,823.10	0.00	0.00	6,376.90
	General Liab, Auto & EE Pract Ins	1,100.00	1,000.00	1,100.04	1,000.00	0.00	0.00	0.00
	Dues and subscriptions	2,000.00	3,000.00	2,729.34	3,120.75	0.00	0.00	(120.75)
	Contractual services	52,955.00	73,200.00	52,223.28	32,663.88	0.00	2,748.57	37,787.55
	Janitorial services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Management and consultant fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Interdepartmental	154,800.00	171,900.00	154,800.00	171,900.00	0.00	0.00	0.00
	Bank card fees	500.00	100.00	42.50	1,584.24	0.00	0.00	(1,484.24)
	Postage and parcel post	0.00	0.00	163.85	181.80	0.00	0.00	(181.80)
	Loss contingency	0.00	0.00	0.00	2,000.00	0.00	0.00	(2,000.00)



Financial Summary by Department

FY 2015

Department	Description	Budget Last Year	Budget This Year	Actuals Last Year	Actuals This Year	Encumbrances Last Year	Encumbrances This Year	Remaining Balance
Docks								
Total Services		500,155.00	558,100.00	449,039.51	475,812.32	0.00	2,865.57	79,422.11
Commodities and Materials								
	Office supplies	2,000.00	2,000.00	1,733.15	1,567.10	0.00	0.00	432.90
	Uniforms and safety equipment	5,000.00	5,000.00	350.98	4,144.46	0.00	0.00	855.54
	Uniform and tool allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Materials and commodities	25,000.00	35,000.00	32,367.45	18,667.26	0.00	0.00	16,332.74
	Safety programs and equipment	0.00	500.00	40.34	556.28	0.00	0.00	(56.28)
	Gasoline and oil	0.00	0.00	39.15	134.05	0.00	0.00	(134.05)
	Minor equipment	8,000.00	8,000.00	55.00	4,361.00	0.00	0.00	3,639.00
	Minor furniture and fixtures	0.00	0.00	0.00	2,988.71	0.00	0.00	(2,988.71)
	Minor Software	0.00	4,000.00	1,364.49	152.14	0.00	0.00	3,847.86
	Total Commodities and Materials	40,000.00	54,500.00	35,950.56	32,571.00	0.00	0.00	21,929.00
Misc and Other								
	Recruiting	0.00	0.00	25.99	0.00	0.00	0.00	0.00
	Contingency	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Misc and Other	20,000.00	0.00	25.99	0.00	0.00	0.00	0.00
Equipment								
	Vehicles and equipment	10,000.00	10,000.00	0.00	6,630.00	0.00	3,600.00	(230.00)
	Depr Building	0.00	0.00	978,539.00	0.00	0.00	0.00	0.00
	Depr Equipment	0.00	0.00	41,776.00	0.00	0.00	0.00	0.00
	Depr Infrastructure	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Equipment	10,000.00	10,000.00	1,020,315.00	6,630.00	0.00	3,600.00	(230.00)
Transfers Out								
	Transfers out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Marine passenger fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Port Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	School projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Roads and sidewalk projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Fire projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Community development projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Economic diversification projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Parks and recreation projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Water projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Sewer projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Harbor projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Dock projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Hospital projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Airport projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Financial Summary by Department

FY 2015

Description		Budget Last Year	Budget This Year	Actuals Last Year	Actuals This Year	Encumbrances Last Year	Encumbrances This Year	Remaining Balance
Department	Docks							
	Dock	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Transfers Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Expenses	1,400,255.00	1,403,700.00	2,216,551.71	1,204,402.12	0.00	6,465.57	192,832.31
Department Summary								
	Total Revenues	(2,139,400.00)	(1,906,600.00)	(1,819,815.21)	(1,786,334.11)	0.00	0.00	(120,265.89)
	Total Expenditures	1,400,255.00	1,403,700.00	2,216,551.71	1,204,402.12	0.00	6,465.57	192,832.31
		(739,145.00)	(502,900.00)	396,736.50	(581,931.99)	0.00	6,465.57	72,566.42



Financial Summary by Department

FY 2015

Description		Budget Last Year	Budget This Year	Actuals Last Year	Actuals This Year	Encumbrances Last Year	Encumbrances This Year	Remaining Balance
Department	Harbors							
State Revenues								
	State revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	State shared revenues	(350,000.00)	(350,000.00)	(304,414.83)	(395,010.48)	0.00	0.00	45,010.48
	SSR PERS/TRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total State Revenues	(350,000.00)	(350,000.00)	(304,414.83)	(395,010.48)	0.00	0.00	45,010.48
Federal Revenues								
	Federal grant revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Federal Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Charges For Services								
	User fees	(2,600,000.00)	(2,740,500.00)	(2,892,146.19)	(2,966,807.32)	0.00	0.00	226,307.32
	Total Charges For Services	(2,600,000.00)	(2,740,500.00)	(2,892,146.19)	(2,966,807.32)	0.00	0.00	226,307.32
Misc Revenues								
	Donation revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Concession fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Ordinance violations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Minor Violations	(8,000.00)	(10,000.00)	(9,113.49)	(21,107.64)	0.00	0.00	11,107.64
	Fines	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Facility rental revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Equipment rental revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Land lease revenue	(610,000.00)	(690,000.00)	(606,780.13)	(1,214,844.25)	0.00	0.00	524,844.25
	Cash over/short	0.00	0.00	(390.13)	(2.10)	0.00	0.00	2.10
	Bad debts	50,000.00	50,000.00	154,082.14	160,276.86	0.00	0.00	(110,276.86)
	Miscellaneous revenue	0.00	0.00	0.00	(100.00)	0.00	0.00	100.00
	Interest income in Lawson	(171,400.00)	(72,800.00)	(125,267.09)	0.00	0.00	0.00	(72,800.00)
	AR interest and fines	0.00	0.00	(16,410.91)	(7,981.48)	0.00	0.00	7,981.48
	Loss on disposal of assets	0.00	0.00	728.00	(1,100.00)	0.00	0.00	1,100.00
	Total Misc Revenues	(739,400.00)	(722,800.00)	(603,151.61)	(1,084,858.61)	0.00	0.00	362,058.61
Transfers In								
	Harbor revenue bond debt service	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Transfers In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Revenues	(3,689,400.00)	(3,813,300.00)	(3,799,712.63)	(4,446,676.41)	0.00	0.00	633,376.41
Personal Services								
	Vacancy factor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Leave without pay factor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Salaries	865,200.00	1,010,500.00	793,171.80	925,067.26	0.00	0.00	85,432.74



Financial Summary by Department

FY 2015

Description		Budget Last Year	Budget This Year	Actuals Last Year	Actuals This Year	Encumbrances Last Year	Encumbrances This Year	Remaining Balance
Department	Harbors							
	Overtime	25,000.00	25,000.00	34,235.24	25,513.75	0.00	0.00	(513.75)
	Accrued leave	0.00	0.00	100,347.18	111,203.73	0.00	0.00	(111,203.73)
	Benefits	517,500.00	594,900.00	487,303.03	563,876.17	0.00	0.00	31,023.83
	Workers compensation	12,400.00	9,600.00	12,399.96	9,600.00	0.00	0.00	0.00
	Engineering workforce	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	All other workforce	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	CBJ Overhead	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Personal Services	1,420,100.00	1,640,000.00	1,427,457.21	1,635,260.91	0.00	0.00	4,739.09
	Travel and Training							
	Business travel	7,500.00	3,500.00	1,166.28	3,526.89	0.00	0.00	(26.89)
	Mileage	3,000.00	1,000.00	83.58	538.15	0.00	0.00	461.85
	Travel and training	6,000.00	5,000.00	4,539.09	3,080.47	0.00	0.00	1,919.53
	Contractual training	0.00	1,500.00	550.00	149.00	0.00	0.00	1,351.00
	Expend Recruitment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Travel and Training	16,500.00	11,000.00	6,338.95	7,294.51	0.00	0.00	3,705.49
Services								
	Telephone	18,000.00	28,600.00	23,962.36	18,835.41	0.00	0.00	9,764.59
	Printing	2,000.00	3,000.00	5,123.04	5,187.06	0.00	0.00	(2,187.06)
	Advertising	4,000.00	4,000.00	4,100.36	2,661.17	0.00	60.00	1,278.83
	Reimbursement for printing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Rents	8,400.00	9,000.00	8,942.36	9,582.22	0.00	0.00	(582.22)
	Electricity	180,000.00	185,000.00	104,481.06	88,821.40	0.00	0.00	96,178.60
	Fuel oil & propane	14,000.00	15,000.00	12,831.52	11,956.87	0.00	0.00	3,043.13
	Refuse disposal	130,000.00	130,000.00	144,728.93	162,474.00	0.00	0.00	(32,474.00)
	Water service	50,000.00	50,000.00	38,031.33	28,537.22	0.00	0.00	21,462.78
	Wastewater service	6,000.00	6,500.00	5,698.81	4,945.72	0.00	0.00	1,554.28
	Repairs	206,489.00	119,504.00	122,273.31	91,042.71	0.00	43,123.47	(14,662.18)
	Electronic repairs	0.00	0.00	0.00	550.00	0.00	0.00	(550.00)
	Maintenance contracts	6,500.00	6,500.00	500.00	7,000.00	0.00	0.00	(500.00)
	Maintenance - buildings	0.00	0.00	40.00	0.00	0.00	0.00	0.00
	Building maint division charges	6,700.00	8,000.00	10,192.94	10,296.56	0.00	0.00	(2,296.56)
	Maintenance - software	1,000.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00
	Equipment rentals	3,000.00	5,500.00	3,015.75	4,520.00	0.00	0.00	980.00
	Fleet replacement reserve	18,000.00	18,000.00	18,000.00	18,000.00	0.00	0.00	0.00
	Spec & Prop	55,900.00	67,200.00	56,290.46	60,823.10	0.00	0.00	6,376.90
	General Liab, Auto & EE Pract Ins	1,000.00	1,000.00	999.96	1,000.00	0.00	0.00	0.00
	Dues and subscriptions	3,500.00	3,500.00	2,697.65	4,011.70	0.00	0.00	(511.70)
	Contractual services	113,098.00	136,260.00	150,348.75	237,059.61	0.00	8,985.00	(109,784.61)



Financial Summary by Department

FY 2015

Description		Budget Last Year	Budget This Year	Actuals Last Year	Actuals This Year	Encumbrances Last Year	Encumbrances This Year	Remaining Balance
Department	Harbors							
	Janitorial services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Management and consultant fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Interdepartmental	154,800.00	171,800.00	154,800.00	171,800.00	0.00	0.00	0.00
	Bank card fees	40,000.00	50,000.00	53,383.00	59,232.64	0.00	0.00	(9,232.64)
	Postage and parcel post	8,000.00	8,000.00	6,648.27	6,146.43	0.00	0.00	1,853.57
	Loss contingency	2,000.00	2,500.00	741.40	8,440.21	0.00	0.00	(5,940.21)
	Total Services	1,032,387.00	1,029,864.00	927,831.26	1,012,924.03	0.00	52,168.47	(35,228.50)
Commodities and Materials								
	Fleet gasoline	30,000.00	25,000.00	22,696.83	17,832.20	0.00	0.00	7,167.80
	Office supplies	12,000.00	12,000.00	13,722.01	6,273.66	0.00	0.00	5,726.34
	Uniforms and safety equipment	3,900.00	3,000.00	0.00	932.69	0.00	0.00	2,067.31
	Uniform and tool allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Materials and commodities	80,000.00	80,000.00	95,020.20	81,171.45	0.00	0.00	(1,171.45)
	Safety programs and equipment	3,000.00	3,000.00	132.01	3,535.69	0.00	0.00	(535.69)
	Gasoline and oil	2,000.00	2,000.00	1,242.36	1,414.17	0.00	0.00	585.83
	Chemicals	2,000.00	2,000.00	1,143.00	0.00	0.00	0.00	2,000.00
	Minor equipment	15,000.00	15,000.00	23,079.61	5,392.26	0.00	0.00	9,607.74
	Minor furniture and fixtures	0.00	1,000.00	4,749.77	0.00	0.00	0.00	1,000.00
	Minor Software	0.00	1,500.00	1,267.23	174.30	0.00	0.00	1,325.70
	Total Commodities and Materials	147,900.00	144,500.00	163,053.02	116,726.42	0.00	0.00	27,773.58
Misc and Other								
	Recruiting	0.00	0.00	920.31	0.00	0.00	0.00	0.00
	Contingency	0.00	0.00	14,548.37	0.00	0.00	0.00	0.00
	Total Misc and Other	0.00	0.00	15,468.68	0.00	0.00	0.00	0.00
Equipment								
	Vehicles and equipment	16,764.00	10,000.00	6,784.00	21,630.00	0.00	1,500.00	(13,130.00)
	Depr Building	0.00	0.00	978,293.00	0.00	0.00	0.00	0.00
	Depr Equipment	0.00	0.00	25,414.00	0.00	0.00	0.00	0.00
	Depr Infrastructure	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Equipment	16,764.00	10,000.00	1,010,491.00	21,630.00	0.00	1,500.00	(13,130.00)
Debt Service								
	Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Interest and service charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Amortization of bond issuance costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfers Out								
	Harbor revenue bond debt service	753,200.00	748,800.00	753,200.04	748,800.00	0.00	0.00	0.00



Financial Summary by Department

FY 2015

Description		Budget Last Year	Budget This Year	Actuals Last Year	Actuals This Year	Encumbrances Last Year	Encumbrances This Year	Remaining Balance
Department	Harbors							
	School projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Roads and sidewalk projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Fire projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Community development projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Economic diversification projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Parks and recreation projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Water projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Sewer projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Harbor projects	0.00	800,000.00	0.00	800,000.00	0.00	0.00	0.00
	Dock projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Hospital projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Airport projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Harbor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Transfers Out	753,200.00	1,548,800.00	753,200.04	1,548,800.00	0.00	0.00	0.00
	Total Expenses	3,386,851.00	4,384,164.00	4,303,840.16	4,342,635.87	0.00	53,668.47	(12,140.34)
Department Summary								
	Total Revenues	(3,689,400.00)	(3,813,300.00)	(3,799,712.63)	(4,446,676.41)	0.00	0.00	633,376.41
	Total Expenditures	3,386,851.00	4,384,164.00	4,303,840.16	4,342,635.87	0.00	53,668.47	(12,140.34)
		(302,549.00)	570,864.00	504,127.53	(104,040.54)	0.00	53,668.47	621,236.07