CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Tuesday, November 18th, 2014

I. Call to Order (5:00 p.m. to 7:00 p.m.) in the **Room 224, City Hall.**

II. Roll Call (Greg Busch, Tom Donek, Dave Logan, Mike Peterson, and Scott Spickler).

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 October 28th, 2014 Finance Committee Meeting Minutes.

VI. Consent Agenda - NONE

A. Public Requests for Consent Agenda Changes
B. Committee Member Requests for Consent Agenda Changes
C. Items for Action

VII. Unfinished Business

1. Mt Roberts Tramway Lease Amendment
   Presentation by the Port Director

Committee Questions

Public Comment

Committee Discussion/Action

MOTION: TO RECOMEND THE PROPOSED LEASE AMENDMENT BE APPROVED BY THE REGULAR BOARD.

VIII. New Business

1. 2016 CIP List
   Presentation by the Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO RECOMMEND THE PROPOSED 2016-2021 CIP LIST BE APPROVED BY THE BOARD.

IX. Items for Information/Discussion.

1. Proposed Harbor Patron Code of Conduct
   Presentation by Port Director

X. Staff & Member Reports.

XI. Committee Administrative Matters.

1. Next Finance Committee Meeting December 9th, 2014

XII. Adjournment.

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING MINUTES
For Tuesday, October 28th, 2014

I. Call to Order The Finance Committee meeting was called to order at 5:00 p.m. in **Room 224, City Hall.**

II. Roll Call The following members were present: Greg Busch, Dave Logan, Mike Peterson, Scott Spickler, and Tom Donek.
Also present were Carl Uchytil – Port Director, Gary Gillette – Port Engineer, Robert Janes – Board Member, Amy Mead- City Attorney, Howard Lockwood- Juneau Port Development LLC.

III. Approval of Agenda.

MOTION: BY DR. LOGAN TO APPROVE THE AGENDA AS PRESENTED AND ASKED UNANIMOUS CONSENT.
Motion passed with no objection.

IV. Public Participation on Non-Agenda Items – None

V. Approval of September 23rd, 2014 Finance Committee Meeting Minutes.

MOTION: BY DR. LOGAN TO APPROVE THE SEPTEMBER 23, 2014 FINANCE MEETING MINUTES AS PRESENTED AND ASKED UNANIMOUS CONSENT.
Motion passed with no objection.

VI. Consent Agenda - None

A. Public Requests for Consent Agenda Changes - None
B. Committee Member Requests for Consent Agenda Changes - None
C. Items for Action - None

VII. Old Business - None

VIII. New Business

1. Salmon Creek Development New Lease ADL 102934 (Tim Smith et al)
   Presentation by the Port Director-Carl Uchytil

Mr. Uchytil advised the Salmon Creek Development Lease is expired. Mr. Tim Smith has applied for a new lease. We have obtained an appraisal from Horan & Co. Based on the appraisal we are recommending a lease rent of $12,500.00 per year. The previous rent was approximately $550.00 less. Mr. Tim Smith from the Salmon Creek Development agrees with the increase. Once the full board agrees to terms of the lease we will forward to CBJ Law for the new lease language. We will need to get approval from lands committee.

Committee Questions
Dr. Logan asked how long the lease term is.

Mr. Uchytil answered it can be for 35 years. Every 5 years it will be re-evaluated for possible fee increases which may include another appraisal.

Mr. Tom Donek asked what percentage of the appraisal value is the lease rent.

Mr. Uchytil answered it was based on square footage fee.

Mr. Spickler asked how much the appraisal was.

Mr. Uchytil answered about $3,000.00.

Public Comment - None

Committee Discussion/Action
Dr. Logan asked Mr. Uchytil to also provide for the full board what the evaluation was and how the lease rent compares to the evaluation. Previous appraisal vs. the current appraisal and the lease rents.

MOTION: BY MR. GREG BUSCH TO RECOMMEND APPROVAL OF THE SALMON CREEK DEVELOPMENT LEASE APPRAISAL; TO RECOMMEND AN ANNUAL RENT RATE OF $12,500 PER YEAR; AND TO SEND TO THE REGULAR BOARD FOR APPROVAL AND ASKED UNANIMOUS CONSENT.
Motion passed with no objection.

2. Statter Harbor Funds Transfer
   Presentation by the Port Engineer – Gary Gillette

Mr. Gary Gillette referred to a memo that was present with the agenda. We have enough funds to award the bid at $11.2 Million which was slightly higher that the estimate. He advised we need an additional amount of $800,000.00 taken from the Harbors funds balance and appropriate it to the Statter Harbor Project to cover the construction administration inspection along with a small percentage for contingencies.

Committee Questions
Mr. Peterson asked what caused the minimum bid to be higher than our estimated construction costs.

Mr. Gillette answered the biggest discrepancy is the process to put in drains and stable materials as well as flush out water to put in a wall. The engineers estimate was $460,000 off. There were other items that were off as well. PND engineering designed the plan for this area to be able for the construction to work from land rather than from a barge. The difference is related to having to bring in materials. Once there is a contract we can negotiate this.

Public Comment - None

Committee Discussion/Action - None

MOTION: BY MR. GREG BUSCH TO RECOMMEND TO THE FULL BOARD FOR APPROVAL TO SEND TO THE ASSEMBLY THE MOTION TO MOVE $800,000.00 FROM THE HARBORS FUND TO THE STATTER HARBOR IMPROVEMENT CIP ACCOUNT AND ASKED FOR UNANIMOUS CONSENT.
Motion passed with no objection.

3. Cathodic Protection Funds Transfer
   Presentation by the Port Engineer – Gary Gillette

Mr. Gary Gillette requested to move $500,000.00 from the Dock Funds to the Cruise Ship Enhancement CIP fund. This would provide cathodic protection and corrosion protection to some of the elements at the steam ship wharf. There is a steel wall that needs to be recoated and steel piles that will need new cathodic protection systems and coating.

Committee Questions
Dr. Logan asked if there are any other financial commitments that will need funding.

Mr. Gillette answered not that he is aware of.

Mr. Busch asked if this could be tied into the similar services we may need for Statter harbor protection services.

Mr. Gillette answered not really as it is different and we would need to go out for competitive bids.

Public Comment
Mr. Dennis Watson – Juneau, AK
Mr. Watson asked if in the budget presented for FY16 the amount allocated for Cathodic Protection is something different or additional.

Mr. Gillette answered no but the estimate came out higher and we like to have contingencies amount in our funds for unexpected costs.

Committee Discussion/Action - None

MOTION: BY MR. GREG BUSCH TO RECOMMEND TO THE FULL BOARD FOR APPROVAL TO SEND TO THE ASSEMBLY THE MOTION TO MOVE $500,000.00 FROM THE DOCKS FUND TO THE CRUISE SHIP ENHANCEMENT CIP ACCOUNT AND ASKED FOR UNANIMOUS CONSENT.
Motion passed with no objection

4. Statter Harbor Bid Award
   Presentation by the Port Engineer – Gary Gillette

Mr. Gillette advised that Miller Construction was the apparent low bidder for the Statter Harbor project. We would need to take this to Assembly for approval.

Committee Questions
Mr. Peterson asked Amy Mead, CBJ Attorney, if there would be a conflict of interest since he does work for Miller Construction from time to time.

Mrs. Amy Mead answered only if you are currently employed by them now.

Mr. Peterson answered he is not.

Public Comment – None

Committee Discussion/Action - None

MOTION: BY DR. DAVID LOGAN TO RECOMMEND TO THE FULL BOARD TO APPROVE AND FORWARD TO THE ASSEMBLY TO ACCEPT THE MILLER CONSTRUCTION BID FOR $11,212,800.00 FOR STATTER HARBOR IMPROVMENTS.

IX. Items for Information

1. Juneau Port Development Lease Extension/Mineral Rights
   Presentation by the Port Director/CBJ Law

Mr. Uchytil stated last time we reviewed the lease extension for Juneau Port Development that is set to expire October 30, 2014. Mr. Lockwood would like another extension. Ms. Amy Mead, CBJ Attorney is also here to assist with questions. There has been on-going dialog for several years regarding mineral rights, mining, and required development permits for this lease.
Mr. Uchytil read from the attached lease to clarify what is required in order to extend the lease. He referenced page 6 of 22 Appendix A #5(a-e) and read the "Authorized Use of Leased Premises". This section describes what is allowed and required of the land and the time frame. If these are not met the lease would be terminated.
The next section is page 10 of 22 Appendix A #6(h) "Pre-Construction Audits" required.
The next section that is germane to this discussion is page 11 of 22 Appendix A #7(a-c) "Special Conditions Regarding the Leased Premises" this section references the mining claims and rights.
The next section is page 16 of 22 Appendix B #3 (20) "Use of Material" refers to mining the certain portions of the land.
The next section is page 18 of 22 Appendix C (6) "Valid Existing Rights" regarding existing mining claims.
(see attachment for full descriptions)

Mr. Uchytil added that these sections show that the mining claims and construction with permitting are two different conditions under the language of the lease. These should be considered separate when deciding on the lease extension.

Mr. Busch asked if there is an update on the DNR outstanding permit and if it has been secured by Mr. Lockwood. I understand Mr. Lockwood plans to mine and use those materials to help build the uplands for construction.

Ms. Mead answered after she spoke to DNR it is just a location preference for mining. It would need to be converted to a mining lease from just a location preference. A far as she knows with DNR there is no current permit for dredging or construction.

Dr. Logan asked Ms. Mead if Mr. Lockwood has met the terms of the lease regarding the permits.

Ms. Mead answered she has not seen the documentation yet.

Dr. Logan asked if the permits that are required are not in place has he met the terms of the lease.

Ms. Mead answered no he has not met the terms if the permits are not in place but to qualify he may have those in his possession.

Mr. Uchytil added to his knowledge there are no permits in place to start construction on Thursday October 30, 2014.

Mr. Howard Lockwood – Manger of Juneau Port Development LLC and owner of AMEx Mining.
Mr. Lockwood stated he had Mr. Uchytil include in the agenda packet information regarding the plans. He added the mining is required before the construction can begin and he has been working on this for years. The mining will help create usable uplands and finance the harbor plan and the mining would coincide with marketing to the user groups. Mr. Lockwood showed a power point presentation to show the plan for mining and concept plan for the harbor.

Dr. Logan asked Mr. Lockwood to go over the time table construction plan. The first step is for beach cleaning and do you have the permits and contractor set up.

Mr. Lockwood said it is being handled and as soon as weather lets us start we will.

Mr. Janes asked when the sewer treatment plant went in did Dr. Aikman provide them with permission to build the plant and to vacate that part of the mineral.

Mr. Lockwood answered that they did process that pile of material.

Mr. Janes said that would be a precedent if that was documented.

Dr. Logan asked Mr. Gillette what permits would be required for the beach cleaning.

Mr. Gillette said depending on the elevation location and if it is not disturbing any land no permits required as far as he is aware.

Ms. Mead stated there were 5 Hayes cases litigated in the Supreme Court in the 60s and the relevant points are that the tailings are now considered real property and passed to the state. The city granted development to AJ for those properties. Mr. Hayes lost the case because he had lease hold interest and not mining rights therefore they were not considered his real property that was taken from him. His lease hold claim would have had to been converted to a mining claim then he would have had rights to the property.

Mr. Uchytil asked does any of this pertain to the lease.

Ms. Mead answered no. Although, if the lease is terminated Mr. Lockwood still has the right to perfect his mining claim.

Mr. Donek stated the mining information for Thursday's meeting is not relevant to the lease extension. All that is required by Mr. Lockwood is to present permits for construction.

Mr. Busch stated he believes that Mr. Lockwood mining is directly related to starting construction to fill the uplands if he perfects the mining claims.

Dr. Logan asked if he has the rights to deposit his mining soils on city property.

Ms. Mead answered he can use our surface to get to his minerals but there would have to be an agreement in place for him to deposit his soils on CBJ land.

IX. Staff & Member Reports.

Mr. Peterson reported that he and Mr. Uchytil met with Goldbelt again today and will also meet tomorrow and there will be more news for Thursday Full Board meeting.

Mr. Uchytil said there are two things for future discussion for the board. The Douglas Harbor project should be able to get the Core of Engineers to do the dredging. Also at Statter Harbor we will be losing the Horton lot for summer parking for next year and we are searching for alternate options that may cost the Harbor Department.

XI. Committee Administrative Matters.

1. Next Finance Committee Meeting November, 18th, 2014

XII. Adjournment.

The Finance Meeting adjourned at 6:33pm.

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

AMENDMENT TO MOUNT ROBERTS TRAM LEASE

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 Mount Roberts Tramway Limited Partnership, hereafter "Lessee."

PART II: AUTHORITY TO AMEND

The CBJ and Lessee enter into this amendment pursuant to Section 4 of CBJ Ordinance 94-42, which states, "Prior or subsequent to execution, the Manager may negotiate substantive changes to the lease and, upon Assembly approval by motion, execute an amendment incorporating such changes."

PART III: LEASE BEING AMENDED

This is an Amendment to the City and Borough of June and Mount Roberts Development Land Lease dated January 18, 1995 and recorded on February 10, 1995 in the Juneau Recording District at 1995-000839-0 (Book 420 Page 436). Except for the Lease Amendment set forth below, the original 1995 Lease remains unchanged and in full force and effect.

PART IV: LEASE AMENDMENT

The following three amendments are made to the lease

1. Section 3, "Use of Premises," is amended to read as follows:

Use of Premises: (a) The Lessee agrees to use the Leased Premises for the following purposes:

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The surveying, engineering, design, planning, development, construction, operation, and maintenance of an aerial tramway base terminal and associated structures and uses. As used herein, "associated structures and uses" means:

1. a waiting room;
2. a ticket office;
3. public restrooms; Lessee shall provide public restrooms as specified by the Planning Commission;
4. an area for exhibition of tram models, photographs, and similar historical and explanatory materials;
5. administrative space; and
6. a retail space.

2. Section 5, "Base Rent" is amended in its entirety to read as follows:

5. Base Rent: (a) Base Rent shall be set at nine percent (9%) of the appraised value, including air rights, without consideration of lease restrictions.

(b) The basis of the appraisal shall be the fair market value of the unimproved land of the Leased Premises including the Air Rights Easements at its highest and best use. The appraisal shall not consider any buildings or structural improvements above or below ground, landscaping, or paving. The appraisal shall consider the Leased Premises as unimproved land without consideration of any lease restriction.

(c) Both the Docks and Harbors port director and the Lessee will simultaneously select and compensate a certified appraiser who will provide each with an initial appraisal 90 days before the date of the five year adjustment period for setting the rent. The parties intend that the appraisers, while working in their independent capacity, will use the same methodology in appraising the property. Upon completion of their respective appraisals, the appraisals will be exchanged by the parties on the same date. The following resolutions will arise depending on the differences in the amount of the two appraisals for purposes of setting the rent:

(i) <u>Less than 15 percent difference</u>. If the difference between the Docks and Harbors appraisal and the Lessee's appraisal (with difference calculated from the higher of the two appraisals) is less than 15 percent, then the fair market value for rent calculations will be an average of the Docks and Harbors appraisal and the Lessee's appraisal.

(ii) <u>More than 15 percent difference but less than 35 percent difference</u>. If the difference between the Docks and Harbors appraisal and the Lessee's appraisal (with difference calculated from the higher of the two appraisals) is more than 15 percent but less than 35 percent, then the parties shall engage in the cost of a third independent certified appraiser. If the third independent appraisal is higher than

the high initial appraisal, the high initial appraisal provides the appraised amount for setting the rent. If the third independent appraisal is lower than the low initial appraisal, then the low initial appraisal provides the appraised amount for setting the rent. If the third independent appraisal is in between the high initial appraisal and the low initial appraisal, then the fair market value outlined in the third appraisal provides the appraised amount for setting the rent. The third party independent appraiser shall be selected jointly by the two appraisers conducting the initial appraisal. If they fail to agree on a third appraiser within thirty (30) days, each party will submit to the Lessor and Lessee a list of their top five appraisers with the top match from each being selected. If there is no overlap in the initial list of appraisers, the process of submitting five appraisers will continue until a selection occurs.

(iii) More than 35 percent difference. If the difference between the Docks and Harbors appraisal and the Lessee's appraisal (with the difference calculated from the higher of the two appraisals) is greater than 35 percent, the Docks and Harbors board shall pay for an additional appraisal by a third independent certified appraiser and have that appraisal undertaken in accordance with 05 CBJAC 50.050. After reviewing the additional appraisal, the Docks and Harbors board shall establish the fair market value of the Leased Premised to calculate the lease rent. If the lessee disagrees with the amount, the lessee may appeal to the Assembly. The decision of the Assembly shall be final.

(d) In this section, "certified appraiser" means a regular member of the Society of Real Estate Appraisers or the American Institute of Real Estate Appraisers (or the successor body of either group) who has been properly designated MAI or any future similar designation which denotes proficiency in the appraisal of commercial real property and who is listed as qualified by the Alaska Department of Natural Resources. Additionally, the third independent appraiser must be selected from a firm which did not participate in the initial appraisals.

3. Section 6, "Royalty Rent" is deleted and is no longer binding on the Lessee pursuant to rent payment related to the property. Therefore, as to calculating rent, only Section 5 will apply through the remaining life of the lease unless amended otherwise via a signed writing by the parties.

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PART IV: EXECUTION

The City and Lessee agree and sign below. This Lease Amendment is effective immediately upon signature by both parties and when approved by motion of the Assembly.

CITY:

Date: _____

By: _____
Authorized Representative
Kimberly A. Keifer
City Manager

LESSEE:

Date: _____

By: _____
Authorized Representative
Derek Duncan
Chief Executive Officer

CITY ACKNOWLEDGMENT

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

This is to certify that on the _____ day of _____, 2014, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, Kimberly A. Keifer personally appeared to me known to be the Port Director of the City and Borough of Juneau, Alaska, a municipal corporation which executed the above and foregoing instrument, who on oath stated that he was duly authorized to execute said instrument on behalf of said corporation; who acknowledged to me that he signed the same freely and voluntarily on behalf of said corporation for the uses and purposes therein mentioned.

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

_____
Notary Public in and for the State of Alaska

My Commission Expires: _____

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LESSEE ACKNOWLEDGMENT

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

This is to certify that on the _____ day of _____, 2014, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, Derek Duncan personally appeared to me known to be the identical individual described in and who executed the foregoing instrument for and on behalf of Mount Roberts Tramway Limited Partnership LLC., and who on oath stated that he was duly authorized to execute said instrument; who acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

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

_____
Notary Public in and for the State of Alaska

My Commission Expires: _____

Approved as to form: _____, Law Department

Approved as to content: _____, Docks and Harbors

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SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
Docks & Harbors									
Docks									
	Visitor Information Kiosk Replacement	1	$ 150,000						
	Auke Bay Passenger For Hire Facility	2	$ 800,000	$ 4,600,000					
	Downtown Restrooms	3	$ 500,000						
	Archipelago Property Deck Over	4		$ 3,000,000					
	Shore Power at Cruise Ship Berths	5							$ 5,000,000
Docks Total:			**$ 1,450,000**	**$ 7,600,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,000,000**
Harbors									
	Old Douglas Harbor Rebuild	1	$ 4,500,000						
	Aurora Harbor Rebuild-Phase II	2	$ 11,000,000						
	Statter Harbor - Phase III (Boat Haul-Out)	3	$ 1,800,000						
	Juneau Fisheries Terminal Development	4							$ 10,000,000
	Amalga Harbor Fish Cleaning Float	5		$ 300,000					
	Auke Bay Net Repair Float	6		$ 300,000					
	Aurora Harbormaster Building and Shop	7							$ 3,000,000
	Douglas Harbor Uplands Improvements	8							$ 2,000,000
	North Douglas Boat Ramp Improvements	9							$ 1,000,000
	Direct Market Fish Sales Facility	10							$ 1,000,000
Harbors Total:			**$ 17,300,000**	**$ 600,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 17,000,000**
Docks & Harbors Total:			**$ 18,750,000**	**$ 8,200,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 22,000,000**
6 Year Improvement Totals:			**$ 18,750,000**	**$ 8,200,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 22,000,000**

FY16 CAPITAL IMPROVEMENTS

Enterprise	Division	Priority	Project	Funding Source	Amount
Docks & Harbors	**Docks**	1	Visitor Information Kiosk Replacement	Cruise Passenger Fees	$150,000
		2	Auke Pay Passenger For Hire Facility (Design)	Cruise Passenger Fees	$800,000
		3	Downtown Restrooms	Cruise Passenger Fees	$500,000
				Docks Total Funding:	**$1,450,000**
	Harbors	1	Old Douglas Harbor ReBuild	State Appropriation	$4,500,000
		2	Aurora Harbor ReBuild	State Appropriation	$11,000,000
		3	Statter Harbor - Phase III (Boat Haul-Out)	State Appropriation	$1,800,000
				Harbors Total Funding:	**$17,300,000**

Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Docks and Harbors Board
FY 16 CIP Request
Visitor Information Kiosk Replacement

Project Description: The Visitor Information Kiosk serves cruise ship passengers needing information about Juneau. It is located in a strategic location near one of the two city owned docks that support the cruise industry. The current kiosk has exceeded its design life. The facility does not meet ADA standards, has inadequate heating, and does not provide adequate shelter for patrons.

Funds Requested (FY16)

Local Funds - $150,000 (Cruise Passenger Fees)

Funds Already in Hand - $0

Funds Needed But Not yet Requested –$0

Project Review: The Juneau Convention and Visitors Bureau requested that a new kiosk be provided which would offer a more user friendly facility and address safety and comfort concerns of volunteers. The current facility was moved from the Marine Park area when the Alaska Steamship Wharf was expanded for bus staging.

Project Time-Line: The project would be designed upon receipt of funding with intent to complete construction in 2017.

Maintenance Responsibility: CBJ Docks and Harbors Board assumes the ongoing maintenance expense for cleaning and supplying these restrooms will be provided through passenger fees.

Project Contact: Carl Uchytil, CBJ Port Director 586-0294

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Docks and Harbors Board
FY 16 CIP Request
Auke Bay Passenger for Hire Facility

Project Description: This project includes installation of a boarding float, gangway, and passenger loading zone to serve cruise ship passengers connecting with whale watching and fish charter operators. These activities currently are conducted in Statter Harbor at the existing moorage facilities that were not designed for and are incapable of providing safe and efficient service for the large number of users. The lack of infrastructure also greatly detracts from the local resident's ability to fully utilize the Statter Harbor moorage facility. The funds requested would allow for design and permitting activities to move forward on this project.

Funds Requested (FY16)

Local Funds - $800,000 (Cruise Passenger Fees)

Funds Already in Hand - $0

Funds Needed But Not yet Requested –$4,600,000

Project Review: The Passenger for Hire Facility is a component of the overall Statter Harbor Master Plan.

Project Time-Line: DeHart's Marina facility has been demolished creating room for the proposed Passenger for Hire Facility. This project would follow the construction of the proposed boat haul-out facility.

Maintenance Responsibility: CBJ Docks and Harbors is responsible for all ongoing maintenance expense and will use local dock funds for these expenses.

Project Contact: Carl Uchytil, CBJ Port Director 586-0294

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Docks and Harbors Board
FY 16 CIP Request
Downtown Restrooms

Project Description: The project is located in the downtown Juneau waterfront, an area that services approximately one million cruise ship passengers each year. The project consists of constructing new restroom facilities near the Visitor's Center**.**

Funds Requested (FY16)
Local Funds - $500,000 (Cruise Passenger Fees)

Funds Already in Hand - $0

Funds Needed But Not yet Requested –$0

Project Review: This project has been listed at the request of the former Assembly to meet a add restroom facilities in the Cruise Dock vicinity.

Project Time-Line: The project would be designed upon receipt of funding with intent to complete construction in 2017.

Maintenance Responsibility: CBJ Docks and Harbors Board assumes the ongoing maintenance expense for cleaning and supplying these restrooms will be provided through passenger fees.

Project Contact: Carl Uchytil, CBJ Port Director 586-0294

Port of Juneau

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Docks and Harbors Board
FY 16 CIP Request
Douglas Harbor Rebuild

Project Description: The Douglas Harbor moorage facility was expanded in about 2005 but the original 1960s era portion was not upgraded. The concept was to construct the new portion to provide moorage area while the old section was rebuilt. The old section (subject of this project) needs to be dredged to the original depth. The effects of post-glacial rebound and sedimentation have caused the harbor to lose effective depth thus dredging is required. The existing floats and piling structures as well as the electrical and water systems are beyond their useful life and are in need of full replacement.

The design of the project was near completion when soil testing indicated that some of the proposed dredge material was contaminated. Docks and Harbors is working to acquire permits for the project. The current cost estimate $10M.

Funds Requested (FY16)

State Funds - $4,500,000 (Legislative Request)

Funds Already in Hand

State Funds - $2,000,000 (Alaska Municipal Harbor Grant)
Local Funds - $3,500,000 (2007 Harbor Revenue Bonds)

Project Time-Line: The project is anticipated to be bid in 2016 with construction to begin in late 2016 and complete by early 2017.

Maintenance Responsibility: CBJ is responsible for all ongoing maintenance expense and will use local harbor operations funds for these expenses.

Project Contact: Carl Uchytil, CBJ Port Director 586-0294

Port of Juneau

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(907) 586-0292 Phone • (907) 586-0295 Fax

Docks and Harbors Board
FY 16 CIP Request
Aurora Harbor Rebuild – Phase 2

Project Description: The Aurora Harbor moorage facility is well beyond its design life and in need of replacement. PND Engineers performed a preliminary design in 2010 and an updated replacement cost in 2013. The cost is estimated to be $11M.

Full funding is not at hand so the project is being be phased. Phase I is under construction and consists of replacing the head float and gangway; main floats A, B, C, & D and associated finger floats; electrical; domestic water; sewage pump out; and a new fire suppression system. Phase 2 would replace the same elements for the remainder of the harbor facility. The project may be further phased as funding becomes available.

Funds Requested (FY16)
State Funds - $11,000,000 (Legislative Request)

Funds Already in Hand - $0

Funds Needed But Not yet Requested – $0

Project Review: A condition assessment of Aurora Harbor was completed in 2004 by PND Engineers and determined that the harbor was in fair to poor condition. Since then some emergency repairs have been performed as piling and floatation have deteriorated to the point of failure. There is no harbor wide fire suppression system which presents a safety concern.

Project Time-Line: Docks and Harbors began design in FY14 to be ready for the first phase of construction in FY15. Phase 2 would be designed in FY16 with construction beginning in FY17.

Maintenance Responsibility: CBJ Docks and Harbors is responsible for all ongoing maintenance expense and will use local harbor operations funds for these expenses.

Project Contact: Carl Uchytil, CBJ Port Director 586-0294

Port of Juneau

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Docks and Harbors Board
FY 16 CIP Request
Statter Harbor Boat Haul-Out and Kayak LaunchFacility

Project Description: The Statter Harbor Haul-Out and Kayak Launch Facility would replace the existing travel lift at Statter Harbor replace the existing concrete launch ramp with a new haul-out ramp. The existing wooden travel lift structure at Statter Harbor was investigated and found to be beyond its design life and in need of replacement. Docks and Harbors will utilize the SeaLift (self-propelled boat lift) which serve the Auke Bay Loading Facility and Statter Harbor. The project is estimated to cost $2.3M.

Funds Requested (FY16)
Local Funds - $1,800,000 (Sales Tax)

Funds Already in Hand - $500,000

Funds Needed But Not yet Requested – None

Project Review: The existing wooden travel lift structure was inspected and assessed by PND Engineers in 2011. There were a number of elements that are compromised due to rot and age of materials such that the facility is severely limited to the size of vessel that may be hauled out. A new wooden structure is cost prohibitive and is not consistent with the master plan. The project would build a new concrete ramp and re-organize the existing uplands for more efficient use for boat repairs and maintenance.

Project Time-Line: The Statter Harbor Master Plan envisioned a new boat haul-out ramp served by the SeaLift which is currently in use at ABLF. This project is in line to be developed following the completion of a new launch ramp in 2016.

Maintenance Responsibility: CBJ is responsible for all ongoing maintenance expense and will use local dock funds for these expenses.

Project Contact: Carl Uchytil, CBJ Port Director 586-0294

Port of Juneau

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November 13, 2014

SUBJECT: Proposed Harbor Patron Code of Conduct

Over the past several months, several issues have been raised concerning conduct of patrons that is either illegal, unreasonable or against current Docks and Harbors rules and regulations. It is because of these incidents that I am proposing a Code of Conduct or Harbor Patron Expectation.

Speaking with CBJ Law, the "reasonable person" standard would apply.

An infraction of any of these proposed rules doesn't constitute automatic expulsion from the harbor system however cumulatively of history of patrons conduct may be.

Personal conduct: The owner of a vessel will be responsible for the conduct of those on board the vessel. Behavior of the owner, operator or occupants of a vessel which disturbs or creates a nuisance for others in the boat harbors is prohibited. Examples of prohibited conduct include but are not limited to:

(1) Making, causing or allowing unreasonable noise so as to cause public inconvenience, annoyance or harm. Unreasonable noise means any excessive or unusually loud sound that disturbs the peace, comfort, or repose of a reasonable person of normal sensitivity.

(2) Causing, provoking or engaging in any fight, or to commit an act in a violent or reckless manner whereby the safety, life, limb or health of another is placed in immediate jeopardy;

(3) Drinking of alcoholic beverages or being found under the influence of alcoholic beverages in such a condition as to be unable to exercise care for their own safety or the safety of others, except on board a vessels;

(4) Engaging in the use of or being instrumental in the exchange or production of illegal drugs or other illegal substances.

(5) Unreasonable behavior, language or mannerisms toward any harbor employee during the performance of their duties.

(6) Any continuing or repeated breach of CBJ Docks and Harbors Bylaws, policies, rules and regulations duly established by the Docks and Harbors Board, Port Director or Harbormaster.

Pet Owners: Live-aboard patrons that own a dog or cat will be required to complete a registration form indicating the type, breed, name and gender of the animal. Animal owners will also be required to ensure the following:

1) During registration, provide proof the animal is licensed in accordance with current CBJ regulations
2) Provide proof of current vaccinations/rabies shots
3) Be leashed at all times when on Docks and Harbors property, floats, fingers and moorings
4) Clean up after your animal
5) Ensure aggressive animals are properly secured/contained on the vessel

Failure to meet these requirements could result in the animal being banned from the harbor.