CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, January 31st, 2013

I. **Call to Order** (5:30 p.m. at the CBJ Assembly Chambers.)

II. **Roll** (Greg Busch, John Bush, Tom Donek, Eric Kueffner, David Logan, Budd Simpson, Scott Spickler, Michael Williams, and Kevin Jardell).

III. **Approval of Agenda**

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

IV. **Approval of December 20th, 2012 Regular Board Meeting Minutes and January 9th, 2013 Sub-Committee Minutes.**

V. **Public Participation on Non-Agenda Items** (not to exceed 5 minutes per person, or twenty minutes total time).

VI. **Items for Action.**

1. Aurora Harbor Rebuild Plan
   Presentation by the Port Engineer

   Board Questions

   Public Comment

   Board Discussion/Action

   MOTION: TO BE DEVELOPED AT THE MEETING

2. Funds Transfer for Aurora Harbor Rebuild
   Presentation by the Port Engineer

   Board Questions

   Public Comment

   Board Discussion/Action

   MOTION: TO BE DEVELOPED AT THE MEETING

3. FY14 CIP List
   Presentation by the Port Engineer

   Board Questions

   Public Comment

Board Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

3. Moorage Discount Promotion
   Presentation by the Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING.

VII. Items for Information/Discussion.

1. Storis Update – Presentation by Mr. Joe Geldhof
2. Alaska Clean Harbors – Presentation by DEC (invited)

VIII. Committee and Board Member Reports

1. Operations Committee Meeting – January 22nd, 2013
2. CIP/Planning Committee Meeting – January 24th, 2013
3. Finance Committee Meeting – January 29th, 2013
4. Member Reports

IX. PRAC Representative Report

X. Port Engineer's Report

Mr. Gillette's report is in the packet.

XI. Harbormaster's Report

XII. Port Director's Report

XIII. Assembly Liaison Report

XIV. Committee Administrative Matters

a. Operations Committee Meeting – February 19th, 2013

b. CIP/Planning Committee Meeting – February 21st, 2013

c. Finance Committee Meeting– February 26th, 2013

d. Board Meeting – February 28th, 2013

XV. Adjournment

CBJ DOCKS & HARBORS BOARD

REGULAR BOARD MEETING MINUTES

For Thursday, December 20th, 2012

I. Call to Order.

Mr. Jardell called the Regular Board Meeting to order at 7:00 p.m. in the Assembly Chambers.

II. Roll Call.

The following members were present: Greg Busch, John Bush, Tom Donek, Budd Simpson, Michael Williams, and Kevin Jardell.

Via Telephone – David Logan

Absent: Eric Kueffner and Scott Spickler

Also present were the following: Carl Uchytil – Port Director, Gary Gillette – Port Engineer, Dwight Tajon – Harbormaster, Loren Jones – Assembly Liaison, Pat Caroll – Design Group Chief ADOT, Nathan Leigh – USKH Consultant working on the Design of the Auke Bay project, and Ray Preston – ADOT Right of Ways.

III. Approval of Agenda.

Mr. Uchytil said there were new items added to the packet after the Engineer's report.

Motion By Mr. Williams: To approve the agenda as presented with Mr. Uchytil's advisement and ask unanimous consent.

The motion passed with no objection.

IV. Approval of Previous Meeting Minutes.

Hearing no objection, the November 29th, 2012 Regular Board Meeting minutes were approved as presented.

V. Public Participation on Non-Agenda Items - None

VI. Items for Action

1. Public Comment for Speed Limit Regulations
   Mr. Uchytil said this is a requirement from CBJ Law Department to have a public hearing for any proposed changes to the speed limit regulation. Back in August after deliberation at the Operations meeting and full Board meeting, The Board elected to remove the five knot speed limit off the Douglas Harbor area. Due to the new floating breakwater, the need for the five knot speed limit does not exist anymore.

   Board Questions – None

   Public Comments –
   Clarke Damon, Juneau, AK
   Mr. Damon said he didn't realize there were so many rules here. Going over the regulations, he said he had 18 questions. He went on to ask questions.

Mr. Jardell said this is not a question and answer session this is to hear public testimony on this particular item, and encouraged him to continue.

Mr. Damon wanted to know if he can go from Douglas to the Taku fuel dock on step?

Mr. Uchytil said no. There is a speed zone restriction in that area. We are trying to get rid of the one outside Douglas Harbor, but there is still a five knot speed limit inside Juneau Harbor. Unless you can get on step below five knots, you would be in violation.

Mr. Damon asked why?

Mr. Jardell said we allow some answers, but during public testimony it is not appropriate to get into a discussion.

Mr. Damon said the way he read it was if there was a cruise ship there than he can't, but if there is not one there, than he can.

Mr. Damon asked if he can go on step to get to the Tesoro Dock if there are no cruise ships in?

Mr. Damon said he has to look out for the State Troopers and the USCG, but who does he look out for in the Harbor Department?

Mr. Jardell said to continue on.

Mr. Damon asked more questions.

Mr. Jardell asked Mr. Damon again to keep the comments to the removal of the speed limit in front of Douglas Harbor.

Board Discussion/Action –
Mr. Simpson said the new floating breakwater has eliminated the entire wake problem, and is in favor of this.

Mr. Jardell said for clarification this change is only to remove the five knot speed limit in front of Douglas Harbor, and no other changes.

Motion By Mr. Simpson: To approve adoption of the proposed regulation changes as presented and forward to the Assembly for further action and ask unanimous consent.

Motion passed with no objection

2. Launch Ramp Permit Process
   Mr. Tajon said from the last Operation meeting he was directed to put a policy in place that is consistent with the on-line launch ramp permits. Staff got together and came up with a draft form. This form will be handed to the customer and asked to fill out. The customer will still need to show their registrations for proof of ownership for their multiple trailers. Individuals purchasing online will be able to print off the proof of purchase receipt and be able to put on their dash board face side up. Annual permits purchased will be mailed from the Port Directors office within seven days. If

multiple decals for multiple trailers are needed, the individual will need to show proof of purchase and bring in their registrations for the additional trailers to the Harbor office.

Board Questions -
Mr. Jardell said just to be clear, if I am purchasing a single launch ramp permit and I forgot my trailer registration, I will still be able to go in and purchase a launch ramp permit?
Mr. Tajon said that is correct.
Mr. Jardell said if you have multiple trailers that is where you will need to show proof of ownership.
Mr. Tajon said yes

Public Comments - None

Board Discussion/Action-
Mr. Williams said he recommends showing proof of even the initial trailer registration.
How is that going to be tracked if they don't show the 1st trailer registration? If we are writing a policy, we need to write it so the common person is legal if they do it correctly.

Mr. Tajon said in order to make this uniform, the draft form can be used for single and multiple and then added to an excel file which is shared amongst the staff. You paid for your one permit which actually allows you to get additional decals provided you come in with the registration.

Mr Busch asked if even with a single launch ramp permit purchase you are still writing the license # on the permit.

Mr. Tajon said that is correct.

Mr. Williams said if they show up to the office without the registration, how are you going to know that is the correct license #. He knows this is a work in progress and will leave up to staff to figure it out.

Mr. Jardell said that is a good comment that staff will figure it out and don't try to make it more difficult for the vast majority of people that are complying. This is just to re-coop some of the finances needed for maintenance on the launch ramp.

Motion By Mr. Busch: To approve the permit policy as presented by the Harbormaster and ask unanimous consent.

Motion passed with no objection

3. Gitkov Lease

Mr. Uchytil said this is an ongoing new lease with Mr. John Gitkov and Ms. Jane Hawkins. This was referred back to the Finance Committee in November for more work on two issues. One question was how much latitude does the Board have on setting lease rent? Mr. Uchytil said that he talked to CBJ Law Department and they said there is no discretion on choosing one rate over another for the lease rent amount in the appraisal, but does have discretion on who the appraiser is and how the appraisal is conducted. The other question was that Mr. Gitkov brought up a statement in the appraisal that would suggest that Mr. Gitkov's property value increased with the ABLF construction, whereas Mr. Gitkov believes that the competition from the ABLF has hurt his business. When Mr. Uchytil looked at the

statement in question, he believes that the Horan and Company remark in the appraisal was that the entire Auke Bay area benefits because of its location to the ABLF and increased marine activity. At Tuesday's Finance meeting the Committee moved it forward to the full Board recommending the appraisal rent rate. Mr. Uchytil said his recommendation is that the Board accept the appraisal recommendation of the $.15 per sq/ft lease rent for a 35 year lease and forward to the Land Committee for further action.

Board Questions-None

Public Comments –
John Gitkov, Juneau, AK
Mr. Gitkov said he appreciates the Board taking the time to see a different view point. He said he understands if he has to live with the appraised value that is just how it is. Looking in the future, other people are going to have the same problem competing with CBJ, and it is tough in this town. Mr. Gitkov said if the Board was provided the authority in regulation to "approve a lease rent or an appraisal", it would give some people more latitude in negotiating CBJ leases.

Board Discussion/Action-
Mr. Simpson said he regrets that he didn't attend the Finance Committee meeting so he would have a more thorough understanding of this issue. He said he felt that this Board does have some level of discretion, and that is why Mr. Uchytil went to CBJ Law Department. Mr. Simpson said he is not satisfied with the opinion of councel and disagrees. If the Board is given no discretion but to follow the exact number the appraiser has given, why does it even come to the Board. The Gitkov's have been forthcoming with this Board and professional in their approach and have come to the Board in good faith to ask for some relief for a situation they perceive has affected them. The Gitkov's have told the Board that the ABLF competes with them. It is true that whole area is valuable and does not disagree in that regard, but he does not believe the appraiser has taken into account the fact that Docks and Harbors has built a facility that competes directly with the Gitkov facility. He said he has a problem with this process and the idea that this Board has to live with the Appraisers number even in light of compelling testimony.

Mr. Williams said there is a text book way or the real world way. The text book way is to go along with the appraisal. If the real world applies, he said he disagrees with it because Docks and Harbors did build the ABLF.

Motion By Mr. Simpson: To set the Gitkov's Tideland lease rent to $.13 per sq/ft. and ask for a vote.

Mr. Donek said this Board does not have the authority to change the appraisal lease rent. He said he would like to send to the Assembly and have them decide.

Mr. Simpson said he would modify the motion that the Docks and Harbors Board recommends to the Assembly a rate of $.13 per sq/ft recognizing that they have the ultimate authority to accept it or reject it.

Motion by Mr. Simpson: This Board recommends to the Assembly that the Gitkov Tideland lease rent be $.13 per sq/ft. recognizing the Assembly has the final authority.

Vote
4 Yes
3 No

Motion Fails

Mr. Busch said he is not opposed to assigning a different rate, but his concern is just arbitrarily assigning a rate based on a gut feeling.

Mr. Jardell said he too does not believe that the appraiser took into account the competing factor, but he is not comfortable with just picking a number.

Mr. Jardell said this should go back to the Finance Committee, and pursue other avenues.

Mr. Busch said he recommends making the motion of $.15 per sq/ft before it is forwarded back to the Finance Committee.

Motion By Mr. Busch: To approve the recommended appraised lease rent of $.15 per sq/ft and forward to the Land Committee for consideration.

Vote
4 Yes
3 No

Motion fails

Mr. Jardell said he will send this back to the Finance Committee.

Mr. Gitkov said he appreciated everyones time and effort and does not want to have more appraisals done. He will accept the appraisals recommended $.15 per sq/ft and move on.

Motion By Mr. Williams: To reconsider the last motion.

Vote
7 Yes

Motion is to accept the $.15 per sq/ft and forward to the Lands Committee for consideration.

Vote
6 Yes
1 No

Motion passes and is forwarded to the Lands Committee.

4. Auke Bay Round-About – ADOT Property Acquisition

Mr. Caroll said Greg Lockwood is actually the project manager for this project but he is on leave right now. ADOT has two projects going on at Auke Bay right now. The first one is the road reconstruction at Fritz Cove and the second is the round – about. Mr. Caroll gave a background analysis of how this

project came to light. This is a $4.5 million dollar state funded project and is currently finalizing that design so it can go out to bid. The round-about is going to change the elevation to Glacier highway and will make access to the Deems property difficult because of changing the grade. In order to reconstruct the driveway, ADOT will need to purchase some of CBJ property managed by Docks and Harbors Board at fair market value. ADOT needs Docks and Harbors Board to approve this easement to be able to move forward with this project.
Mr. Leigh showed some slides and talked about the project. He said they met with Mr. Deems and all changes have been okay with him, but he has concerns with people confusing his driveway with another entrance. Mr. Leigh said ADOT has met with Mr. Uchytil and Mr. Gillette with the concern that this project could possibly take away one or two parking spaces.
Mr. Carol said the actual size of the easement is 2272 sq/ft.
Board Questions-
Mr. Jardell said when Mr. Uchytil and himself attended a meeting with ADOT there was no mention of affecting any parking spaces. Is this new?
Mr. Leigh showed the slide to the area Mr. Jardell was talking about and it is unknown at this time what the grade of that area will be. Depending on the grade it could have no impact.
Mr. Jardell asked if a pony wall could be built.
Mr. Leigh said yes.
Mr. Williams asked what the distance from the road to Mr. Deems garage is?
Mr. Leigh said 5' to property line and 30' to edge of building.
Mr. Williams asked why the 5' elevation isn't softened to be able to come straight in and not have to have the easement.
Mr. Leigh in order to meet current design guidelines on a driveway, you need to have a landing.
In areas that have no landings, when ADOT does a project in those areas, they try to match current design guidelines and have one put in. This is standard practice.
Mr. Bush said he likes round – abouts. He asked what the width of the driveway was, and if there was going to be a left turn lane for Statter Harbor?
Mr. Leigh said the driveway is 14', and there is going to be a left turn lane.
Mr. Jardell asked with this new proposed driveway that could affect some parking spaces, should Docks and Harbors look into a sidewalk next to the parking spaces? Is there a recommendation from the Board.
Mr. Uchytil said Docks and Harbors has a good working relationship with ADOT and would like to do whatever we can to support the permanent easement for this project. He asked Mr. Carroll and Mr. Leigh what was actually needed from the Board tonight.
Mr. Caroll said his understanding is that ADOT will need approval from the Board to transfer this 2272 sq/ft easement to ADOT for fair market value.

Public Comments - None

Board Discussion/Action –
Mr. Jardell said staff has been in contact with ADOT on this and he recommends to move this along. He would just encourage to look into the need for a sidewalk.

Motion By Mr. Busch: That Docks and Harbors Board approves the property transfer of approximately 2272 sq/ft be a permanent easement to Alaska Department of Transportation necessary to facilitate the expedient process to construct a round-about at fair market value and ask unanimous consent.

Motion passed with no objection.

5. Marine Passenger Fees FY14

Mr. Uchytil said this is an annual event that staff comes up with projects to compete for Marine Passenger Fees. Staff has recommended eight projects that will go through the process the City Manager facilitates. This list has gone before the CIP Committee and they recommended that staff set a priority list, and Mr. Uchytil suggested adding pay phones to the list. Staff sent a priority list to Finance and Finance Committee recommended to move to the full Board for final approval.

Board Questions- None

Public Comments- None

Board Discussion/Action

Motion By Mr. Williams: To send this Priority list to the Assembly and ask unanimous consent.

Motion passed with no objection.

VII. Items for Information/Discussion.

1. Heather Marlow, Lands & Resources Manager

Ms. Marlow said title 53 deals with real property and CBJ is a large property owner. CBJ disposal property on an annual basis. She said title 53 is administered from the Lands Department, Docks and Harbor and the Airport. When the enterprise Boards were set up, they were set up with some of their own rules and some overlapped with title 53. Because some portions of this code is in Docks and Harbors code, she wants us to know this is being reorganized and making changes. Ms. Marlow said her memo states that the Lands office is rewriting title 53 because it has not been rewritten since 1980 and is working with the CBJ Law Department on different sections of the code. Lands have adopted several sections already. The next sections to come that will affect Docks and Harbors, deals with easements and leases, and will be of interest to us. In general Lands is just cleaning up the code and reorganizing duplicated language so that it is in one section of the code and disposal types are easier to understand for operations and fees. She said 80% to 90% of this is just repackaging and cleaning up language with only a few new concepts on business practices and disposals.

In general she is looking for a motion from Docks and Harbors to take back to the Lands Committee and forward on to the Assembly with these changes. She said this action request will be at Docks and Harbors next meeting.

VIII. Committee and Board Member Reports.

1. Operations Committee Meeting- December 11th, 2012

Mr. Busch said the Committee's action item was the Launch Ramp permits that were discussed here tonight. Staff was directed to put in place a policy for the recreational launch ramp users and is also looking at the regulations for the government use of the launch ramps. Mr. Busch said the Harbormaster reported the barges have arrived at Statter Harbor and are almost ready to start putting the Harbor together again.

2. CIP/Planning Committee Meeting – December 13th, 2012
   Mr. Williams said the action items were the Gitkov lease and the Marine Passenger Fees list.

3. Finance Committee Meeting- December 18th, 2012
   Mr. Donek said the Committee discussed the Gitkov lease and the Marine Passenger Fees list.

4. Member Reports – None

IX. PRAC Representative Report – Ms. Hood was absent.

X. Port Engineer's Report –
Mr. Gillette said he has a written report in the packet. Docks and Harbor is moving forward on the 1% for art process for the cruise berth project. He said he is looking for recommendations for names of people to serve on the 1% for Art Board. This list will be forwarded to the Assembly for their final approval.

XI. Harbormaster's Report.
Mr. Tajon said Pacific Pile and Marines crane should be here the first part of January. Everything is still on time.
Today there was a meeting with Jeremy Hansen for the on-line launch ramp permits and that should be available January 1st.
Update on the Aurora Harbor water leak that is ongoing is narrowed down to the north end. A diver has installed a band on an area of the water line. The amount of water that is leaking is due to the freezing weather and the patrons are leaving the water lines trickling so they don't freeze.

XII. Port Director's Report.
Mr. Uchytil said the 16B appeal process will be back with the Assembly on January 7th. Even after the Assembly makes its final decision, there is still a 30 day appeal waiting period where someone can file with the Juneau Superior Court.
The boat show is next month in Seattle. Typically Docks and Harbors sends people to represent Juneau. This year Mr. Doug Liermann and Dwight Tajon will be attending.
There are three vacancies in Docks and Harbors right now. One for a Harbor Officer at the downtown Aurora Office, one for an Administrative Assistant III in Aurora Office and one for an Administrative Assistant I in Aurora Office.
The Mt. Roberts Tram lease needs to be discussed at another Sub-committee meeting, but Mr. Uchytil said he is still waiting on a response from Charles Horan on a two page appraisal provided by Alaska Appraisal Associates.
Starting January, this Board will meet at 5:30 p.m.
Mr. Uchytil said Ms. Scovill has been spearheading the new on-line launch ramp permit sales that will be available January 1st, and she is also looking into being able to sell the daily launch ramp permits out of the APARK system at Statter Harbor.
Docks and Harbors has a YouTube account and there are a couple of videos posted, and we will continue to populate that as we move forward. This information will be in the next Tideline.
The Christmas Boat Lighting contest which is sponsored by Docks and Harbors, the Yacht Club, The Radio Center and the Juneau Chamber of Commerce judging will be December 22nd and 23rd.
Douglas Harbor, the Anchorage Corp of Engineers public works were able to secure another $50,000 for their work on the cap design moving towards completing an environmental assessment at Douglas

Harbor they are very apologetic that they have not moved as quickly as promised, but they believe the EA will be completed by February 1st. They have spent $250,000 of efforts in their work.
The Alaska Marine Exchange Board of Directors came up with $22,000 to move forward with the next schematic design for the Marine Services building, and staff was very excited that step was taken. A request was taken to the CIP Committee for financial support matching, and Committee members wanted to know if an MOA was necessary. Mr. Uchytil asked CBJ Law Department and an MOA is required. Law is working on one to move this forward.
Docks and Harbors has received the FONSI for the Statter Harbor Phase II (launch ramp). This is the last regulatory phase for this project. This should go before the Planning Commission as early as late January.

XIII. Assembly Liaison Report
Mr. Jones said the next Land Committee meeting is on January 14th, and the Gitkov lease should go to that meeting.

XIV. Committee Administrative Matters.

1. Operations Committee Meeting –January 22nd, 2013
2. CIP/Planning Committee Meeting – January 24th, 2013
3. Finance Committee Meeting –January 29th, 2013
4. Regular Board Meeting – January 31st, 2013

XV. The Regular Board Meeting adjourned at 8:47 p.m.

CBJ DOCKS & HARBORS BOARD
SUB COMMITTEE MINUTES
For Wednesday January 9th, 2013

I. Call to Order.

Mr. Kueffner called the Sub Committee meeting to order at 12:03 p.m. in CBJ Room 224.

II. Roll Call.

The following members were present: Tom Donek, Kevin Jardell and Eric Kueffner

Also Present: Carl Uchytil, Port Director, and John Sahnow, CBJ Deputy Assessor.

V. Items for Discussion

1. Goldbelt Tram Lease

Mr. Kueffner said his understanding of the lease regulations, is that Docks and Harbors is entitled to negotiate between the two appraisals. If there is no agreement between the two appraisals, then a third appraiser, shared cost, would choose which one. Mr. Kueffner said that the Board is not wanting to take that step because of the large difference between the two appraisals.
Mr. Kueffner asked Mr. Sahnow, CBJ Deputy Assessor to give a short overview of how property is assessed. Mr. Sahnow said the Assessor's Office is required by state statute to assess property at fair market value with the caveat that Alaska is a non-disclosure state, which means when you buy or sell property, you are not required to tell what you sold it or bought it for. The methodology process that is followed is taking the sales that CBJ does know and can verify and there is a model created by location, size of parcel with corner increments, and then value the land as if it were vacant. In the process of creating this model, the Assessor's Office is creating a set of standard adjustments that are market derived. With tidelands, there is a base rate for an area, and then adjustments are applied. If there is a waterfront parcel, the base rate for the area is for the upland land. A sloping tideland would be applied a 50% adjustment to that portion and the portion below the meander line would be 50% of that. There are properties that property owners have improved the site with a dock structure or seawalk structure, and that is then assessed the same as an upland rate. The Tram is figured like that. The assessed value also reflects a reversionary factor that is applied because the value of the property goes down because over the time of the lease, the lease will go back to CBJ. This is also the Tram property. Their property value is adjusted because of their lease hold interest.

Mr. Uchytil said so over time, the Mt Roberts Tram property will decrease.

Mr. Sahnow said that is correct. He handed out a sheet and showed what he was describing above.

Mr. Jardell asked if that would be the difference between the assessed value and the appraised value.

Mr. Sahnow said that would show possessory interest value. The difference between the

appraised value and the fee simple assessed value is the appraisers have the data and the assessors don't.

Mr. Kueffner said plus the fact that the appraiser is doing an appraisal for a different purpose. Mr. Kueffner asked Mr. Sahnow if he looked at the Alaska Appraisal Association appraisal analysis and asked for comment? He asked if this information was useful in assessing property?

Mr. Sahnow said all information is useful, primarily what the assessors are looking at is the different comparable properties used to come up with their analysis.

Mr. Kueffner said the reason he asked is this appraisal analysis does not give a per sq/ft value, but it is just a summary of an appraisal that ends up to be $42 per sq/ft.

Mr. Uchytil said it was $42 per sq/ft but then Goldbelt went to North Pacific Erectors and requested a quote for site work. North Pacific Erectors provided a quote of $158,000. The site work quote was deducted from the $42 per sq/ft and the final property value was $260,000, or $26 per sq/ft.

Mr. Sahnow said this sounds like a value in use. They are essentially saying, because of economical times, they would not be building a Tram, therefore, there is no economic value. The way the assessor is looking at this property as if it were vacant. The scope of work and the purpose of assessing property is different than an appraiser.

Mr. Jardell asked to look at page three of the appraisal and asked if that is how he assesses property?

Mr. Sahnow said no.

Mr. Jardell asked Mr. Sahnow to explain the difference.

Mr. Sahnow said the difference is if you had a piece of property that was just a gravel lot at $100 per sq/ft, then you build a building on it, and still leave a gravel lot, then that $100 per sq/ft will not change for assessment purposes. As soon as that gravel lot is paved, lighted, add curb and landscaping there would be a percentage applied that takes into account those site improvements. It is not a big number, but it is a few dollars per sq/ft. This is the rationale that assessors used to place a site value on the Tram and Taku Smokeries. Their land has the same functionality once the wharf was built as if it were filled for the purpose of putting a building on it or parking on it. This would be the same as if they brought in fill and paved it. So with that, the assessor does value it differently.

Mr. Jardell said so the way the assessor values it is site improvements are taken into account, such as paving, lighting and curbs.

Mr. Sahnow said that is correct.

Mr. Kueffner said so that tells him that $300 per sq/ft is high for purposes of using the assessors value because this includes site improvements and the lease states not to include any improvements above or below ground to establish rent.

Mr. Jardell said if the lease appraisal is doing raw land and the lease assessed value is taking into account site improvements, are you saying the lease appraisal should be higher?

Mr. Kueffner said no, the assessment will be higher.

Mr. Uchytil said so the assessment will have the improvements to the site to be able to put a building on it.

Mr. Sahnow said yes.

Mr. Jardell said if the assessment is correct.

Mr. Sahnow said that is a good point due to the difficulty gaining data. Assumptions based on assumptions. If the assessor is wrong in the assessment, they typically hear about it right away from the property owner.

Mr. Jardell said the assessors only hear if they are wrong one way.

Mr. Sahnow said this doesn't make the assessors numbers correct, but it does work for now.

Mr. Jardell said the difference between the assessed value and the appraised value is solely based on the extraordinary assumption. No one has criticized Horan's analysis outside of the extraordinary assumption of the lease because of the burden of the use restriction.

Mr. Uchytil said except for the two page analysis from the Alaska Appraisal Associates.

Mr. Jardell said that can't be used because we were not given the whole report.

Mr. Donek said the problem he is having is the large range from zero to $300 per sq/ft, and the other points in between with the Archipelago property. Why is there such a large range? With Mr. Sahnow describing how the property is assessed, he is starting to believe there is something wrong with the Horan appraisal because his unimproved site value is the same as the assessed value.

Mr. Jardell asked because it takes into account improvements?

Mr. Donek said it is either Horan has valued it too high, or Mr. Sahnow has valued it too low. It is not helpful with all the different amounts from zero to $26 per sq/ft to $42 per sq/ft to

$150 per sq/ft to $300 per sq/ft. It is unknown if the $300 per sq/ft is too high or too low.

Mr. Jardell said Horan's analysis is higher than the assessment and there are two different analysis, but he is saying he has followed the analysis he is suppose to follow under the contract. No one is pointing out that Horan's analysis is wrong, but there is an argument from Goldbelt that the analysis should have the extraordinary assumption.

Mr. Uchytil said the analysis of the appraisal completed by Alaska Appraisal Associates should be discounted. There was another appraisal completed by Alaska Appraisal Associates in 2005 that indicated the Miner's Hall lease property was appraised at $125 per sq/ft, this is the same amount that Horan showed in his comparable property in his 2012 appraisal. There are some other appraisals Mr. Wold has completed in the downtown area, but were not presented as a comparable.

Mr. Donek asked if everything is striped off the land, how does it compare?

There was discussion on the location of the Miner's Hall property and it was determined that this is a comparable piece of property.

Mr. Uchytil said based on previous comparable by Wold, to come in at $42 per sq/ft is not a real value. For the Miner's Hall appraisal, a fee simple was used. Initially it was at $247.50 per sq/ft and it was discounted 40% for being over tidelands, so 60% of the $247.50 which is $148.50 per sq/ft was the proposed rate. This sub-committee has seen $150 per sq/ft before also in that area.

Mr. Donek said with that being $150 per sq/ft, why is the Horan appraisal at $300 per sq/ft. He said he is an engineer and looks at it like an engineer does. He has a problem with the two different numbers. He wants an explanation.

Mr. Jardell said moving forward, he is not going to characterize the Alaska Appraisal Associates two page analysis as an illegitimate appraisal because he does not have the appraisal. He can't value the work behind the analysis until he sees the report. If he was given the whole report, he might be convinced that they are right and everyone else is wrong, but he has not been given that opportunity.

Mr. Kueffner said through e-mails, he thought Goldbelt offered to provide the whole appraisal report, but because they couldn't attend the meeting today was why they were not going to provide the whole appraisal.

Mr. Jardell said there was a demand in the e-mail that they would only show the whole appraisal report if Docks and Harbors would commit right now to substantially lowering the Horan rate. Moving forward, staff should talk to CBJ Law and ask if Docks and Harbors negotiates between the two appraisals under the contract that is in existence currently, can we utilize all the appraisals from that area. With the potential of having six appraisals to look at

for that area might provide enough information to sit down at a table and discuss a reasonable valuation amongst those and someway negotiate.

Mr. Kueffner said he thinks that would be too complicated. All the other appraisals are just interesting, but the real question is what does Alaska Appraisal Associates full appraisal reveal that verifies their analysis rate of $26 per sq/ft.

Mr. Donek said he does not understand the numbers and he will not sit down with a stack of appraisals and try to go through them to come up with a number because he is not an appraiser. He would like a professional explanation as to why there is a range from zero to $300 per sq/ft on property value.

Mr. Jardell said what if staff talks to CBJ Law and find out if the other appraisals can be used, and the appraisers are invited, at shared expense with Goldbelt, to explain to the Sub-Committee how they came up with their numbers.

Mr. Donek said that would be fine to send all the appraisals to Horan, and to Alaska Appraisal Associates and have them tell us why the differences. He said there is going to be conflicting opinions. He said he is not ready to go to a third appraiser at this time.

Mr. Uchytil said you can shop appraisers and get one to tell you exactly what you want, but that is what you need to be careful of.

Mr. Kueffner is leaning toward following the lease provision and getting a third appraiser to review the two appraisals.

Mr. Uchytil said the Alaska Appraisal Associates Appraisal was completed from the request of Mr. Jardell and himself asking to do a similar comparison to what Horan provided and not with the assumption of a non-economical parcel. Goldbelt will have the argument that they have acted in good faith and have done as asked, so now our response is that we have acted in good faith also.

Mr. Jardell said he typed up a proposed response to Goldbelt.

Mr. Kueffner said he would like to use Mr. Jardells letter.

Mr. Jardell said at the last meeting with Goldbelt, we proposed a path forward. Now we need to schedule another meeting with Goldbelt and have them propose a path forward. If we can't negotiate between the two, the contract states a third appraiser needs to be hired.

Mr. Donek would like to ask Horan where he arrived at the $300 per sq/ft? With the fact that CBJ just bought a piece of property just down the street from the Tram for less than the Horan appraisal and the fact that Mr. Sahnow was just describing the way property is assessed saying the assessed value should be more than the appraised value, why is it the assessed value the

same as the Horan appraisal.

Mr. Jardell said he would support going to Horan and asking him to explain where he arrived at his numbers.

Mr. Uchytil tried calling Mr. Horan and he did not answer.

Mr. Kueffner suggested to send the letter Mr. Jardell drafted to Goldbelt.

Mr. Jardell said if both parties are unable to negotiate a rent rate, then a third appraiser would need to be hired.

Mr. Donek said he is unsure how much latitude the Board has to not go with the appraised value.

Mr. Jardell said this lease is different because it is a contract and the Assembly approved this contract. The terms of the contract are laid out. There is to be negotiations to see if there is an agreement on a fair market value between the two. If the parties are not able to reach an agreement, then a third appraiser is hired to pick the closest to the market value they think it is. The way he reads that is if the third appraiser thinks it is $150,001, they would pick Horan. If the third appraiser thinks it is 149,999, they would pick the Goldbelt appraisal at zero.

Mr. Uchytil said that it wouldn't be zero because the contract also says rent amount plus royalties.

Mr. Jardell said the only thing that can be negotiated is the fair market value. The royalties is a modification of the contract that has its own provision on how you modify a contract.

Mr. Kueffner said Docks and Harbors Board has the opportunity to do anything in between the $260,000 and the $3.3 million. If they were averaged out, it would be $1.8 million.

Mr. Donek said he still has a problem with not knowing what is behind the $260,000 because the committee was only given an analysis, and an explanation from Horan why he came up with $3.3 million. He said he can't negotiate between the two appraisals until he has answers.

Mr. Jardell said for him to feel comfortable with making a decision he has to believe the valuation is the actual valuation. If the Assembly were to question how the rate was determined, he would not feel comfortable with simply saying because it was halfway in between.

Mr. Kueffner said he recommends sending Mr. Jardell's letter to Goldbelt and ask them the next step moving forward. The second thing would be to schedule another meeting and invite Horan to attend to explain the reason how he came up with the numbers in his appraisal.

Mr. Jardell agreed to have Horan explain how he came up with the numbers.

Mr. Donek agreed, but would like him to attend in person.

Mr. Kueffner asked Mr. Uchytil to contact Mr. Horan and ask him to attend the next Finance Meeting.

Mr. Uchytil did bring up the fact that Wold's comparisons in his 2005 appraisal valued other properties at $300 per sq/ft to $585 per sq/ft with discounts on location.

Mr. Kueffner asked about the e-mail attached to the Alaska Appraisal Associates.

Mr. Uchytil said that was just asking Golbelt how they came up with their numbers. It was $262,000 rounded down to $260,000.

Mr. Kueffner said so the $42 per sq/ft is before the site improvements are subtracted out. It is actually only $26 per sq/ft.

Mr. Uchytil said if the Board did decide to go with a third appraiser, he has a DNR approved appraiser list.

Mr. Kueffner said there is no mechanism put in place how to pick the third appraiser.

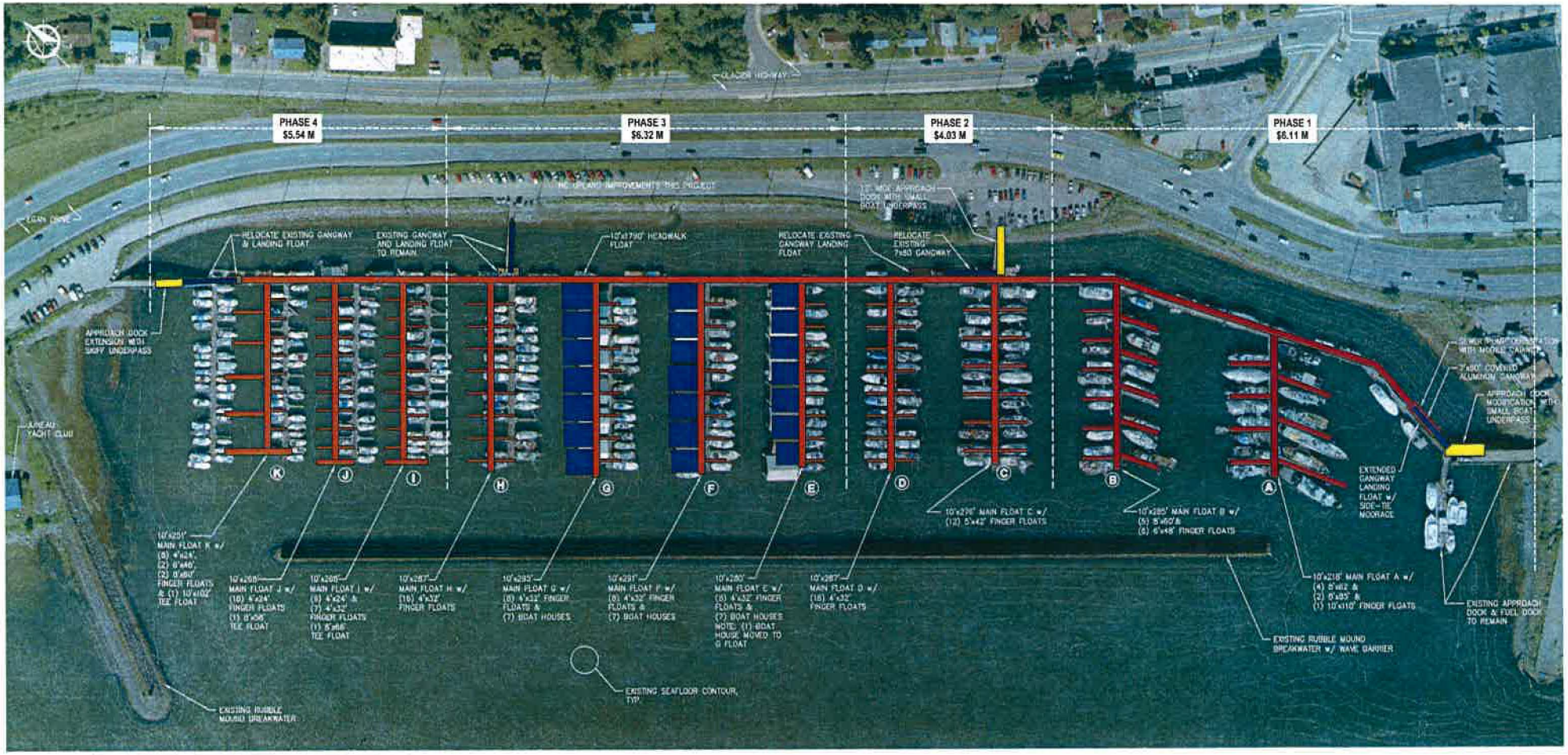
Mr. Donek said some appraisers on the list will only do appraisals in certain areas, so it should get narrowed down fairly quickly.

Mr. Uchytil asked if he should schedule Mr. Horan at the next Finance meeting on January 29th.

The Sub-Committee agreed to have Mr. Horan attend the Finance Meeting on January 29th.

VI. Adjournment.

The Sub-Committee Meeting adjourned at 12:58 pm.



MOORAGE FLOAT SUMMARY		
SLIP LENGTH	EXISTING CAPACITY	PROPOSED CAPACITY
24 FT	104	75
32 FT	125	125
COVERED MOORAGE (42' TO 45')	42	42
42 FT	39	26
48 FT	0	18
60 FT - 80 FT	20	27
80 FT	7	5
100 - 110 FT	0	2

NOTE:
ADDITIONAL SMALL VESSEL SIDE-TIE MOORAGE IS AVAILABLE ON SHORE SIDE OF HEADWALK FLOAT, NOT COUNTED IN EITHER EXISTING OR PROPOSED MOORAGE SUMMARY, APPROX. 20 VESSELS (UP TO 24' LENGTH)

AURORA HARBOR REBUILD
MASTER PLAN

SCALE IN FEET
0 40 80 160 FT

PND ENGINEERS, INC.
9360 Glacier Highway Ste 101
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

AURORA HARBOR REBUILD

SHEET TITLE: CONCEPT NO. 2 MASTER PLAN

DATE: 1/17/13 PND PROJECT NO.: 122055.01

1

Port of Juneau

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

MEMORANDUM

To: Docks and Harbors Board

From: Gary Gillette, Port Engineer

Date: January 25, 2013

Re: Transfer Request

The need for rehabilitation of the cruise ship tug moorage float was identified in 2007. Upon further investigation it was determined the float needed full replacement thus the project has been awaiting the rebuild of Aurora Harbor. The rebuild project is set to begin thus the cruise ship tug moorage work will be incorporated into the overall project. Docks and Harbors received an ADOT Municipal Harbor Grant and the Cruise Ship Moorage Tug Rehab funds were identified as part of the match. Transferring the funds to one account will allow the funds to be counted in the match and more accurately accounted for in the overall project.

From Account	Project	Amount	Source
H51-096	Cruise Ship Tug Moorage Rehab	$500,000	FY08 Cruise Passenger Fees
To Account	Project	Amount	
H51-100	Aurora Harbor Rebuild	$500,000	

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY14	FY15	FY16	FY17	FY18	FY19	Future
Docks & Harbors									
Docks									
	New Cruise Ship Berths (16-B)	1	$ 25,800,000						
	Power Capstans at Cruise Dock	2	$ 60,000						
	Real Time Weather and Communications System	3	$ 75,000						
	Auke Bay Passenger For Hire Facility	4	$ 800,000	$ 4,600,000					
	Downtown Restrooms	5	$ 500,000						
	Juneau Maritime Center	6							$ 4,000,000
	Docks Total:		**$ 27,235,000**	**$ 4,600,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,000,000**
Harbors									
	Aurora Harbor Rebuild	1	$ 7,000,000	$ 11,000,000					
	Aurora Harbormaster Building	2							$ 3,000,000
	Direct Market Fish Sales Facility	3							$ 1,000,000
	Harbors Total:		**$ 7,000,000**	**$ 11,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,000,000**
	Docks & Harbors Total:		**$ 34,235,000**	**$ 15,600,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,000,000**
	6 Year Improvement Totals:		**$ 34,235,000**	**$ 15,600,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,000,000**

FY14 CAPITAL IMPROVEMENTS

Enterprise	Division	Priority	Project	Funding Source	Amount
Docks & Harbors	**Docks**	1	New Cruise Ship Berths	State Passenger Fees	$4,500,000
				Port Development Fees	$21,300,000
					$25,800,000
		2	Power Capstans for Cruise Docks	Cruise Passenger Fees	$60,000
					$60,000
		3	Auke Pay Passenger For Hire Facility (Design)	Cruise Passenger Fees	$800,000
					$800,000
		4	Real Time Weather and Communicaitons Sys.	Cruise Passenger Fees	$75,000
					$75,000
		5	Downtown Restrooms	Cruise Passenger Fees	$500,000
					$500,000
				Docks Total Funding:	**$27,235,000**
	Harbors	1	Aurora Harbor Rebuild	2012 GO Bond	$7,000,000
					$7,000,000
				Harbors Total Funding:	**$7,000,000**

Port of Juneau

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

Docks and Harbors Board
FY 14 CIP Request
New Cruise Ship Berths

Project Description: The project is located in the downtown Juneau waterfront, an area that serves nearly 1,000,000 cruise ship passengers each year. The project consists of constructing two new floating berths adjacent to the existing fixed dock. The current dock cannot handle the loading of newer larger ships that currently call on the Port of Juneau. The new berths would be accessed at two security controlled locations thereby eliminating the need for the current yellow barriers along the dock thus improving public access along the waterfront. The project is estimated to cost $71.1M. To date $9.8M has been spend on planning, design, permitting, and the first phase of construction (deck over former transfer bridge). This leaves $61.3M remaining for the completion of the project. A funding strategy was approved by the Assembly to utilize state impact fees and local port development fees to pay off obligation bonds that would support the needed cash flow for construction.

Funds Requested (FY14)

State Funds - $4,500,000 (Cruise Ship Impact Funds)
Local Funds - $21,300,000 (Revenue Bonds paid by Port Development Fees)

Funds Already in Hand

State Funds - $20,600,000 (Cruise Ship Impact Funds)
Local Funds - $14,900,000 (Port Development Fees)

Funds Needed But Not yet Requested – $0

Project Review: The project is consistent with the Juneau Downtown Waterfront Plan adopted in 2005. The Assembly approved the project design and funding strategy in 2010. The project has received a Corps of Engineers Permit and a CBJ Conditional Use Permit.

Project Time-Line: CBJ expects to complete design and be ready for bidding in August 2013. The South Berth would begin construction in the fall of 2014 and be complete by spring 2015. The North Berth would begin construction in the fall of 2015 and be complete by spring 2016.

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

Port of Juneau

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

Docks and Harbors Board
FY 14 CIP Request
Power Capstans for Cruise Dock

Project Description: This project is located on the mooring dolphins along the downtown Juneau waterfront, an area that serves nearly one million cruise ship passengers each year. The project entails designing and constructing three power driven capstans on three existing mooring dolphins that serve cruise ships at the Cruise Ship Terminal.

Funds Requested (FY14)
Local Funds - $60,000 (Cruise Passenger Fees)

Funds Already in Hand - $0

Funds Needed But Not yet Requested – $0

Project Review: The power capstans would address safety issues of hauling heavy mooring lines to the mooring dolphins. These particular capstans are located such that there is no access to allow use of forklifts to assist hauling the lines. Therefore stevedore personnel must haul the lines by hand and it is a severe physical strain causing safety concerns.

Project Time-Line: Design would begin immediately upon receipt of funding with installation to follow as soon as possible.

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

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

Docks and Harbors Board
FY 14 CIP Request
Real Time Weather Monitoring and Communications System

Project Description: This project would cover all downtown Juneau waterfront cruise docks (private and public). The intent is to establish wind and current monitoring sensors at the various dock locations to offer real time information for navigation purposes. The system would be broadcast over radio, internet, or other public media to be available to all cruise ships navigating in the immediate area.

Funds Requested (FY14)

Local Funds - $75,000 (Cruise Passenger Fees)

Funds Already in Hand - $0

Funds Needed But Not yet Requested – $0

Project Review: The proposed 16B Cruise Dock project has generated discussions regarding maritime navigation in the area of the proposed new floating berths of the publically owned cruise facility and the neighboring privately owned docks. Both privately owned facilities have indicated a need for real time current and wind information. Docks and Harbors proposes a comprehensive approach to the issue that will result in a system that would cover the private and public docks thus resulting in cost savings and not duplicate systems.

Project Time-Line: Design would begin immediately upon receipt of funding with installation planned for 2015.

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

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

Docks and Harbors Board
FY 14 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.

Funds Requested (FY14)
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 Statter Harbor Master Plan.

Project Time-Line: The existing DeHart's Marina facility has been removed which makes room for the proposed Passenger for Hire 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

Port of Juneau

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

Docks and Harbors Board
FY 14 CIP Request
Downtown Restrooms

Project Description: The project is located in 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 (FY14)
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 perceived lack of adequate 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 2015.

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

Port of Juneau

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

Docks and Harbors Board
FY 14 CIP Request
Aurora Harbor Rebuild

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 $22M.

Full funding is not at hand so the project would be phased. Phase I is estimated to be $6M. The project would consist of replacing the head float and gangway; main floats A & B and associated finger floats; electrical; domestic water; sewage pump out; and a new fire suppression system. Phase II would replace the same elements as far as funding in hand will allow.

Funds Requested (FY14)

Local Funds - $7,000,000 (2012 GO Bond)

Funds Already in Hand

State Funds - $2,000,000 (ADOT Municipal Harbor Grant)
Local Funds - $1,500,000 (Harbor Funds)
Local Funds - $500,000 (Cruise Passenger Fees)

Funds Needed But Not yet Requested – $11,000,000

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 FY13 to be ready for the first phase of construction in FY14. The project would be phased as funding allows.

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

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

To: Harbor Board
From: Dwight Tajon- Harbormaster
Date: January 23, 2013
Re: Seattle Boat Show Discount

From 2001 to 2007 the Docks & Harbors Department had been attending the Seattle Boat Show to provide as much information to the visiting boaters and giving out a discount of 10% off the first night of moorage.

We had about a 3-4 year break in attending the boat show and have since then, restarted attending with the Alaska Association of Harbormasters and Port Administrators (AAHPA for short) booth. This year in attendance will be the following;

- Ketchikan
- Kodiak
- Homer
- Haines
- Juneau

Last year the Port Director received approval for a discount to show attendees that were traveling up to Juneau as a confirmed destination. This year, the Harbormaster is traveling to the Seattle boat show and is requesting approval for up to 10% off the first night of moorage to help sell Juneau as a good visiting destination for boaters that are traveling up from the lower 48, and provide as much information as Juneau has to offer.

The requirements for utilizing the discount will be:

- Vessel must be originating from the lower 48
- Be a non-resident of Alaska
- Vessel must be less than 60 feet in length

Recommendation:
Approve the Harbormaster to provide a 10% discount off the first night of moorage while attending the Seattle Boat Show for 2013 and track the amount of discount returns.

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility - Phase I				
Conveyance - ADNR Land - Facility	Submitted		R&M	Awaiting response back from DNR
Conveyance - ADNR Land - Mitigation	Complete			
Auk Nu Cove Conservation Easement	In Progress		SEALTrust	Working with SEALTrust
Auke Bay Loading Facility - Phase II				
Reporting	On-Going		Staff	
Spare parts for SeaLift and boat stands	Planning			TIGER denied use of funds for these purchases
Old Douglas Harbor Reconstruction				
Permitting	In Progress	Spring 2013		Working with Corps Anchorage
Dredging and Cap Design	Hold		ACOE	Additional Documentation in progress
Review of 2007 95% Drawings	In Progress			
Final Engineering and Design	Hold		PND	Awaiting Corps Permit
Bid	Hold			Awaiting Corps Permit
Construction	Hold	Fall 2013		Awaiting Corps Permit
Statter Harbor Launch Ramp				
Conveyance - DNR Property at Glacier Hwy	In Progress		R&M	Awaiting completion of survey
Conveyance - DNR Tideland	In Progress			Application Submitted - Awaiting response
Conditional Use Permit	In Progress			Preparing applicatoin document
Final Engineering and Design	Hold		PND	Awaiting permit approval
Bid	Hold			Awaiting permit approval
Construction	Hold		TBD	
Statter Harbor Moorage Improvements				
Construction	In Progress	Oct - May 2012/13	PPM	On Schedule
CT Staging Area Improvements - Phase I				
Construction	In Progress	Oct - May 2012/13	Trucano	On Schedule
CT Staging Area Improvements - Phase II				
Resolve Sidewalk Issue	In Progress			Awaiting revised MOA from ADOT
Final Engineering and Design	Hold	Spring 2013	PND	Awaiting resolution of sidewalk issue
Bid	Hold	Spring 2013		Awaiting ADOT ROW permits
Construction	Hold	Oct 2013	TBB	Complete Spring 2014
Taku Dock Modifications				
Design	In Progress		PND	Reviewing 65% design drawings
Bid	Hold			
Construction	Hold			Complete Spring 2014
Port of Juneau Cruise Berths				

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Final Engineering and Design	In Progress	December 2012	PND	65% Review in progress
Corps Permit Modifications	In Progress		PND	Preparing submision of modifications
Conditional Use Permit	Complete			
CU Permit Appeal	Complete			
Bid	Hold	Summer 2013		
RFP for Construction Admin/Insp Services	Hold			Closer to bidding
Construction - Phase I		TBD	TBB	Complete Spring 2015
Construction - Phase II		TBD	TBB	Complete Spring 2016
Real Time Wind & Current System				Passenger fee funding request
1% for Art	in progress			Identifying selection panel
Port-Customs-Visitors Buildings				
Phase I - Port-Customs Bldg	Complete		NPE	Occupied - Awaiting final close out
Phase II - Visitor Center	Complete		NPE	Occupied - Awaiting final close out
As-Built Drawings			JYL	
Port-Customs Window Blinds	Investigating			
Visitor Center Fire Alarm Modifications	Investigating			
Cathodic Protection	Design		Tinnea	Awaiting Final Design - Coord with Steve Tada
Bid for Construction	Hold	Spring 2013		60% design review in progress
Aurora Harbor Re-Build				
Public Open House	Complete	Oct 17, 2012	PND	
Special Public Meeting	Complete	Jan 24, 2013		
Second Level Planning			PND	Awaiting direction from Board
35% Design Submittal		November 2012	PND	
65% Design Submittal		January 2013	PND	
95% Design Submittal		March 2013	PND	
Bid Ready Documents		April 2013	PND	
Bid		May 2013	PND	
Construction - Phase I		TBD	PND	
Cruise Dock Restrooms	Hold			Passenger fee funding request
New USS Juneau Memorial	Hold			Potential 1% for Art project
Replace Sundial	Hold			Potential 1% for Art project
Bridge Area - SeaWalk Planning	Hold			Coordination with Engineering
Marine Park - SeaWalk Planning	Hold			Coordination with Engineering
Juneau Maritime Center	Design			Awaiting MOA with Marine Exchange
Shore Rep Booth for Cruise Docks	Planning			Awaiting Design and Cost Estimate
ADA Parking Spaces at Aurora Harbor	Complete			Awaiting approval from DOJ
Term Contract RFP for Maintenance	RFP	January 2013		On the street - due Jan 29, 2013
ABLF Gate Repair	In Progress			Awaiting approval from Risk Management
Statter Harbor Passenger For Hire Float	Hold			Passenger fee funding request

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Juneau Fisheries Dock Replacement				
Permitting	In Progress			
Design	In Progress		PND	
Bid	Hold			
Construction	Hold	Spring 2013	TBB	
Echo Cove Rock Barriers	In Progress	Spring 2013	Miller	