

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

**I. Call to Order** The Finance Committee meeting was called to order at 5:02pm in **Room 224, City Hall.**

**II. Roll Call** The following members were present: Greg Busch, Tom Donek, Dave Logan, and Mike Peterson via phone.  
Absent: Scott Spickler and David Summers  
Also present were Carl Uchytel – Port Director and Derek Duncan – Goldbelt.

**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 October 28th, 2014 Finance Committee Meeting Minutes.**

**MOTION: BY DR. LOGAN TO APPROVE THE OCTOBER 28, 2014 MEETING MINUTES AS PRESENTED AND ASKED UNANIMOUS CONSENT.**

Motion passed with no objection.

**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

Mr. Uchytel presented a copy of the Amendment for the Mt. Roberts Tramway Lease that was negotiated between Goldbelt and the Docks and Harbors special committee. The settlement agreement was also created for past lease rent to be paid by Goldbelt and that will be approved by the City Manager. The City Attorney was also present at last meeting with Goldbelt.

Committee Questions

Dr. Logan asked if there is an extension of the lease in the amendment or is that in the original lease.

Mr. Uchytel answered it is in the original lease for a 35 year lease that will end in 2030 and they will be entitled to another 35 year lease.

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Dr. Logan asked that the entire lease be brought to the next full board meeting. Mr. Derek Duncan from Goldbelt stated he and Goldbelt are satisfied with the terms of the lease amendment and the settlement agreement with the exception of requesting the addition of some minor comments.

Dr. Logan asked Mr. Uchytel to explain how the lease rent is calculated in relation to the 9% without the royalty rent.

Mr. Uchytel answered the minimum base rent until 2006 was \$90,000.00 which was \$30,000.00 for property and \$60,000.00 for royalties. In 2006 a lease rent adjustment went in to effect to use 8% of the assessed value of the property which equated to \$104,000.00 lease rent per year. In terms of the settlement and the lease amendment the new lease rent will be \$272,000.00 per year. It will be re-evaluated in 2020 with a new appraisal.

Dr. Logan asked Mr. Uchytel to bring the breakdown of past and present lease rents to full board meeting.

Mr. Uchytel advised we are settling on an appraised property value of Three Million Dollars and 9% of Three Million Dollars plus \$2,000.00 in air rights is how we calculated the \$272,000.00 per year lease rent.

Public Comment –None

Committee Discussion/Action

**MOTION: BY MR. BUSCH TO RECOMEND THE PROPOSED LEASE AMENDMENT BE APPROVED BY THE REGULAR BOARD AND ASKED UNANIMOUS CONSENT.**

Motion passed with no objection.

## **VIII. New Business**

### **1. 2016 CIP List**

Presentation by the Port Director

Mr. Uchytel presented the CIP Capital Improvement plan from the CIP committee meeting. It is a list of the projects for the next 5 years. This will be presented to the City although we do not receive money from the City the CBJ Engineering department still requires it. Some projects that were just added after the CIP meeting were shore power for the new cruise ship berths and the Juneau fisheries development plan near Aurora Harbor office.

Committee Questions

Mr. Busch asked if the plan will have a financial breakdown for each fiscal year until 2021.

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Mr. Uchytel answered we have money for current on-going projects but we do not have funds for future projects yet so it would not be accurate that far out.

Dr. Logan stated this is good for a spring board for our strategic planning that will begin after the first of the year. One idea to add is to think about the plan for rebuilding the rest of Statter Harbor and maybe expanding.

Mr. Uchytel answered these plans are usually on a ten year timeline.

#### **Public Comment**

Mr. Dennis Watson – Juneau, AK

Mr. Watson stated the old floats are sinking at Statter Harbor and they need to be looked at in the very near future as well as expansion. One option is to buy Fisherman's Bend. Auke Bay is also very deserving of Cruise Ship Passenger fees because of the tourism. There is no limit on the whale watching and charter permits that are issued.

#### **Committee Discussion/Action**

**MOTION: BY MR. BUSCH TO RECOMMEND THE PROPOSED 2016-2021 CIP LIST BE APPROVED BY THE BOARD AND ASKED UNANIMOUS CONSENT.**

Motion passed with no objection.

#### **IX. Items for Information/Discussion.**

##### **1. Proposed Harbor Patron Code of Conduct**

###### **Presentation by Port Director**

Mr. Uchytel presented a code of conduct list prepared by the Harbormaster for the rules of behavior by people on our Harbor property as well as rules for pet owners. There has been talk to limiting the amount of animals allowed in the Harbor. We want to keep it as simple as possible and we will work with CBJ Law Department as well.

Dr. Logan stated you may want to re-do #3 in regards to alcohol use and add prescription drugs.

Mr. Watson stated he has seen more of this bad behavior and partying out at Auke Bay harbor and pet issues and these should be addressed. At this time we only have noise ordinance that JPD can enforce and you would need staff present on off hours to file a complaint. We need these rules posted.

Mr. Busch said we want to make sure we have the responsibilities of the boat owners and these rules incorporated in the stall and moorage agreements.

Mr. Uchytel said there is no specific code other than moorage is a privilege not a right.

Mr. Busch stated we should have more of comprehensive moorage agreement.

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Mr. Uchytel stated the Alaska Association of Harbormasters & Port Administratives (AAHPA) has a resolution request for the Legislative consider harbors employees on par with peace officers, fire fighters, correctional officers when it comes to assaults. He would also like to bring to the assembly after approval from the Board as a CBJ resolution.

Dr. Logan asked if we have a regulation that restricts the type of business that can run in the Harbors that is not marine oriented.

Mr. Uchytel said at one time we had a Bed and Breakfast business but the vessel has since left Juneau so we have not addressed this yet.

Mr. Donek stated we want to encourage legitimate businesses but we need to deter the harbors as the new cheaper housing option for non-running derelict vessels that are being rented out.

Mr. Uchytel stated the Harbormaster is working on eliminating the amount of derelict vessels. We have removed several of these and are continuing to do so. We also want to make sure the people do not rent their couch out as an alternate hotel option does not come to our harbors.

Mr. Peterson asked if we can clarify the alcohol use code of conduct to ensure patrons can have alcohol on their vessel. It would be hard to enforce a “dry” harbor.

Mr. Uchytel answered we want to have a alcohol code to be able to police patrons for their own safety.

Dr. Logan stated he reads patrons can drink on their vessels but not on our docks.

Mr. Peterson asked if USCG can board a boat at any time if there are concerns.

Mr. Busch answered they do not need any permission if the vessel is underway or observed underway. There are some limitations if the boat is moored and has not left the harbor.

**X. Staff & Member Reports.- None**

**XI. Committee Administrative Matters.**

1. Next Finance Committee Meeting December 9th, 2014

**XII. Adjournment.**

The Finance Committee Meeting adjourned at 5:41pm.