

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING REVISED AGENDA
For Thursday, September 27th, 2012

- I. Call to Order** (7:00 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 August 30th, 2012 Regular Board Meeting 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. Professional services contract amendment for PND Engineers, Inc. in the amount of \$86,400 for final design and bid ready documents for a navigational boom at the South Berth as part of the Juneau Cruise Berths project.

Presentation by the Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO APPROVE A PROFESSIONAL SERVICES CONTRACT AMENDMENT FOR PND ENGINEERS, INC. IN THE AMOUNT OF \$86,400 FOR FINAL DESIGN AND BID READY DOCUMENTS FOR A NAVIGATIONAL BOOM AT THE SOUTH BERTH AS PART OF THE JUNEAU CRUISE BERTH PROJECT SUBJECT TO APPROVAL OF THE CONDITIONAL USE PERMIT.

2. Professional services contract for PND Engineers, Inc in the amount of \$25,255 for Juneau Fisheries Terminal Approach Dock Rebuild Design and Bid Phases.

Presentation by the Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO APPROVE A PROFESSIONAL SERVICES CONTRACT FOR PND ENGINEERS, INC. IN THE AMOUNT OF \$25,255 FOR DESIGN AND BID PHASES FOR THE JUNEAU FISHERIES TERMINAL APPROACH DOCK REBUILD.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING REVISED AGENDA (CONTINUED)
For Thursday, September 27th, 2012

Items for Action(continued).

3. Coeur Commercial Use Permit Application
Presentation by the Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING.

4. 2013 Board & Committee Meeting Calendar

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING.

VII. Items for Information/Discussion.

1. Howard Lockwood, Manager of Juneau Port Development LLC, will make a Power Point presentation covering the progress made toward the 1st phase of the Mega Yacht Harbor construction at ATS 556A (the Little Rock Dump), since the final plat approval, at the regularly scheduled Docks and Harbors Board meeting on October 28th, 2010.

VIII. Committee and Board Member Reports

1. Operations Committee Meeting – Cancelled
2. CIP/Planning Committee Meeting – September 20th, 2012
3. Finance Committee Meeting – September 25th, 2012
4. Member Reports

IX. PRAC Representative Report

X. Port Engineer's Report

XI. Harbormaster's Report

XII. Port Director's Report

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING REVISED AGENDA (CONTINUED)
For Thursday, September 27th, 2012

XIII. Assembly Liaison Report

XIV. Committee Administrative Matters

- a. Operations Committee Meeting – October 16th, 2012 at 5:00 p.m. at the Aurora Harbor
- b. CIP/Planning Committee Meeting – October 17th, 2012 at 5:00 p.m. at the Yacht Club
- c. Finance Committee Meeting– October 23rd, 2012 at 5:00 p.m. in CBJ Room 224
- d. Board Meeting – October 25th, 2012 at 7:00 p.m. in the Assembly Chambers

XV. Adjournment

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, August 30th, 2012

I. Call to Order.

Mr. Busch 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, Tom Donek, Eric Kueffner, David Logan, Budd Simpson, Scott Spickler, and Michael Williams.

Absent: Kevin Jardell and John Bush

Also present were the following: Carl Uchtyl – Port Director, Dwight Tajon - Harbormaster, Gary Gillette – Port Engineer, and Dixie Hood – PRAC Liaison.

III. Approval of Agenda.

MOTION By MR.WILLIAMS: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

The motion passed with no objection.

IV. Approval of Previous Meeting Minutes.

Hearing no objection, the July 26th, 2012 Regular Board Meeting minutes were approved.

V. Public Participation on Non-Agenda Items.

Drew Maple, Juneau, AK

He said he sent a letter concerning parking for the DeHart's patrons. He has been out of town for most of the summer and wanted to be updated on the parking.

Mr. Busch said this was discussed at the Operations meeting. In the near future, the short term parking will be at the present location. The desire of the Board for long term would be to have a parking pass assigned to the stall holders for available spaces that would be open in the main Statter Harbor parking area.

Mr. Maples wanted to confirm that the policy will be that the stall holders at Statter Harbor will be issued parking permits for no additional fee for one vehicle per stall.

Mr. Busch said it would similar to what it is now that there will be no guarantee that there will be space available, but the patron will have a parking pass.

Mr. Maples asked if there was consideration for people that did not have stalls but are continuous users?

Mr. Busch said he does not believe that has been addressed.

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES

August 30th, 2012

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VI. Items for Action

1. Public Hearing – Water Rate Increase.

Mr. Uchytel said the meeting tonight is to provide an opportunity for public comments. Part of CBJ requirements for an ordinance change is to have a public notification that Docks and Harbors intends to raise the water rates that would affect the cruise ship docks. This Board has approved a water rate increase from \$3.37 to \$4.67. There has been no increase since 2005. This rate increase will become effective after this years cruise ship season on October 1, 2012.

Board Questions –

Mr. Simpson asked what would a typical visiting cruise ship take on in a single stop for water?

Mr. Uchytel said approximately 250,000 gallons.

Public Comments-

Dennis Watson, Juneau, AK

He said he is sure that AEL & P charges cruise ships for their electricity. If the cruise ship industry complains he suggests to look into what they have done in mark up over the years to see how much they have increased since 2005. Mr. Watson said he does not think this mark up is unreasonable.

Board Discussion/Action-

Mr. Uchytel said Skagway sells their water for \$4.20 per thousand gallons.

Mr. Williams said he wanted to recommend that the rates are re-visited every two years.

Mr. Uchytel said there was a friendly amendment at the Finance meeting to bring an increase to the Board every time CBJ's Water Department has an increase.

Mr. Simpson asked if the private docks sell water?

Mr. Tajon said the AJ Dock and the Franklin Dock does.

Mr. Simpson wanted to know what their mark up is?

Mr. Tajon didn't know.

Mr. Uchytel said when he spoke to Drew Green from Cruise Line Agencies, he did not think this new rate was unreasonable.

MOTION By MR. KUEFFNER: TO APPROVE THE NEW PROPOSED RATES AND ASK UNANIMOUS CONSENT.

Mr. Logan seconded the motion.

Motion passed with no objection.

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2. Gastineau Channel (abeam Douglas) Speed limit.

Mr. Uchytel said at Docks and Harbor previous Operations meeting there was discussion on speed limits throughout the Harbor system, but more specifically there were reports on the jet boats operating from Douglas Harbor to downtown exceeding five knot speed limit. The questions were, does this require enforcement and what action needs to be taken? With checking into this, the Harbormaster video taped a Coast Guard vessel and a jet boat passing along the Douglas Harbor area. Based on this evidence, the new floating breakwater and the new rock jetty water breakwaters are sufficient in protecting the vessels within Douglas Harbor. With this information, the Operations committee recommended to lift the speed zone off Douglas Harbor.

Board Questions –

Mr. Kueffner just wanted to verify that the suggestion is to take the speed zone away.

Mr. Uchytel said it is just taking it off Douglas Harbor area. People will still be responsible for their wake.

Mr. Kueffner asked how much enforcement is done in this area, or how many tickets are given?

Mr. Uchytel said never.

Mr. Simpson said his boat is the most exposed boat in Douglas Harbor and he has been there quite a few years, even before the current breakwater was installed. There is a huge difference from then to now in terms of the wakes coming into the Harbor. The current breakwater does a great job even from Taku winds. He said he is supportive of the no speed zone.

Public Comments - None

Board Discussion/Action-

Mr. Williams said it was needed at one point, it served it's purpose and can go away.

MOTION By MR LOGAN: TO REMOVE THE FIVE KNOT SPEED LIMIT AROUND DOUGLAS HARBOR AND ASK UNANIMOUS CONSENT.

Mr. Williams seconded the motion.

Motion passed with no objection

3. Appropriation of \$500,000 from the Harbor Fund to CIP for Aurora Harbor Re-Build project. This funding constitutes a total of \$2M of Harbor Funds for the required match \$2M ADOT Municipal Harbor Facility Grant Program.

Mr. Uchytel said this action will authorize \$500,000 from our Harbor fund to meet the full ADOT Municipal matching grant. This Board has already approved \$1.5 million of Harbor funds. Staff was hopeful that Docks and Harbors could use \$500,000 of marine passenger fees that were allocated in 2005 in support of the tug assist for the cruise ship industry. That tug assist berth moved over to the AJ Dock and now there is no nexus between the marine passenger fees and the Aurora Harbor. To fully utilize the full \$2 million ADOT grant, Docks and Harbors needs to come up with another \$500,000. Mr. Uchytel said this could come from the Harbor fund that currently has \$1.2 million that would bring it down to \$700,000. He would like the Board to approve this but wait to take to the Assembly for a

CBJ DOCKS & HARBORS BOARD
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couple of months because this Board may have to decide the fate of Douglas Harbor. The needs of the \$1.2 million is Aurora Harbor, and a possibility for more money for Douglas Harbor construction. He is asking for approval for the \$500,000 tonight for expedience purposes, but wait to go to the Assembly until next month. He wants the Board to know all the demands for the Harbor is and what the \$1.2 million will have to cover. Statter Harbor should be covered.

Board Questions

Mr. Logan said he would recommend to wait until there is more information on Douglas Harbor.

Mr. Uchtyl said because the Harbor Board meets just once a month, with this already approved, this could be taken to the Assembly at an appropriate time. Some times this becomes a timing issue and if approved it could move forward quickly.

Mr. Simpson said the nexus between the cruise ship funds being applied to the Aurora project was to be used on tug moorage. The tug has decided to moor somewhere else now, but he said he did not think this project was for a particular tug that happened to be moored there at that time. This was to have a facility that is available for vessels that size, not a particular tug. Because that tug has decided to move elsewhere, does not mean Docks and Harbors still can not develop a moorage suitable for tugs and still have that nexus to cruise ship funds such that we would not have to take money from another project to do this one.

Mr. Uchtyl said the City Attorney has brought this up the fact that the tug that meets the demands of the current cruise ships now moors at the AJ dock there is no direct benefit to Aurora Harbor. There are concerns that the Marine passenger fees use needs to be well above board how those monies are appropriated. The City Manager has brought this concern up from the City Attorney. Mr. Uchtyl said he has asked if this \$500,000 could be reallocated on the Statter Harbor passenger for hire float.

Mr. Williams asked what if another tug service came to town?

Mr. Uchtyl said there is no current demand that supports marine passenger fees to be invested in Aurora Harbor and therefore other financial support will be needed for the rest of the ADOT grant match.

Mr. Williams asked what the priority was?

Mr. Uchtyl said the priority is up to the Board. He said at this time he does not have current Douglas Harbor funding needs. This was brought to the Finance Committee and they were unable to come up with a nexus. The Committee recommended bringing this action item to the full Board. This can wait until there is an updated estimate on funds needed for the Douglas Harbor.

Mr. Simpson said he has not seen the legal analysis performed by the City Attorney. Since there is no rush on this, he does not see a need to make a decision at this time.

Mr. Logan said there is no advantage to move forward on this right now.

Mr. Donek said one of the problems in the past has been having to have a Special Board meeting to be able to get something approved before an Assembly meeting. He asked if DOT requires Docks and Harbors to show that this money is set aside.

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Mr. Gillette said Docks and Harbors will have to show matching money when the project is under construction and asking for reimbursement

Mr. Busch said he recommends to hold a Special meeting in advance of an Assembly meeting and have no action tonight. He would like more information from the City Manager and City Attorney.

Public Comments - None

Board Discussion/Action – No action taken.

4. Amendment to existing contract with PND Engineers for the Cruise Dock Design in the amount of \$42,249 for additional design services for Taku Dock modification.

Mr. Gillette said this is relative to the changes that Docks and Harbors is making to the Taku dock after going through the planning commission and addressing the issues that were raised. There was some design fee in the 16B project to do some changes to the dock that was originally anticipated, but there are more changes. This \$42,249 will make up the difference of what is required. This does not have to go to the Assembly so if the Board acts on this item tonight, PND will have the go ahead to start on Taku Dock modification.

Board Questions

Mr. Donek asked if moving the berths out for the 16B project was part of this additional expense?

Mr. Gillette said at this time that is still covered under the original design.

Public Comments- None

Board Discussion/Action

Mr. Simpson said he supports this but it just keeps costing more money.

MOTION By MR. LOGAN: TO APPROVE THE INCREASE AMOUNT OF \$42,249 TO PND ENGINEERS FOR ADDITIONAL DESIGN SERVICES TO THE CRUISE DOCK DESIGN FOR THE TAKU DOCK MODIFICATIONS AND ASK UNANIMOUS CONSENT.

Mr. Williams seconded the motion.

Motion passed with no objection.

Mr. Williams commented that this will help the commercial fisherman and the economy.

VII. Items for Information/Discussion.
None

VIII. Committee and Board Member Reports.

1. Operations Committee Meeting- August 21st, 2012

Mr. Logan said the Committee discussed the Alaska Pirates Pride, the sale of a boat house, removing the J floats in Aurora and derelict boats.

2. CIP/Planning Committee Meeting – August 23rd, 2012

Mr. Williams said there was discussion on information items;

1. Extending the Seawalk toward Thane road. There is concern that there is more foot traffic on the hill going toward Thane road and DOT would like the traffic diverted to stay on the water where it is safer and away from traffic.
2. The relocation of the USS Juneau Memorial. Mr. Gillette is working on a design and will have the memorial all in place for the upcoming ceremony.
3. The Aurora Harbor funding match.
4. Statter Harbor
5. A wash down system for the Auke Bay Loading Facility.

3. Finance Committee Meeting- August 28th, 2012

Mr. Kueffner reported the Committee discussed the one information item, the Lawson reports that are still a little challenging to figure out Docks and Harbors revenues, but the Port Director is still working on.

Two action items;

1. The \$500,000 appropriation that was discussed here tonight
2. The Mt. Roberts tramway lease. The Mt. Roberts tramway lease is to be reviewed every three years with an appraisal of the underlying land that will determine the base rent. The history of this lease show this really has not been done the way it was described in the lease in a regular fashion and Docks and Harbors is trying to get this back on track. The lease was signed in 1995 with a rent of \$30,000 plus rent royalties figured on a sliding scale. In 2006 there was an agreed upon rent rate of \$104,000, and that is what it is today. The appraisal process calls for Docks and Harbors to get an appraisal. Horan & Company was hired and Mr. Charles Horan came up with a market value appraisal of \$3.33 Million. If the tenant does not like the appraisal, they can get there own appraisal. The Mt. Roberts Tram hired Reliant LLC to do an appraisal. The appraisal from Reliant came back with some extraordinary assumptions that gave the land no economic value at present because of the limitations in the lease that require it to be a tramway. The Port Director has discussed this with the City attorney if this was an appropriate way to apply the lease terms. Mr. Kueffner said he has appointed a sub-committee to review the lease and assist the Port Director in negotiating what happens next. The lease provides that if you have competing appraisals, the Port Director has the power to negotiate with the tenant and determine what is an appropriate appraisal value. It does not mean one or the other has to be used, but to negotiate. The Sub-Committee members include Mr. Kueffner, Mr. Donek and Mr. Jardell. The Sub-Committee has not met yet but envisions the Sub-Committee to intensely review how to approach this and give some direction to the Port Director on how to negotiate. This is important to do because if this theory of appraisals is adopted or accepted, it will affect many if not all of the CBJ's leases. This concerns Docks and Harbors as well as the City Attorney because it sets a precedent for other tenants.

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4. Member Reports –

Mr. Spickler asked if the Board would be receptive to shifting the Regular Board meetings to 5:00 p.m.?

Mr. Kueffner supports that idea but to start at 5:15 p.m.

Mr. Busch said this would be something to look at in future discussions.

IX. PRAC Representative Report

Ms. Hood reported she was out of state for the July meeting. She read Kathy Ruddy whale sculpture presentation from the July PRAC minutes. This item came back to the PRAC meeting in August and was supported. At the August meeting there was discussion and various arguments about the park, the building and the whale. The site of the building location and size was supported by everyone. The park area will be designed by PRAC. The funding for the building will be sometime in the future, but there were suggestions to not just have office space but to also have a restaurant.

Ms. Hood requested to have a hard copy of The Tide Line mailed to her.

Mr. Kueffner asked what the name for the “under the bridge park”?

Ms. Hood said it does not have a name yet, but Kim Kiefer said not to call it that.

Mr. Kueffner said he wanted to make sure PRAC is happy with the building foot print.

Ms. Hood said the PRAC definitely wants to maximize the green space and priority to be for a park, but overall the PRAC is in support of the building with public use and marine related exhibits.

X. Port Engineer’s Report.

Mr. Gillette’s written report is in the packet.

Mr. Kueffner asked when the Douglas break water will be completed.

Mr. Gillette said the plan is this fall.

XI. Harbormaster’s Report.

Mr. Tajon said there was an accident at the Aurora Harbor. A person was rowing and hit their head on the gangway. He was sent to the hospital.

Mr. Tajon said he spent two hours with George Schaaf at the Parks and Recreation Department. Mr. Schaaf has been tasked with creating a Park Ranger position for next year to assist with enforcement in the Parks and Recreation areas. This would include camping at Savikko Park, Auke Lake on sunny days, and even Echo Cove. Mr. Tajon said he gave him a lot of information and said Docks and Harbors would help where ever we were needed.

XII. Port Director’s Report.

Tomorrow at 1:30 in room 224 is the pre-hearing for the appeal for the 16B conditional use permit. This will just be information on the way forward on how the appeal will be run.

Mr. Uchytel said his goal on the Tide Line is to have ready for the Regular Board meeting. He is writing about the ballot initiatives. He wants to educate and not advocate.

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XIII. Assembly Liaison Report
Ms. Becker was Absent.

XIV. Committee Administrative Matters.

1. Operations Committee Meeting – September 18th, 2012
5:00 p.m. at the Aurora Harbor Office
Mr. Busch said he will be absent.
2. CIP/Planning Committee Meeting – September 20th, 2012
5:00 p.m. in the CBJ Assembly Chambers
3. Finance Committee Meeting – September 25th, 2012
5:00 p.m. in CBJ room 224.
4. Regular Board Meeting – September 27th, 2012
7.00 p.m. in the CBJ Assembly Chambers

XV. Executive Session – Personnel Action – Port Director Evaluation

Motion by Mr. Williams: 8:20 p.m. enter into Executive Session to discuss the Port Directors Evaluation.

XVI. The Regular Board Meeting adjourned at 8:48 p.m.



September 11, 2012

PND 102050.04

Mr. Gary Gillette, AIA
Port Engineer
CBJ Docks and Harbors Department
155 South Seward Street
Juneau, Alaska 99801

Re: Cruise Ship Berths – Marine Navigational Boom
Design Phase Proposal

Dear Mr. Gillette:

PND Engineers, Inc. (PND) is pleased to provide this fee proposal for additional engineering services on the referenced project. The scope of services under this proposal includes preparation of final designs and bid ready contract documents for a marine navigational boom at the South Berth to be included in the bid package for the Port of Juneau Cruise Ship Berths.

The proposed navigation boom is intended to assist in maneuvering and navigating vessels between the proposed Cruise Ship Dock and Taku Fisheries / IVF. Mooring of vessels will not be allowed at the boom however a UHMW rubboard will be provided along the inside face for the breasting of small vessels in case of emergency. Total project costs are budgeted at \$2.07 million including contingency and indirects. Enclosed please find a conceptual level site plan and budget estimate prepared for this work prior to commencing with design.

PND proposes to prepare final design and bid ready contract documents for the proposed boom on a fixed fee basis for \$86,400. The anticipated scope of improvements is as outlined in the enclosed documents. The proposals assume the work will be incorporated into the bid documents for the cruise ship berths rather than bidding as a standalone project. Services include bid phase assistance.

Thank you for this opportunity to present our proposal for your consideration. Feel free to contact me with any questions you may have or if you prefer to modify the scope in any way.

Sincerely,
PND Engineers, Inc. | Juneau Office

A handwritten signature in blue ink, appearing to read 'Dick Somerville'.

Dick Somerville, P.E.
Vice President

Enclosures

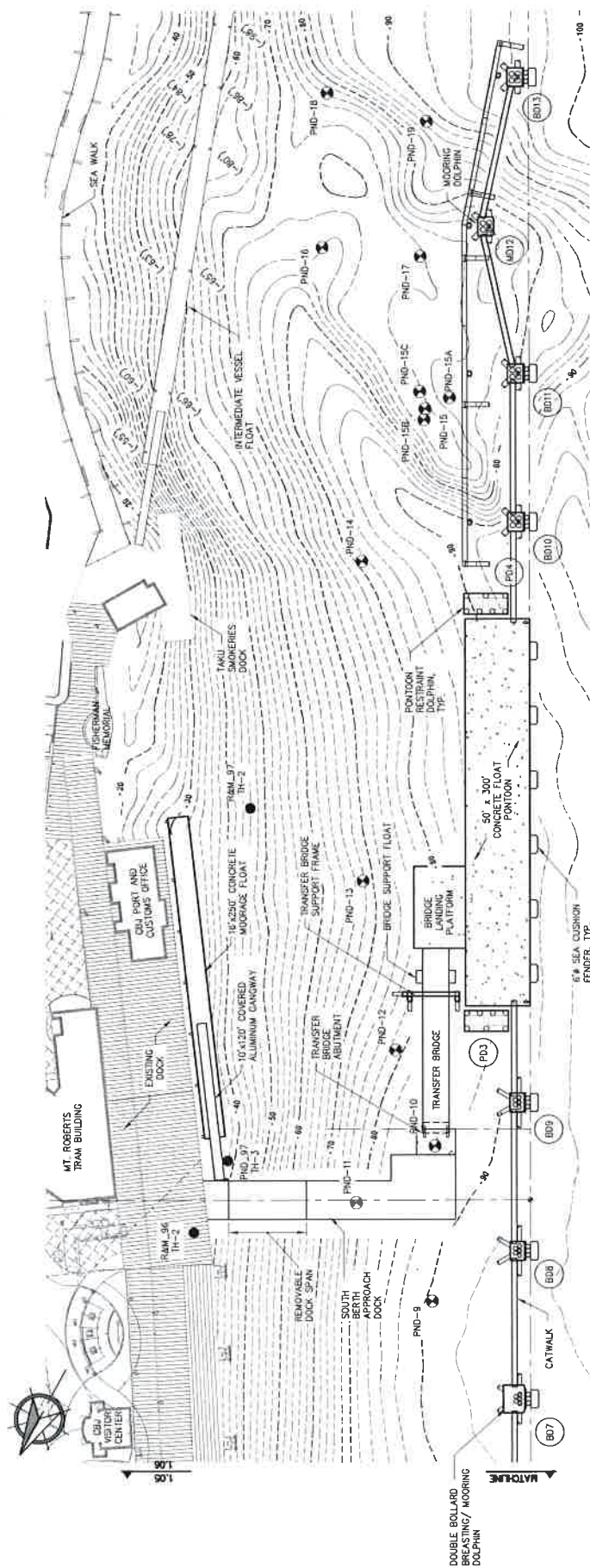
NAVIGATIONAL BOOM

ROM PLANNING LEVEL BUDGET (ESTIMATED PRIOR TO DESIGN)

Prepared By: PND Engineers, Inc. September 11, 2012

NAVIGATIONAL BOOM

Item	Item Description	Units	Quantity	Unit Cost	Amount
1	Mobilization	LS	All Req'd	8%	\$128,000
2	48" Dia. Fabricated Steel Pipe Pontoon & Outriggers	LF	500	\$1,800	\$900,000
3	Pontoon Rubbrail & Support Weldments	LF	400	\$250	\$100,000
4	48" x 0.750" Thick Pipe Piles	EA	4	\$100,000	\$400,000
5	Pile Hoops, Struts, Ballast Assemblies and Misc.	LS	All Req'd	\$200,000	\$200,000
ESTIMATED CONSTRUCTION BID PRICE					\$1,728,000
CONTINGENCY (10%)					\$172,800
FINAL DESIGN AND CONTRACT DOCUMENTS (5%)					\$86,400
CONTRACT ADMINISTRATION & INSPECTION (5%)					\$86,400
RECOMMENDED PROJECT BUDGET					\$2,073,600



1 SOUTH BERTH PLAN AND BOREHOLE LOCATIONS

NOTES:

65% DESIGN REVIEW SUBMITTAL

PORT OF JUNEAU
CRUISE SHIP BERTHS
CONTRACT NO. DH12-001

1.06
SHEET
6 OF 10



2340 Chitler Highway - Ste. 100
Juneau, Alaska 99801
Phone: 907-586-2113
Fax: 907-586-2199
www.pandagene.com

P | N | D
ENGINEERS, INC.

SCALE: SCALE IN FEET

DESIGN: MDS CHECKED: JLD
P.D. CFS
* 800.000.0000

[illegible]



September 18, 2012

PND 12J066

Mr. Gary Gillette, AIA
Port Engineer
CBJ Docks and Harbors Department
155 South Seward Street
Juneau, Alaska 99801

Re: Fisheries Terminal Dock Rebuild
Engineering Services Fee Proposal – Revision 1

Dear Mr. Gillette

PND Engineers, Inc. (PND) appreciates the opportunity to provide this fee proposal for engineering services on the Fisheries Terminal Dock Rebuild project. The scope of services under this proposal includes scoping/coordination, topographic survey, engineering design, preparation of bid ready plans, bid schedule, technical specifications, cost estimate, and bid phase assistance. It is understood that CBJ will apply for and secure all necessary permitting, and will provide the boiler plate for specifications. Construction phase engineering services are not included in this proposal however can be negotiated at a future date following successful completion of the design and bid phases.

PND proposes to perform these tasks on a time and expenses reimbursable basis utilizing our standard billing rates at time of service. A detailed breakdown of the fees associated with each task is attached. The fees indicated in the breakdown shall not be exceeded without prior written authorization from the City. A fee estimate for scoping and preliminary electrical engineering is included, however PND has not consulted with an electrical engineer regarding this project and thus a comprehensive fee for electrical engineering services is not yet confirmed.

We appreciate the opportunity to provide services to the CBJ on this important project. Please let us know if we have perceived your needs appropriately for this project and feel free to contact me should you have any questions. We are available to commence immediately and look forward to working with the Docks and Harbors Department towards the successful completion of this project.

Sincerely,

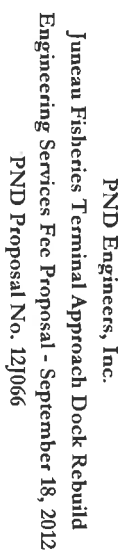
PND Engineers, Inc. | Juneau Office

A handwritten signature in blue ink, reading 'John DeMuth', is written over the printed name.

John DeMuth, P.E.

Principal | Senior Engineer

Enclosures



Tasks: Scoping, Topographic Survey, Geotechnical Research, Designs & Permit Applications

Scope of Services		Task Subtotal Costs										
		PND Senior Engineer VII	PND Senior Engineer VI	PND Senior Engineer III	PND Senior Engineer I	PND Staff Engineer V	PND Staff Engineer IV	PND Staff Engineer III	PND Tech V	PND Tech IV	PND CAD Designer V	Time Item Costs
		\$175,000	\$165,000	\$130,000	\$110,000	\$100,000	\$95,000	\$90,000	\$105,000	\$90,000	\$95,000	
Tasks: Scoping, Topographic Survey, Geotechnical Research, Designs & Permit Applications												
1. Project management & admin: client and subconsultant work sessions & correspondence												
	4	8			4						4	\$2,820
2. Site reconnaissance, utility research & initial work session with D&EII												
	2	4			4							\$1,450
3. Geotechnical -N.I.C.												
	1	2			8						8	\$2,945
4. Topographic Survey & Basemap: field survey area & develop basemap												
	2	4			20						16	\$4,730
5. Prepare Preliminary Design, bid schedule technical specifications, cost estimate. Review with D&EII and make revisions as required												
	4	8			40						32	\$9,460
6. Prepare final Design, bid schedule, technical specifications, Engineer cost estimate. (13) to provide boiler plate												
		2									2	\$950
7. Bid Phase assistance												
						4						\$400
8. All project permitting to be done by (13). PND to review only												
Total Estimated Manhours	13	28			80	12				6	56	\$22,755

Misc Expenses	
Electrical Engineering	Scoping & prelim engineering - <i>total fee to be determined</i>

TOTAL ESTIMATED FEE (T&E)

Misc Expenses			
Electrical Engineering	Scoping & prelim engineering - total fee to be determined	\$2,500	\$2,500
TOTAL ESTIMATED FEE (T&E)			\$25,250

C O E U R
A L A S K A
KENSINGTON GOLD MINE

September 6, 2012

Carl Uehyttil
Port Director
Port of Juneau
City and Borough of Juneau
155 S. Seward St.
Juneau, AK 99801

Re: Kensington Alternate Transportation Runs out of Echo Cove

Dear Mr. Uehyttil:

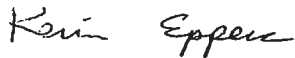
Attached please find a completed CBJ commercial use of lands or facilities application along with the \$100 application fee.

Coeur Alaska plans to conduct boat transportation runs out of Echo Cove to Slate Creek Cove as a backup to the primary dock at Yankee Cove during the winter months when weather conditions create unsafe conditions in Lynn Canal. The transportation runs are planned Friday, Saturday and Sunday evenings along with Monday through Thursday morning and evening for a total of 11 runs per week. The runs out of Echo Cove are planned to begin on November 1, 2012 and continue through April 30, 2012. The boat will be moored at Slate Creek Cove and transport personnel across Berners Bay on an early morning and evening schedule.

Buses will be utilized to transport personnel from the parking area on Engineers Cutoff to Echo Cove. The boat planned for this alternate run will beach load and offload passengers on the north side of the boat ramp at Echo Cove. No facilities are planned to be placed at Echo Cove.

If you have any questions regarding the alternate transportation runs, please contact me at (907) 523-3328 or by email keppers@coeur.com.

Sincerely,



Kevin Eppers
Environmental Manager



Application for Commercial Use of Lands or Facilities Managed by the CBJ Docks & Harbors Department 2012

Applicants must complete this application and provide all required attachments. Incomplete applications will not be considered. Submit applications by mail to the Docks & Harbors Department, 155 South Seward St., Juneau, AK 99801, or in person at the Port Director's Office, 76 Egan Drive, Juneau Alaska. Applications for the 2012 season are due by 430 PM on April 13, 2012. A separate application must be submitted for each site.

I. Applicant Information

Legal Business Name: Coeur Alaska, Inc.

Form of Business Organization: Corporation
(Sole proprietorship/partnership/corporation)

Business Address: 3031 Clinton Drive, Suite 202, Juneau, AK 99801

Name(s) of Owner(s), Partners, Registered Agents: Please See Attachment 1

Address and Contact Numbers for Above: Please See Attachment 1

Local Mailing Address: 3031 Clinton Drive, Suite 202, Juneau, AK 99801

Local Contact/Title: Kevin Eppers, Environmental Manager

Local Phone Number: 907-523-3328 Fax Number: 907-523-3330

II. Attachments

Provide the following attachments with this application. If there is any information that you wish to keep confidential, such as proposed fee schedules, please attach that information under separate cover. See Attached Document.

1. Description and map of the location of each use.
2. Copy of Business License
3. Description of the services proposed to be provided at the site.
4. Description of parking available for your proposed use at the site and a statement of how customers will be dropped off or picked up. All vehicles under the ownership or control of the permittee must be legally parked while the permit holder is engaged in permit activities.
5. Physical description and license numbers of each vehicle that will be used as part of the operation.
6. Description of the method of customer transportation to the site and mode of transportation.
7. Description of the number, scheduling and size of participant groups at the site.
8. Estimate of total number of participants expected to use a given area per season.
9. Time of desired usage (hours/weeks/months).
10. Description of restroom accommodations provided/required.

CBJ Docks and Harbors Commercial Use Application (Continued)

11. Plans for emergency evacuation.
12. Plans for litter and vandal control.
13. Description of safety briefing presented to clientele.
14. Training requirements/standards of personnel conducting transport and tour activities.
15. **Submit \$100.00 non-refundable application fee.**

III. Insurance

Upon acceptance of a permit, all permittees shall execute an instrument under the terms of which the permittee shall agree to indemnify, defend and hold harmless the City & Borough of Juneau from any and all claims of injury or damage to persons or property suffered in connection with the permittee's activities unless such injury or damage is caused by the gross negligence of the City & Borough of Juneau. The Permittee will be required to submit a Certificate of insurance showing the Permittee has obtained public liability insurance in the amount determined by the CBJ Risk Manager as reasonable for the proposed use. The City and Borough of Juneau must be named as additional insured in the policy.

IV. Land Use Permits

If initial staff review indicates that the area of proposed use is subject to Planning Commission review under Title 49 of the City Land Use Code, the operator may be required to obtain a Recreational Use Permit before permission to use the area will be granted.

V. Certification

I certify that I am current on CBJ Sales tax and CBJ Property tax and hereby give the Port Director permission to check on the status of such:

Kerin Egger / 9-6-12
Owner Signature/Date

I certify that I have no outstanding judgments to the CBJ and hereby give the Port Director permission to check on the status of such:

Ken Egger / 9-6-12
Owner Signature/Date

Port Staff Use Only

CBJ Sales Tax Status _____

Rec'd by _____

CBJ Property Tax Status _____

Approved _____

COEUR
A L A S K A
KENSINGTON GOLD MINE

**Application for Commercial Use of Lands or Facilities
Managed by the CBJ Docks & Harbors Department 2012
Attachments**

1. Description and map of the location of each use.

Coeur Alaska plans to conduct boat transportation runs out of Echo Cove to Slate Creek Cove as a backup to the primary dock at Yankee Cove during the winter months when weather creates unsafe conditions in Lynn Canal. The boats will be moored at Slate Creek Cove and transport personnel across Berners Bay. Figure 1 shows the location of Echo Cove and Figure 2 shows the areas at Echo Cove where existing facilities and access will be utilized for the planned activity.

**Figure 1
Location Map**



Figure 2 Site Plan



3. Description of parking available for your proposed use at the site and a statement of how customers will be dropped off or picked up. All vehicles under the ownership or control

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KENSINGTON GOLD MINE

of the permittee must be legally parked while the permit holder is engaged in permit activities.

Employee parking is provided in two parking areas located on Engineers Cutoff. Personnel will be transported from Engineers Cutoff to Echo Cove via bus. The buses will utilize the existing parking area to turn around and park for approximately 10 minutes while personnel are transferred from boat to bus and bus to boat.

4. Physical description and license numbers of each vehicle that will be used as part of the operation.

Buses planned for transporting personnel are described in the table below:

Description	Make	Year	License #	Vin Number
Raven Bus	Blue Bird	2000	DTV 254	1BAGNBXA5YF096558
Eagle Bus	Blue Bird	2000	DTV 251	1BAGNBXA7YF096559
Bear Bus	Blue Bird	2000	DTV 253	1BAGNBXA5YF096561

5. Description of the method of customer transportation to the site and mode of transportation.

Personnel will be transported to Echo Cove utilizing buses provided by Goldbelt.

6. Description of the number, scheduling and size of participant groups at the site.

The number of personnel being transported typically ranges from 1 to 80. Personnel transportation is planned for Monday through Thursday morning and evening, and Friday, Saturday and Sunday evening. Morning transportation transfer of personnel at Echo Cove will typically occur about 6:00 AM and the evening transfer will occur at about 6:00 PM. Eleven round trips per week are planned.

7. Estimate of total number of participants expected to use a given area per season.

Coeur Alaska estimates each trip will average 25 employees. For the planned period this would amount to transporting 7,100 person trips or 3,550 personnel making a round trip to the Slate Creek Cove.

8. Time of desired usage (hours/weeks/months).

Personnel transfers at Echo Cove will occur at approximately 6:00 AM Monday through Thursday and 6:00 PM daily. The boat transportation out of Echo Cove is planned to commence on November 1st and end on April 30th.

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KENSINGTON GOLD MINE

9. Description of restroom accommodations provided/required.

Restroom accommodations are provided on the boat. No restroom facilities are needed at Echo Cove.

10. Plans for emergency evacuation.

Emergency evacuation will either be by helicopter or ambulance in accordance with the Kensington Emergency Response Plan.

11. Plans for litter and vandal control.

The boat will have trash receptacles. Due to the limited time at Echo Cove no trash receptacles or vandal controls are needed/planned.

12. Description of safety briefing presented to clientele.

Employees and contractor employees are being transported. No clientele are anticipated. The boat safety briefing will include instructions on the location of life vests, fire extinguishers, life rafts, and emergency procedures. Boat transportation will be completed in accordance with the approved Kensington Transportation Plan.

13. Training requirements/standards of personnel conducting transport and tour activities.

No tour activities will be undertaken as part of this application. The Boat Captain and crew will be trained and certified as required by the U.S. Coast Guard.

14. Submit \$100.00 non-refundable application fee.

Attached.

COEUR
ALASKA
KENSINGTON GOLD MINE

ATTACHMENT 1

Coeur Alaska Officers

Mitchell J. Krebs

President and Chief Executive Officer

Frank L. Hanagarne, Jr.,

Senior Vice President, Chief Financial Officer

K. Leon Hardy

Senior Vice President, Chief Operating Officer

Donald J. Birak

Senior Vice President, Exploration

Luther J. Russell

Senior Vice President, Environmental, Health, Safety and Social Responsibility

Randy Buffington

Senior Vice President, Operations

Humberto Rada

President, Manquiri

Tom T. Angelos

Senior Vice President & Chief Compliance Officer

Alfredo Cruzat

Senior Vice President, Exploration, Coeur South America

Mike Harrison

Vice President, Corporate Development

Casey Nault

Vice President and General Counsel

Wendy Yang

Vice President, Investor Relations

Keagan J. Kerr

Vice President, Human Resources

Don Moss

Vice President, Information Technology

Elizabeth M. Druffel

Treasurer & Chief Accounting Officer

Kenneth L. Koski

Controller

Guy C. Jeske

Vice President, Nevada Development

Stefany B. Bales

Director, Corporate Communications

Coeur Alaska, Inc.
Board of Directors

Robert E. Mellor

Chairman of the Board

Mitchell J. Krebs

President and Chief Executive Officer, Coeur d'Alene Mines Corporation

James J. Curran

Former Chairman and Chief Executive Officer, First Interstate Bank,
Northwest Region

John H. Robinson

Chairman of Hamilton Ventures LLC

Timothy R. Winterer

Former President and Chief Operating Officer, Western Oil Sands, Inc

J. Kenneth Thompson

President and Chief Executive Officer, Pacific Star Energy, LLC

Andrew Lundquist

Managing Partner of Blue Water Strategies LLC

Sebastian Edwards

Henry Ford II Professor of International Business Economics at the Anderson
Graduate School of Management at the University of California, Los Angeles
(UCLA)

L. Michael Bogert

Attorney at Law, Crowell & Moring, Washington, D.C

2013

January							February							March						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23	17	18	19	20	21	22	23
27	28	29	30				24	25	26	27	28			24	25	26	27	28	29	30
														31						
April							May							June						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6				1	2	3	4							1
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29
														30						
July							August							September						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3	1	2	3	4	5	6	7
7	8	9	10	11	12	13	4	5	6	7	8	9	10	8	9	10	11	12	13	14
14	15	16	17	18	19	20	11	12	13	14	15	16	17	15	16	17	18	19	20	21
21	22	23	24	25	26	27	18	19	20	21	22	23	24	22	23	24	25	26	27	28
28	29	30	31				25	26	27	28	29	30	31	29	30					
October							November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2	1	2	3	4	5	6	7
6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
27	28	29	30				24	25	26	27	28	29	30	29	30	31				

■ Operations – Johanna
 ■ CIP – Ronda
 ■ Finance – Heidi
 ■ Board - Teena

2013
DOCKS & HARBORS BOARD
COMMITTEE MEETINGS
& REGULAR MEETINGS SCHEDULE

JANUARY 2013

01/22/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
01/24/13	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
01/29/13	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
01/31/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

FEBRUARY 2013

02/19/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
02/21/13	CIP/Planning Committee Meeting	5:00p.m. – 6:30 p.m.	CBJ Assembly Chambers
02/26/13	Finance Committee Meeting	5:00p.m. – 7:00 p.m.	CBJ Room 224
02/28/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

MARCH 2013

03/19/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
03/21/13	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
03/26/13	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
03/28/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

APRIL 2013

04/16/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
04/18/13	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
04/23/13	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
04/25/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

MAY 2013

05/21/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
05/23/13	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
05/28/13	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
05/30/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

2013 DOCKS & HARBORS BOARD
COMMITTEE MEETINGS
& REGULAR MEETINGS SCHEDULE
Page 2

JUNE 2013

06/18/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
06/20/13	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
06/25/13	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
06/27/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

JULY 2013

07/16/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
07/18/13	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
07/23/13	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
07/25/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

AUGUST 2013

08/20/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
08/22/13	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
08/27/13	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
08/29/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

SEPTEMBER 2013

09/17/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
09/19/13	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
09/24/13	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
09/26/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

OCTOBER 2013

10/22/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
10/24/13	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
10/29/13	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
10/31/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

2013 DOCKS & HARBORS BOARD
COMMITTEE MEETINGS
& REGULAR MEETINGS SCHEDULE
Page 3

NOVEMBER 2013

11/12/12	Operations Committee Meeting	5:00 – 7:00 p.m.	Aurora Harbor Office
11/14/12	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
11/19/12	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
11/21/12	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

DECEMBER 2013

12/03/13	Operations Committee Meeting	5:00 p.m. – 7:00 p.m.	Aurora Harbor Office
12/05/13	CIP/Planning Committee Meeting	5:00 p.m. – 6:30 p.m.	CBJ Assembly Chambers
12/10/13	Finance Committee Meeting	5:00 p.m. – 7:00 p.m.	CBJ Room 224
12/12/13	Regular Board Meeting	7:00 p.m. – 10:00 p.m.	CBJ Assembly Chambers

JUNEAU PORT DEVELOPMENT LLC

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



Carl Uchytel, PE
155 S. Seward St.
Juneau, Alaska 99801
Port Director
Docks and Harbors

August 21, 2012

Carl,

I am preparing a PowerPoint presentation which will outline the chronological history and progress, to date, of Juneau Port Development LLC's ongoing work, toward the construction of a Mega Yacht Harbor project and newly created support uplands, at the Little Rock Dump ATS 556A.

The plat, which was prepared from my preliminary drawings, starting in the year 2001 and put to scale on February 28, 2008 by PND Engineers, Inc., was approved in concept by the full Docks and Harbors Board at their regularly scheduled meeting on October 28, 2010.

I would like to make this progress information presentation at the full Board Meeting on August 30, 2012, in order to familiarize the new Board Members with the longtime activity, which has been involved in accomplishing the completion of this endeavor, thus far.

Attached, please find a picture packet, the contents of which will be covered with the PowerPoint presentation.

I have also attached several of the more important documents which pertain to this ongoing effort.

I am suggesting that copies of these enclosures be presented to each Board Member in their regular packet, thereby allowing them time to review what has happened and prepare any suggestions, questions or comments.

Regards,


Howard Lockwood
Manager

Enclosed:

Summary of Chronological Events
Summary Support Pictures
CBJ - Lands Committee Meeting - July 9, 2007
Coastal Project Questionnaire - May 1, 2008
John M. Stone, PE - Letter - September 14, 2010
John M. Stone, PE - Letter - October 8, 2010

JUNEAU PORT DEVELOPMENT LLC

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



August 20, 2012

Below: Is a summary of chronological events pertaining to the development and activation of the Juneau Harbor Project, together with the planned newly created upland use for the benefit of the City and Borough of Juneau and Docks and Harbors Board, by Juneau Port Development LLC.

January 23, 2001: First concept presentation to the Harbor Board

- a. Well received.
- b. Instructed to further develop the concept.

March 16, 2001: First meeting with the Law Department was March 16, 2001.

- a. John Corso, John Leque, Joe Graham, Bud Simpson and myself.
- b. Outcome (I should proceed and negotiate a Lease with the City).
- c. Numerous meetings were held with various Committees of CBJ.

August 1, 2002: At a Board meeting, Mr. Bud Simpson made a motion to authorize the Port Director to negotiate a Draft Lease document for the development of a Harbor and related facilities at the Little Rock Dump.

Two (2) Provisions:

- a. Designed in accordance with the Long Range Waterfront Plan.
- b. Approved by the Law Department.

March 26, 2003: Made presentation of Project and Draft Lease to:

- a. Juneau Port Development Committee and CBJ Assembly.
- b. Outcome - 100% Yes vote to move Project forward.

September 22, 2003: Long Range Waterfront Plan replaces the Juneau Port Development Committee-CBJ.

December 10, 2007: Lease with CBJ recorded.

March 2008 to September 2010: Total of \$260,000.00 was negotiated by Howard Lockwood, for the benefit of Juneau Port Development LLC for soils examination and environmental permit requirements, which has been used over the past 4 1/2 years in the trial and error process of determining the best method of dealing with the contamination, which exists in this area, so as to remove the heavy metals lead, zinc, tire weights, battery plates, boat hull screws, birdshot, bullets, iron pieces, to mention a few, in order to qualify the remaining material as fill behind the Harbor wall.

April 2008: Presented my final Harbor Plans to PND Engineers Inc.

- a. Put everything to scale.
- b. Prepare a cost estimate.

May 2008: Made application to Coastal Zone Management - State of Alaska.

June 2008: Photographed entire Project area from helicopter at -3.6 tide.

2007 thru 2010: Extensive work was performed, regarding the soils examination, in order to qualify the material for fill behind the Harbor wall at 1000 cu. yds./day.

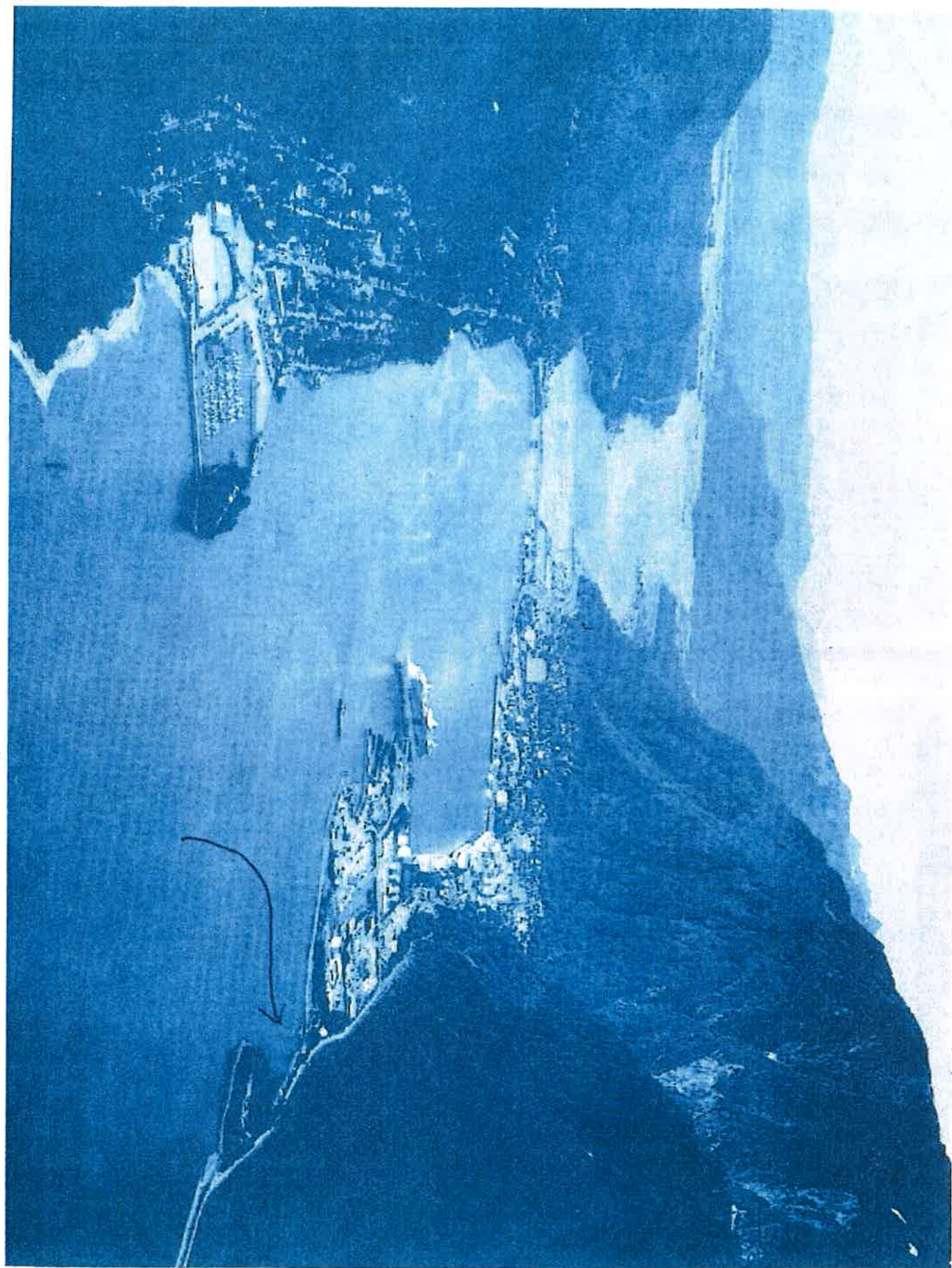
October 21, 2010: I negotiated for another \$300,000.00 to extend this environmental soils examination, reclamation and Harbor design study.

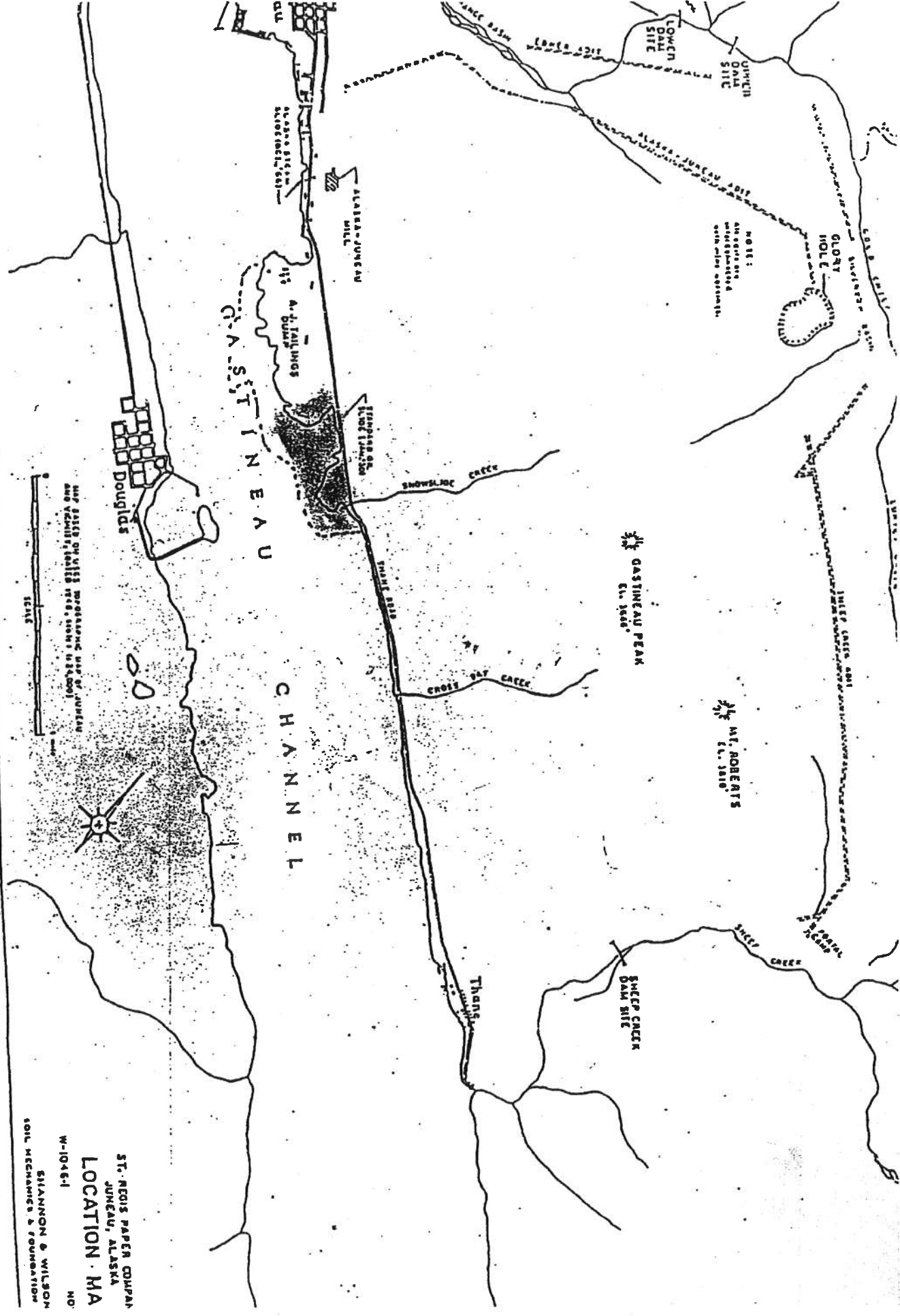
October 28, 2010: The full Harbor Board approved the Harbor Plan, together with related upland use, as presented by Howard Lockwood, Manager, Juneau Port Development LLC, at their regular scheduled meeting in the Assembly Chambers. (See attached Plat)

- a. 75-Waterfront Apartments.
- b. Extend wall across AML (face of AML).

October 2010 to date: Pursuing all phases for continuation of construction for the Harbor and related facilities.


Howard Lockwood
Manager





ST. JOHNS PAPER COMPANY
 JUNEAU, ALASKA
LOCATION - MA
 W-1045-1
 SHANNON & WILSON
 SOIL MECHANICS & FOUNDATION

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J-D
TREATMENT
PLANT
SITE

A.T.S. 556
TRACT A

BASTINEAU CHANNEL

LD TREATMENT PLANT SITE EXPOSURE / EASEMENT LOG
JUNE 6, 2011 JTB

11-20-68
 SHEET 3 OF 4

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ALL LAND AND WATER ESTATE

DETAIL
THE DESIGN OF STATE

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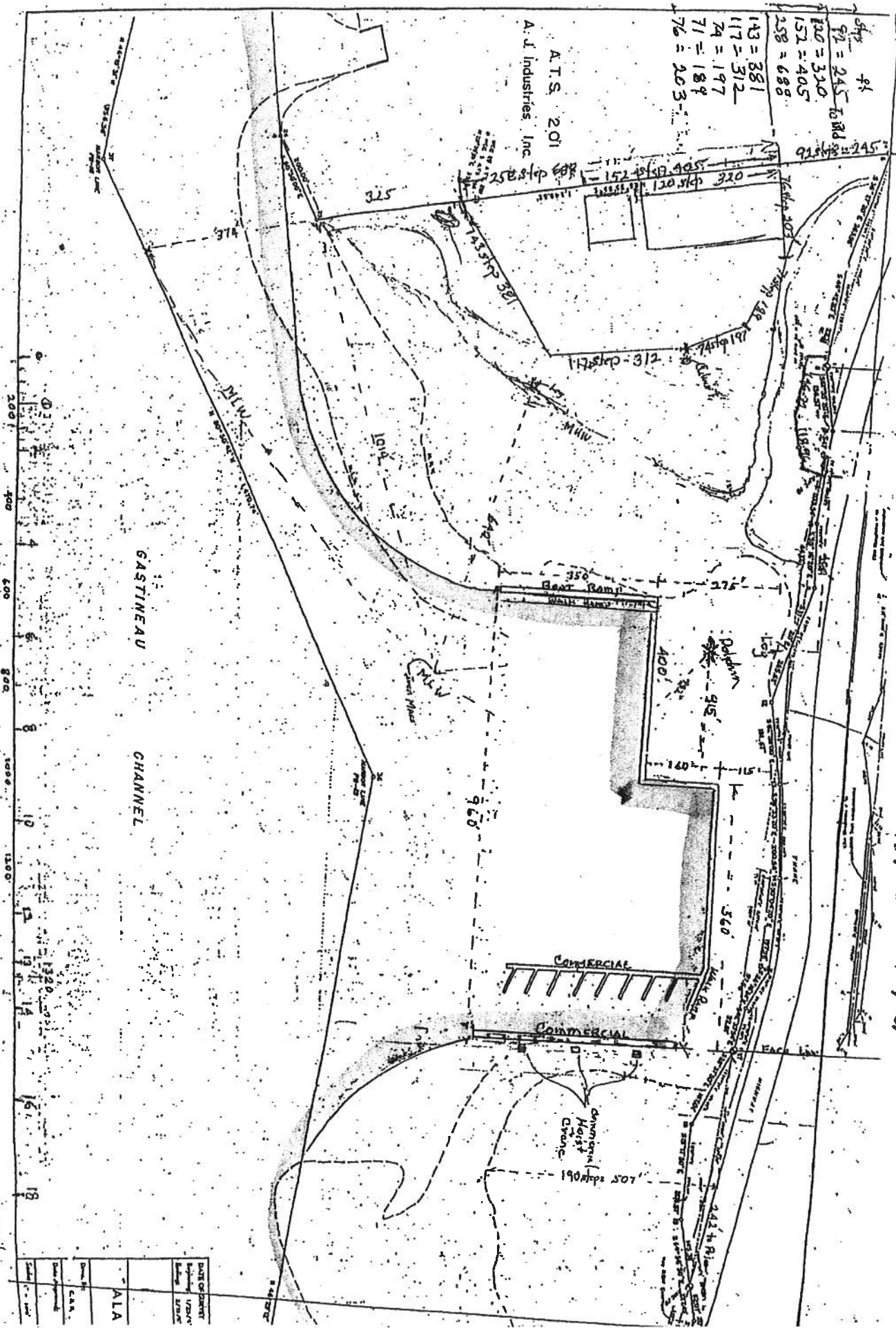
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Work Sheet 1/18/01



DATE OF DRAWING	1/18/01
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A.J. Industries Inc.

A.T.S. 201

Boat Ramp

Water Ramp

Boat Ramp

GASTINEAU CHANNEL

Scale: 0 200 400 600 800 1000 1200 1400 1600 1800

Legend:

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DATE OF SURVEY	1/23/00
Surveying	1/23/00
Survey	1/23/00
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WORK SHEET 1/18/01

912 = 245
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A.T.S. 201
A.J. Industries Inc.

SEWER PLANT

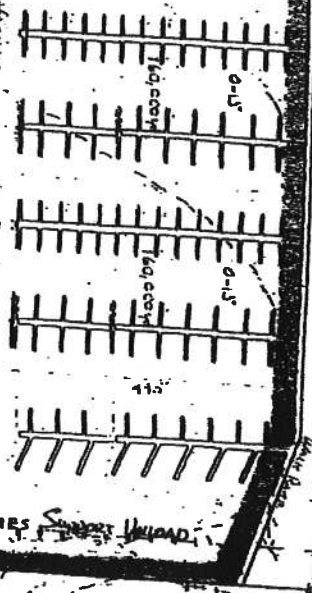
COMMERCIAL

UPONDO BOAT FACILITY

Large Commercial Building

HARBOR DREDGED TO -15'

Commercial Wharves



Boat Fuel
Oil
Diesel
Propane

Little Rock Dump

Pickup and Clean

Repairs and Contract

Commercial Wharves
FISHING SUPPLY
RESTAURANT
NATIVE CULTURAL CENTER

Floating Breakwater

GASTINEAU

CHANNEL

JUNEAU PORT DEVELOPMENT LLC

P.O. BOX 2874
 JUNEAU, ALASKA 99802
 PHONE (907) 586-4300
 FAX (907) 465-3085
 Juneau.port.devel@alaska.com

Manager
Howard H. Lookwood



DATE	1/18/01
BY	AL
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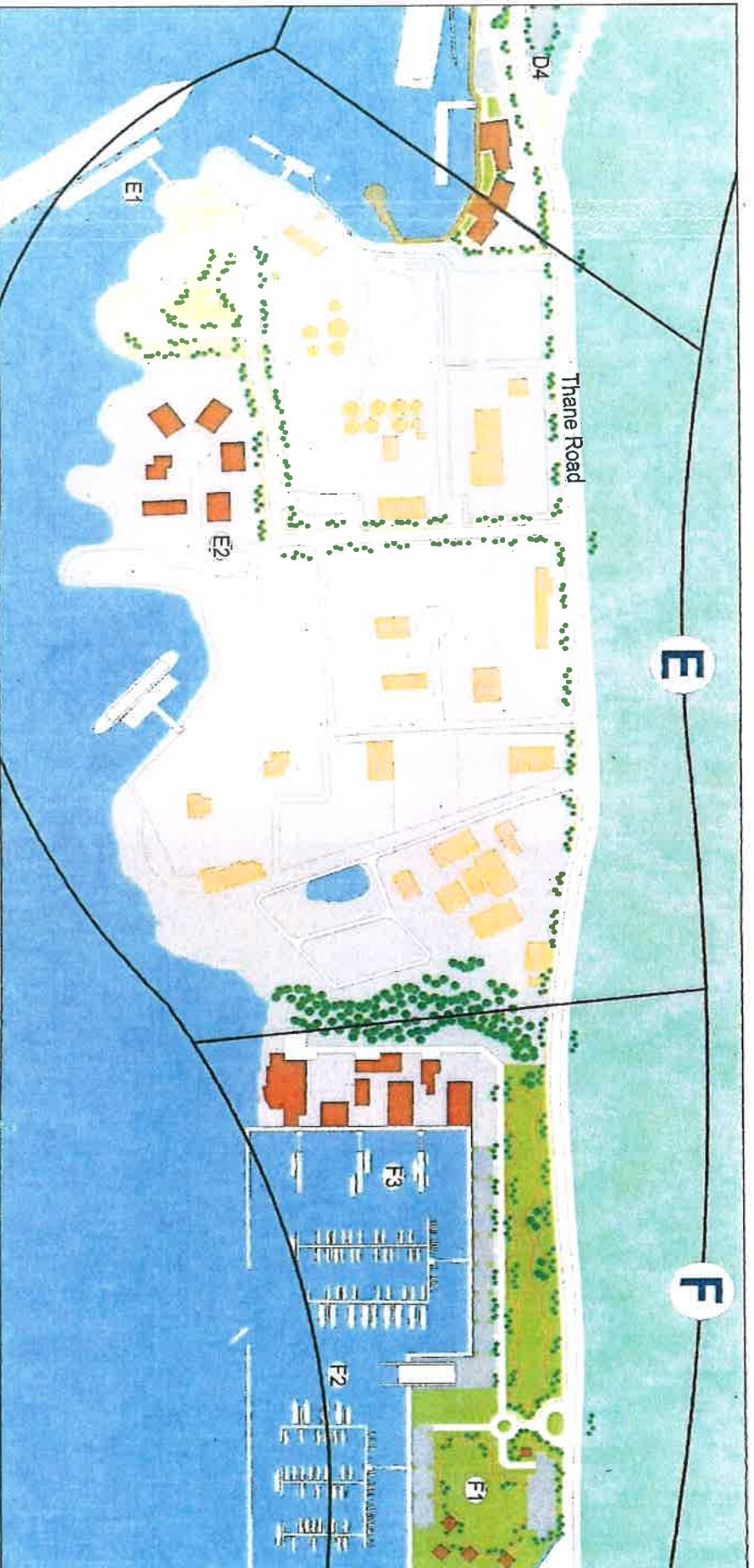
AREA E: A) ROCK DUMP

Vision Statement

With its present high-level of investment in light-industrial, public works and marine facilities, the A) Rock Dump area is envisioned to remain similar to present levels of activity and character (see Figure 15).

- E1. **Jacobson Trust Dock.** This project is likely to move forward, becoming Juneau's second private cruise ship dock. Its generally poor position in relation to Downtown needs to be enhanced to implementation of land and water shuttle systems. Pedestrian access should be discouraged to This facility should be the farthest extent tourism related activities are permitted on the A) Rock
- E2. **Additional light-industrial properties.** Additional light-industrial activities could be encouraged to be located at the A) Rock Dump area, especially those correlated to waterborne commerce.

Figure 15: Land Use and Initiatives Plan 2025, Areas E and F



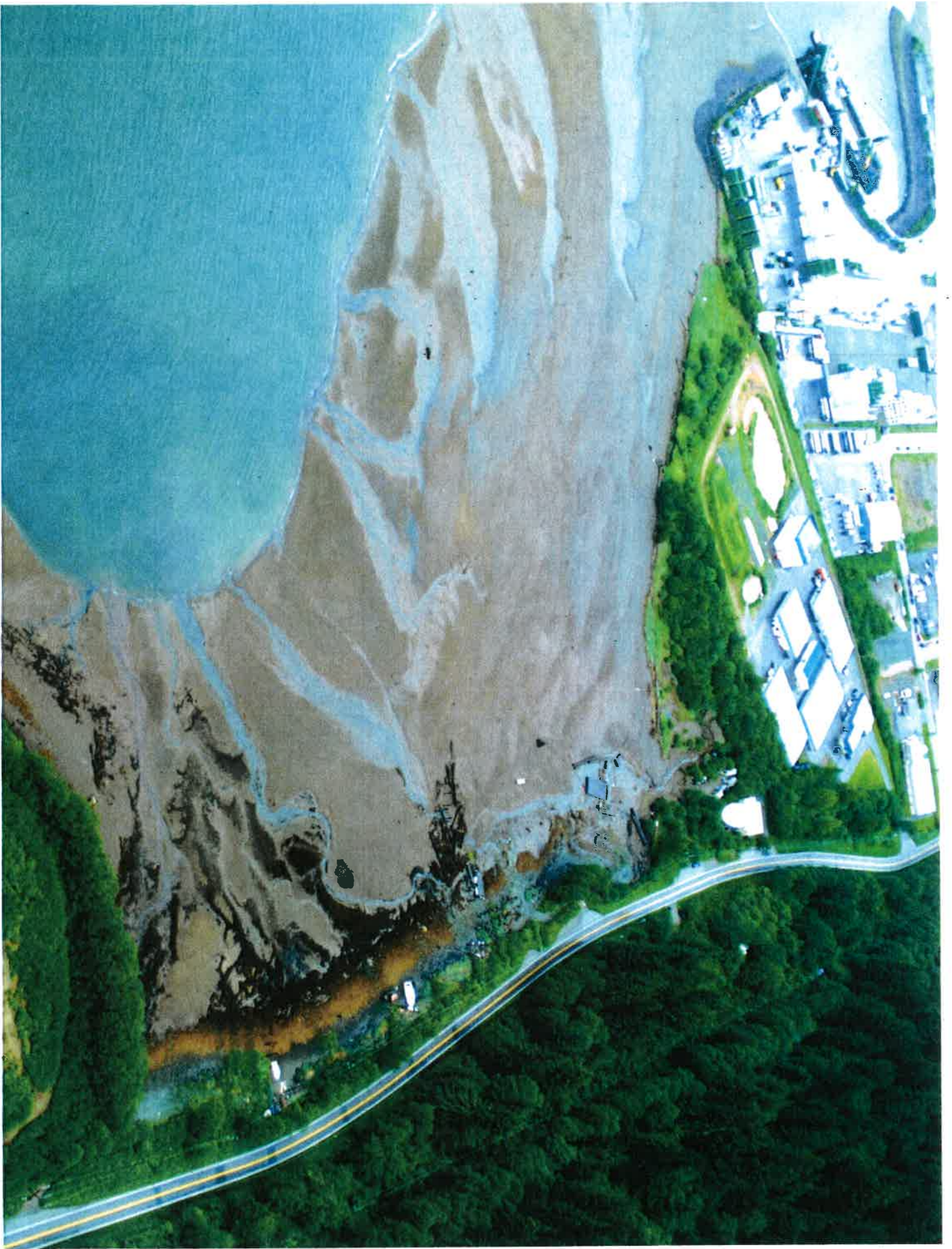
AREA F: THE LITTLE ROCK DUMP

Vision Statement

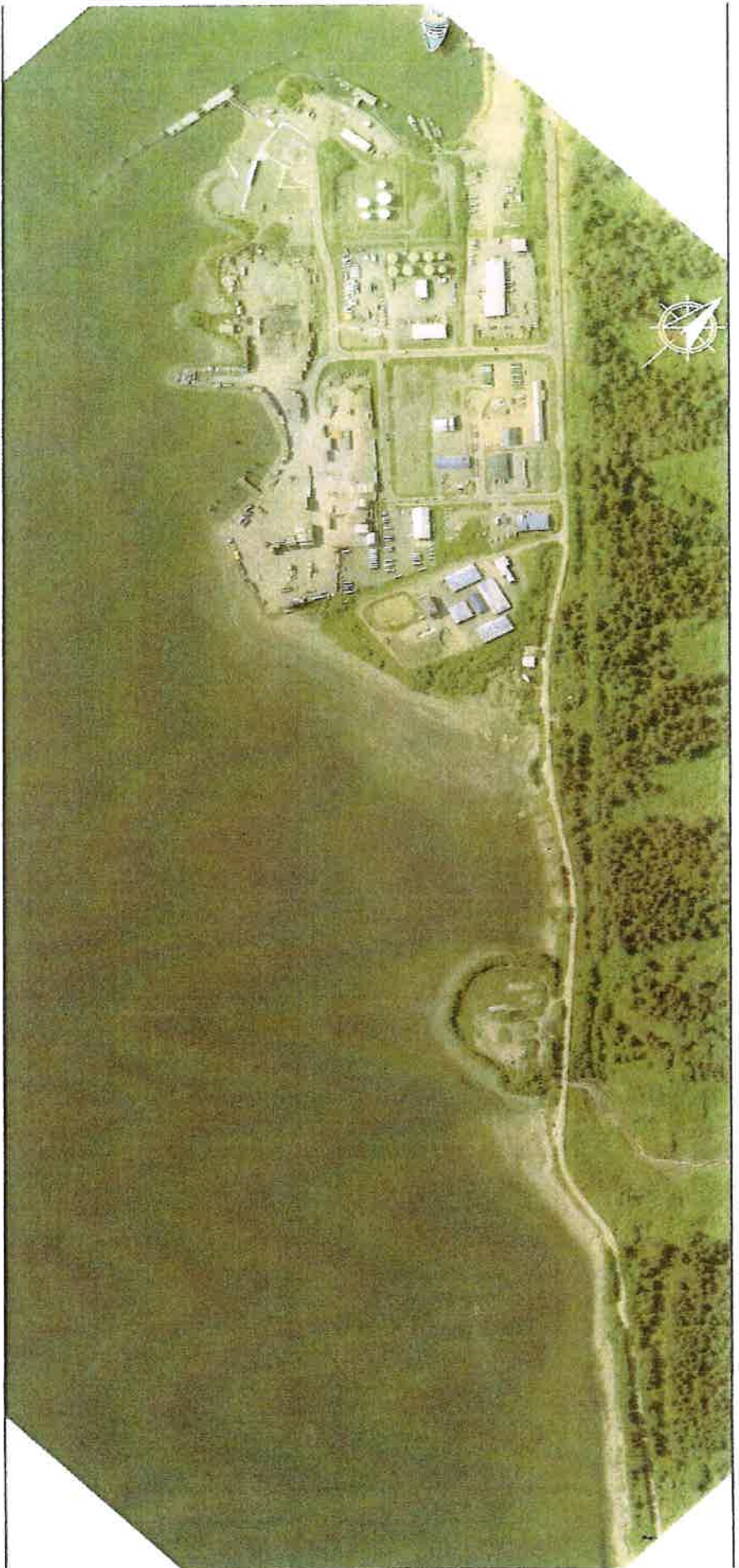
The Little Rock Dump is remade as an important new recreational and working waterfront area for Juneau, providing marine and park areas for the enjoyment of area residents and visitors (see Figure 15).

Area Features

- F1. **Little Rock Park.** Nearly 8 acres of new park area are depicted in the Concept Plan. These areas could be dedicated to active recreation, picnicking, boating, fishing and other outdoor pursuits. Properly managed, seasonal camping facilities could also be contemplated for this area. A waterfront gateway welcoming arriving vessels to Juneau should also be explored. While available resources suggest the Little Rock Dump is safe for redevelopment, environmental and stability studies would need to occur prior to any upland and marine construction as well as opening of the area to the public.
- F2. **Little Rock Marina.** The Little Rock Dump Marina will cater to local and visiting vessels of varying sizes. A public boat launch is also presented in this area.
- F3. **Working Waterfront Area.** This area is intended to provide increased opportunities for fishing, boat repair, and other marine activities requiring waterfront access.







PRELIMINARY

JUNEAU PORT DEVELOPMENT LLC

9340 Glacier Highway, Box 100
 Juneau, Alaska 99801
 Phone: 907-586-9000
 Fax: 907-586-9009
 www.jpddevelopment.com



REV.	DATE	DESCRIPTION	OWN.	CRD.	APP.

P N D
 ENGINEERS, INC.

9340 Glacier Highway, Box 100
 Juneau, Alaska 99801
 Phone: 907-586-9000
 Fax: 907-586-9009
 www.jpd.com

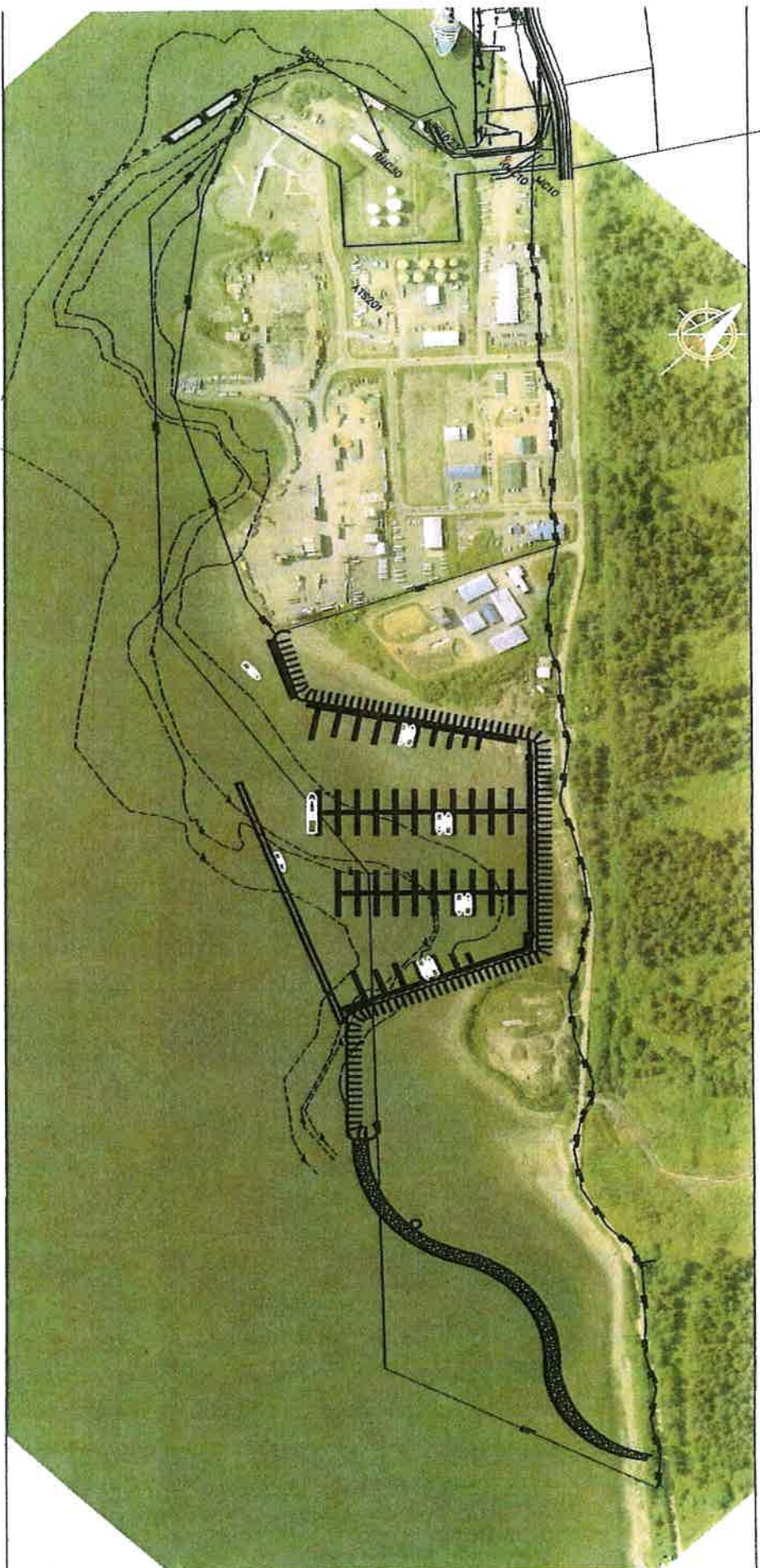
ANALYST: ANS
 DESIGNER: GRS
 SCALE: SCALE IN FEET



JUNEAU PORT DEVELOPMENT LLC

SHEET TITLE:
 ENLARGED SCALE AERIAL

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PRELIMINARY

JUNEAU PORT DEVELOPMENT, LLC

715.862.0083
JUNEAU, ALASKA
PO BOX 1007 JUNEAU
AK 99801



REVISIONS

REV.	DATE	DESCRIPTION	OWN.	CRD.	APP.

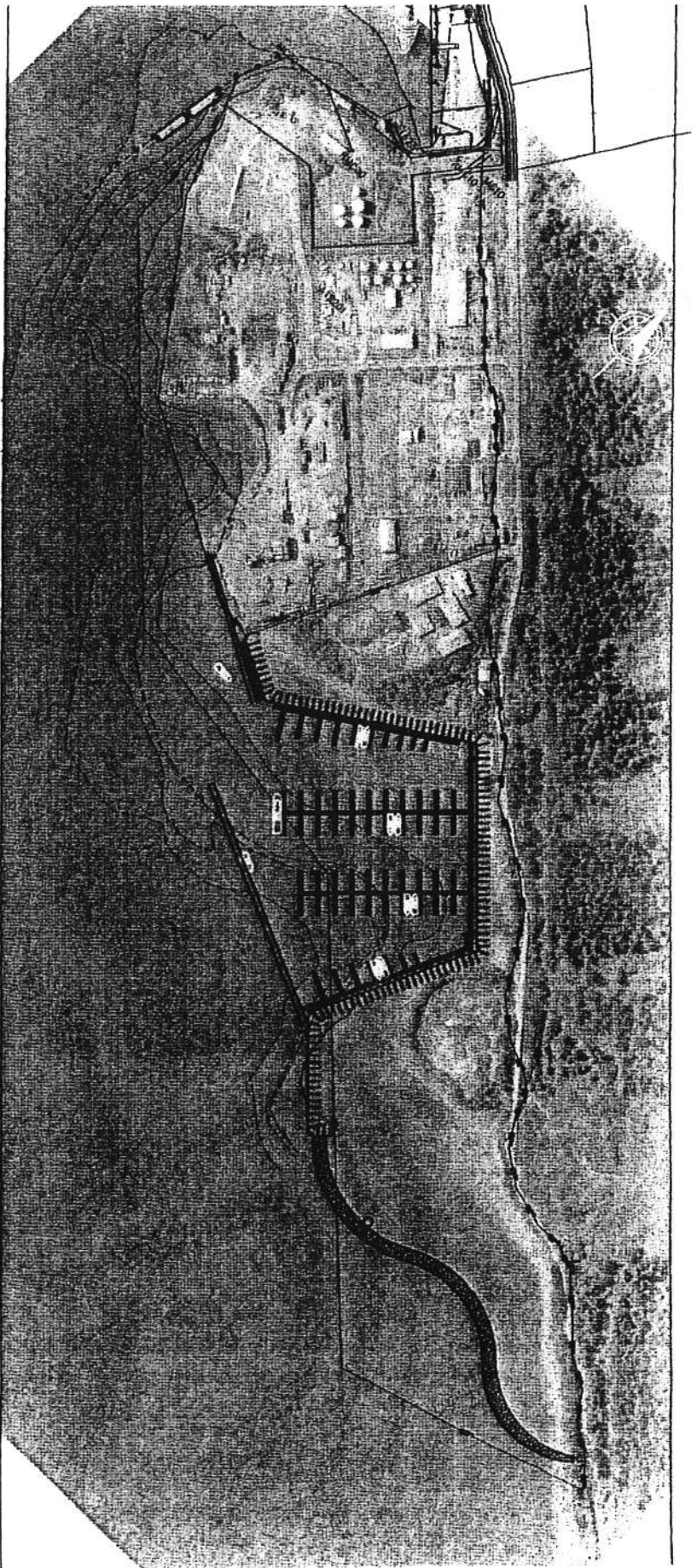
P N D
ENGINEERS, INC.

3300 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2003
Fax: 907-586-2009
www.pnd-engineers.com



JUNEAU PORT DEVELOPMENT, LLC

SHEET TITLE



PRELIMINARY

JUNEAU PORT DEVELOPMENT LLC

10000 Glacier Highway, Suite 100
 Juneau, Alaska 99801
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 Fax: 907-586-2009
 www.jpd-development.com

REVISIONS

REV.	DATE	DESCRIPTION	DRAWN	CHKD	APP.

ENGINEERS, INC.

10000 Glacier Highway, Suite 100
 Juneau, Alaska 99801
 Phone: 907-586-2009
 Fax: 907-586-2009
 www.jpd-development.com

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JUNEAU PORT DEVELOPMENT I

SHEET TITLE

CONCEPT NO. 4

ENLARGED SCALE DEVELOPMENT PLAN

DATE: 07/29/08

**JUNEAU PORT DEVELOPMENT LLC
CONCEPT NO. 4 - DEVELOPMENT PLAN**

PRELIMINARY BUDGET ESTIMATE

Prepared By: PND Engineers, Inc. on February 28, 2008

Item	Item Description	Units	Quantity	Unit Cost	Amount
1	Mobilization	LS	All Req'd	8%	\$6,411,840
2	Construction Surveying	LS	All Req'd	\$100,000	\$100,000
3	Sheet Pile Bulkhead	LF	3830	\$6,000	\$22,980,000
4	Dredging	CY	950,000	\$20	\$19,000,000
5	Imported Bulkhead Fill	CY	150,000	\$20	\$3,000,000
6	Armor Rock	CY	20,000	\$50	\$1,000,000
7	Beach Access Trails	LS	All Req'd	\$300,000	\$300,000
8	Bulkhead Fender System	LF	300	\$1,000	\$300,000
9	Bulkhead Concrete Face Apron	LF	3830	\$1,000	\$3,830,000
10	ADA Compliant, 6' x 80' Covered Aluminum Gangway	EA	4	\$100,000	\$400,000
11	Moorage Floats Including Anchor Piles, Power & Lighting, Domestic Water & Fire Suppression, Life Safety Equipment	SF	121590	\$200	\$24,318,000
12	24' x 1420' Floating Breakwater w/Anchors	SF	19680	\$250	\$4,920,000
ESTIMATED CONSTRUCTION BID PRICE					\$86,559,840
CONTINGENCY (15%)					\$12,983,976
OTHER INDIRECT COSTS (15%)					\$12,983,976
TOTAL RECOMMENDED PROJECT BUDGET					\$112,527,792

DRAFT

City & Borough of Juneau (CBJ) Lands Committee Meeting
Assembly Chambers
July 9, 2007 - 5:00 p.m.

Members Present:

Chairman:	Jeff Bush	Assemblyman
	David Stone	Assemblyman
	Randy Wanamaker	Assemblyman
	Johan Dybdahl	Assemblyman
	Heather Marlow	Lands & Resource Manager
	John Stone	Port Director-CBJ Docks & Harbor Board
	Rod Swope	City & Borough of Juneau-Manager
	Howard Lockwood	Juneau Port Development, LLC-Manager

Mr. Chairman – I call the Lands Committee Meeting to order. Clerk Please note the roll. Are there any agenda changes? (No Mr. Chairman, thank-you.) Thank-you. Next item on the agenda is the approval minutes for the June 11, 2007 meeting.

Mr. Wanamaker – Thank-you, Mr. Chairman. I move approval of the June 11, 2007 Lands Committee Minutes.

Mr. Chairman – Corrections? Being none. Any objections? Being none. Approval of minutes approved. Next is public participation on non-agenda items. This is limited to 10 minutes and an opportunity for any member of the public to address the Committee. Is there any member of the public who would like to address the Committee at this time? Being none, we move on to the next agenda item.

Mr. Chairman – Action Item (A)-Ordinance 2007-43, the lease with Howard Lockwood for the small Boat Harbor. Marlow are you going to take this one to start with?

Ms. Marlow – No, I think I'm going to ask Mr. Stone to step forward. You should have received a memo this evening for this project as well, that he'll be speaking to.

Mr. John Stone – Thank-you Mr. Chair. And with me this evening I have the Lessee or applicant, Howard Lockwood. He's available to answer any questions. I apologize for the late date for the memo but, that's basically what I wanted to cover for this evening. Within the Assembly Ordinances, lists the terms and conditions of the lease and then the property maps. What we're talking about is a tidelands lease to Juneau Port Development in the area between what is known as the Big Rock Dump and The Little Rock Dump. The applicant would like to construct a Boat Harbor and improved uplands in that area and also, if he is able to obtain permits to construct a park on what is known as the Little Rock Dump. There is a natural basin there now so he would be sort of expanding and building upon the natural basin that exists there. It would basically be a

dredged project and then retaining walls with fill. The applicant can talk more about that if you want him to come up. The intended primary audience is to provide space for luxury yachts in the community. There is a shortage of that space and the applicant feels there's a market in Alaska for that type of use. Everything that I've heard the applicant talk about would indicate that his project is consistent with what's in the Waterfront Plan that the Assembly adopted a few of years ago and I think he's also stated publicly at several Harbor Board meetings that certainly the project would be consistent with the Plan, so we would not be looking for any variations or deviations from the Waterfront Plan. He started working on this in 2000. It's been many years that he's been actively involved with the Docks and Harbors Board. Because it was such a large area to lease, we actually publicly noticed the availability of these tidelands two summers ago, for a whole summer, to see if there was any other applicants that were interested in this sight. We did not receive any other applications, although I did receive a few phone calls from interested parties but they did not follow through with applications, so this was the only application we received through that process. The parcel is also somewhat complicated in there are mineral claims on quite a bit of the area and the applicant actually holds those mineral claims so it makes it easier for them to develop. If it was not, if it was a different party, they would have to satisfy those claims before they could go forward so at least that is taken care of. The lease that we negotiated with the applicant requires any rights that may remain at the end of the lease period with those mineral claims to revert to the City, so that we no longer have that as an encumbrance on that land in the future. The project will definitely require a lot of permitting and I expect that you'll probably have a chance to look at it many times over the next few years as the applicant tries to develop those plans and get it permitted. There'll be Corp of Engineer permits, probably Conditional Use permits, Alaska Coastal Management Program reviews, Building permits, Docks and Harbors Board specifically has to approve the plans. So I think this the first of probably many meetings on the project. The applicant has, at least to this point, been very open with regards to trying to inform all parties about what his plans are and to involve everybody in the decision making for his project. The lease term is 35 years, and there's an option for a 35-year renewal. And the way we set it up is, he has three years to obtain his permits. If he does not obtain them, the lease expires. There is a provision to extend that for good cause. As we're learning more and more, three years is a pretty quick time to get permits for a Waterfront project. It just seems that as time goes along, three years is ambitious, it may actually take a little bit longer. If it's not the applicant's fault, I think our intent would be to grant more time, for instance if his permits were actively being processed by regulatory agencies but they needed more time than three years to issue the permits, we would certainly allow him more time. Then after he obtains all the permits, he has four years to complete construction and begin operation of the facility, or the lease expires. I don't believe that'll be a problem but we put that in the event, or to safeguard the City from someone getting permits and then holding on to the land and not doing anything. Then the way we worked the annual rent clause is, since the project is somewhat speculative with regards to getting permits, we allowed the applicant to delay rent payments until he actually starts making money, and then at that point in time, he has to pay us all the way back to the start of when we issued the lease. So if we go five years down the road and he's opened the facility for occupancy, we would require him to submit the rent payment at the end of that year, for six years back to

zero. That would be based on an appraisal. Now, the only concession we did make is if he's unable to get permits, he doesn't have to pay any rent. So that's a concession we made due to the speculative nature of it. So with two years down the road from today, and he basically decides this is just going to be an impossible project to permit, the lease expires, it comes back to us, he would owe us no rent. So he would only owe us rent if he's able to get it open for occupancy. I think the Board felt that was somewhat fair. Let's be realistic about it, it's going to be a tough project to permit, at least I think so. So, I think if he can pull it off and get a luxury yacht basin and some other public improvements in there, that would be great. Because I don't think there's too many people that would be able to do this. I think I would even have trouble doing it as a public project. So that's all I have and I'd be happy to answer any questions.

Mr. Chairman – Thank-you, any questions for Mr. Stone? Mr. Wanamaker.

Mr. Wanamaker – Thank-you Mr. Chairman. Mr. Stone, as I read the assignment of the mineral rights on expiration of the lease, it's not clear to me. If he's unable to complete the project and the lease expires because he's not able to obtain the permits, do the mineral rights transfer to the City then?

Mr. John Stone – No, uh well, I'm not sure. That's a good question. Basically, the way it's worded, is if the lease expires they come to us. So that may be something we'd want to clarify.

Mr. Wanamaker – Mr. Chairman, if I may follow up. That was a concern of mine because it is ambiguous and I think a good claim could be made by both viewpoints. Uh, the second thing is on page 6 line 12, where were talking about an extension to the 36-month period. Line 12 goes, must be approved in writing by CBJ. My question is what is CBJ in that instance? Is that the City Manager? Is that the Port Director? And because this is an ordinance, is that something that can be assigned to some staff member or is that something that would have to be done by assembly resolution in writing?

Mr. John Stone – I think the intent was to allow the Port Director to do it, during the negotiations and I guess it probably just didn't end up that way in the drafting, but that was the intent.

Mr. Wanamaker – Thank-you Mr. Chairman.

Mr. Chairman – Other questions? Mr. Lockwood, did you want to address the Committee or be just available for questions.

Mr. Lockwood – I'm available for questions. I think the Port Director has covered the project very well and if there's anything specific you want to here from me, I'd be glad to.

Mr. Chairman – Any questions for Mr. Lockwood? Come forward Mr. Lockwood and have a seat.

Mr. Lockwood – Mr. Chair and members of the Land Committee. For the record, my name is Howard Lockwood. I live at apartment #28 Thunderbird Terrace and I'm here as the Manager of the Juneau Port Development, LLC. I'm willing to take any questions that you'd like to ask.

Mr. Chairman – Mr. Wanamaker.

Mr. Wanamaker – Yes, thank-you Mr. Chairman. Mr. Lockwood, thank-you so much for agreeing to take a few questions. I have one question right now and that's – it's a 36-month planning and permitting period for a Waterfront project, actually, it seems very tight to me. Are you comfortable that you can do that in 36-months or would you anticipate you would actually have to come and ask for an extension near your 36-month period ending?

Mr. Lockwood – Well at this stage of the project, without having completed the environmental study and the processing of the material and with the provision that there is an extension if there is adequate work performed, I'm comfortable with the 36-month program. You realize the first thing that the LLC has to do is finalize and complete the concept plan into fairly final drawings. At that time and simultaneous with that, we'll be negotiating and presenting tentative plans with the various agencies, the Fish and Game, Corp of Engineers, DEC, EPA. I've had several meetings with Kenwin George from the State agency who heads the industrial water discharge control. In the tests that have been performed up to date; the main problem is going to be removing the base metal lead and the lead oxide that came from the years and years of shooting out there. When I came here in 1959, there was a trap house down there. When we did tests - three years ago I acquired permits from the Corp of Engineers and the Fish and Game, to be in there with a small surface dredge. And in those tests, we were running 106 yards, pretty much over a period of 4 or 5 days, with a very small system. And in that testing, we were picking up between 5 and 6 pounds of base metal lead. One test produced 9 pounds of tire weights. A lot of the lead that's in there are burnt batteries from the cars that were burnt down there. Now to answer your question more specifically, those are just basic environmental issues that I have to deal with. The Little Rock Dump, as you know, was originally a tailing discharge for mine waste rock and debris. Then it was made into a car dump. Then it was made into a garbage dump. We used to go down, my oldest son and I would go down and pick up the yellow lead paint that they used at the airport for painting the City trucks. It was all over there. So, I don't know what we're going to get into with that. I'm comfortable with the idea that it's workable. There are provisions too, and it was used in the dredging when the City dredged the 28 thousand yards for the Harbor downtown here. There was a terrific problem, as you know, placing that dredged material. The City tried to place it out at Montana Creek. They couldn't. It was finally settled to place that material above mean high tide at the Douglas Boat Harbor. I feel that being able to use those containment cells and with the fact that there is going to be a containment wall and a fill in behind, I think that there's a very good chance of moving through that permitting process without too much delay, at this stage.

Mr. Wanamaker – If I may just follow up. Get back to my other question, which I think is pretty important. 48 months through the planning and permitting process, you've received an extension of an additional year and you've come to the end of that year and you decide that this is just not a permissible project. Do you think that the mineral rights transfer to the City at the end of the lease under those conditions?

Mr. Lockwood – That wasn't the intent of the negotiations with the Law Department and the writings that I did. That was never mentioned and that's a question that's never really been addressed. You have to remember that this property has been sitting there now for 50 some odd years and no one's done anything with it. And the mineral estate was put upon the property in the 80's, 1980 sometime, by Dr. Roger Eichman and I negotiated the lease for the minerals with Dr. Eichman prior to the time that I started this project. That's a difficult question to answer right now. If we didn't do anything, if this project was turned down, the mineral estate stays there, so I don't see why allowing this to go forward would have a significant issue on the mineral estate. There is a very clear report, very clear writing, that the mineral estate does go to the City as the project develops. I don't start projects with the intent of stopping them. I've been on this for a long time. I'm very confident, as I see the picture, that this will be completed by somebody. The LLC platform is open. It was designed as the platform to do this because of the flexibility of bringing participating partners or participating people into this project. And then there is another provision. We lean heavily on the rent credits when they become due for the new improved uplands and new improved Harbor as provided in the CBJ Ordinance. The Harbor as it's improved and the uplands improved will have an equity value and there's a tremendous financial exchange. Now to acquire that equity value, there's no question parts of those mineral claims have to be released for the LLC to acquire that. I don't want to cast your question off. I can't answer it at this time but I don't think it's an issue as I see the project. I think once this moves forward, it's going to be completed either by myself involved, termination of my position, time, there's going to be a group that will finish this and all the provisions are in place. That's my honest opinion at this time.

Mr. Wanamaker – Thank-you. Thank-you Mr. Chairman.

Mr. Chairman – Other questions for Mr. Lockwood. Rule of the Committee? Mr. Stone.

Mr. David Stone – Thank-you Mr. Chairman. I would move that the Assembly Lands Committee forward Ordinance 2007-43 to the Assembly.

Mr. Chairman – Is there objection to the motion?

Mr. Wanamaker – Mr. Chairman, I'm wondering if it's really ready to go. I support the idea of this lease but those two questions, I think are important enough that they ought to be fixed by the City staff. One is the issue of what do we mean by CBJ when we say approved in writing? It should be clear. It should be by resolution of the Assembly because this is an ordinance or that we devolve the responsibility down to the Port

Director. So I think it's better for them to work that out, than us, and the issue of the mineral rights being questioned if it has to end early for some reason.

Note: Mr. Swope, Juneau City Manager, was sitting in the back of the Chamber and came forward without invitation from the Chairman and sat down at the microphone next to Mr. Lockwood to address the Committee.

Mr. Chairman – Mr. Swope could you address Mr. Wanamaker's concern.

Mr. Swope – Sure, I think they're two good questions and I'm glad to be here because I suggested it come to the Committee just because it's fairly significant, it's a big project and I thought it would be important also, as I explained to Mr. Lockwood, to have some Assembly members that are familiar with it, at a Committee level and it's always, I think a good idea to have a Committee recommendation going forward to the full Assembly. So, it's really been vented, I think, for a lot of years through the Harbors Department so I guess I'm responsible for bringing it back here and I don't want to see it delayed. I guess my position is I think clearly, as John mentioned, I think it is the Port Director. I mean, I think if there were an extension to be granted, I would assume, if I were in John's position, I would go to the Docks and Harbors Board and say Mr. Lockwood has requested an extension for these reasons. I think it's legitimate. I think we'd grant him another 36 months or whatever. I think clearly, it should be a Port Director decision there, conferring with the Harbor Board. Secondly, I think I completely agree with Mr. Lockwood, although I'm not an attorney but I sort of look to the Chair but I can't imagine if he tries to go forward and develop his project and is unable to, can't acquire the permits or there's something else, financing or something stops it, I can't imagine the City would be able to go, or would want, or in fairness, then be able to acquire the mineral rights to his property. I mean personally, philosophically, that just doesn't feel right. I think as Mr. Lockwood said, if he went ahead and got all the approval and went forward, developed the project, or there is a significant amount of work done and then for some reason something happened, my personal belief and recommendation is, that I think you should forward in the way of amendment, clarification that does not confer rights to the City if the project does not move forward.

Mr. Lockwood – May I add one point to that please? As I think through this question, those claims are tide and submerged lands claims and it's illegal for the City to hold tide and submerged lands claims. I don't believe it would be legal from the Statutes. The Statutes governing that are AS 38-05-185 to 38-05-275 and I think it's very clear that the Municipality cannot engage in the prospecting or the holding of tide and submerged land claims. So, although your question is well taken and your concerns well taken, I don't believe it's legal to do that. I could stand to be corrected by law but I think that I have the documents that would say that is so.

Mr. Chairman – Mr. Stone.

Mr. David Stone – I appreciate Mr. Wanamaker's questions and I would say then, can I modify the motion to say that we would forward Ordinance 2007-43 with two

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May 1, 2008

Coastal Project Questionnaire and Certification Statement Background & Project Description Test Facility at Portion of ATS 556A

Ownership:

The area is filled tide and submerged land at ATS 556A, owned by the State of Alaska, conveyed to the City & Borough of Juneau, by the State of Alaska, for management, through ADL 106678, dated February 14, 2001, under the provisions of AS 38.05.825.

The property involved in this application is a portion of ATS 556A, the area known as the Little Rock Dump. It is partially filled tide and submerged lands, created by the deposit of crushed rock and sand from the AJ Gold Mine, upon the original beach, during its operational days, over 70 years ago. Local residents historically used the area for a **rifle, pistol and shotgun shooting range, car dump and boat dump.**

Material:

The area contains rock and sand material, which was discharged from the A.J. Mine and placed on the surface of the existing beach, to an area approximately 5 ft. above mean high tide. Continual erosion and wave action over the years has cut this bank down and washed much of the light material out to sea and left the heavier material, such as **old car parts, boat parts, rusty iron, lead bullets, lead birdshot B-B's, burnt battery plates, burnt tire weights etc.**, to list a few, on the surface of the sand, which is washed and moved about daily by the tidal wave action.

Project Objective:

The proposal is to remove the top 1 ft. to 2 ft. of known undesirable material and place this material inside approved containment boom areas for processing. In order to accommodate the need for the screening, classification and removal of the undesirable material, this material will be scraped into piles, working only at low tide with a cat and loader, and then carried to a place inside the boomed off area, where it will be lifted by the use of a vacuum dredge system, sand pump or sand screw, to a working area above +20.8 MHW (mean high water), for separation by gravity, with the **old car parts, boat parts, rusty iron, lead bullets, lead birdshot B-B's, burnt battery plates, burnt tire weights etc.**, being removed and sent to a proper place for disposal. The inert sand and rocks remaining will be stored and examined for its quality, to be used for fill behind the Boat Harbor retaining wall, to create the new Public Recreational Park, together with creating the new usable Uplands. No chemicals will be used in this process. After this is completed, 20 additional samples will be taken for examination, from test holes drilled to -20 MLT (mean low tide), inside the potential Harbor area, at locations to be determined by agreement, with the DEC.

Process:

The applicant approached the Docks and Harbors Board in March 2001, with the concept proposal to Plan, Design, Engineer, Finance and Construct and Operate a Harbor and related Upland facilities at this site, at no cost to the City or its taxpayers. The Docks & Harbors Board approved this concept, unanimously, in 2002 with the following conditions and stipulations:

- a. The project must be in accordance with and compatible to the provisions of the New Long-Range Waterfront Plan.
- b. The project must be certified by the City Law Department, to be in total compliance with all Federal, State and City Laws, Regulations and Ordinances.

The title and equity interest of all improvements created by this endeavor, including the Harbor facility, its Docks, Ramps, Breakwaters, newly created Uplands, newly created Public Park, together with the Park

Infrastructure, will vest in title to the City, at no cost to the City or its taxpayers. The project will be Designed, Permitted, Financed, Constructed and Operated, entirely with private enterprise capital.

After nearly four years of meetings, presentations, reviews, comments, analyses and changes, together with providing a Final Lease document, with the provisions necessary to carry the project through to successful fruition in the Private Sector market, the Ordinance, prepared by the City Law Department, supporting the Final Lease, was presented to the City Assembly, at its regular scheduled meeting on August 6, 2007, for review and approval.

- a. The Ordinance #2007-43 was approved by the City Assembly, at its regular scheduled meeting on August 6, 2007.
- b. The Lease between the City & Borough of Juneau and Juneau Port Development LLC was signed on November 14, 2007 and recorded on December 10, 2007, Recording No. 2007-007947-0.

The Lease, signed between Juneau Port Development LLC and the City, provide that the project would be developed in two phases.

Phase No.1: Permitting

- a. This application is to procure the necessary permits, review and approval from all agencies, by the installation and operation of a test facility, in order to develop and demonstrate the procedure, which is planned for use in the construction method for creation of the Harbor, Uplands and Public Park.
- b. The intent is to present a concept of the entire project, but only apply for the Phase No. 1 permit, which will involve working with the various Federal, State and City agencies, in order to remove and isolate known undesirable materials, **old car parts, boat parts, rusty iron, lead bullets, lead birdshot B-B's, burnt battery plates, burnt tire weights etc.**, which exist in and upon the top 1 ft. to 2 ft. of the entire area. This is to be done prior to drilling the test holes, which are required by DEC, to analyze the sand at deeper levels.
- c. During this testing period, the applicant will be working on the final Design, Cost and Engineering for the entire project. The final Engineered plan and procedure for the movement of the dredged material from the Harbor area, to be used as fill for the creation of the new

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John M. Stone, P.E.
Port Director
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

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SEP 15 2010

BY:

September 14, 2010

John,

Pursuant to Page 6 of 22, Paragraph 5, (a), (b) and (c), of the Lease by and between CBJ Docks and Harbors Board and the Juneau Port Development LLC, which was recorded at #2007-007947-0, Juneau Recording District on December 10, 2007, I would like to schedule a time for me to present a chronological report of the activity and progress that has been made thus far, in the ongoing endeavor to plan, design, permit, construct, and operate a harbor facility, which would accommodate vessels between 80 feet and 300 feet, together with the related infrastructure and newly created uplands.

There is the need of approval of the concept modification, which would extend construction of the harbor wall across the face of AML's facility. The exact provision of this has yet to be negotiated between AML and Juneau Port Development LLC.

Also, the need of approval of the concept to plan, design and construct approximately 75 waterfront apartment units at the Little Rock Dump sewer waste disposal site.

We should schedule approximately 15 minutes for the power point presentation and then whatever time is necessary for the Board members to ask questions.

I will be asking for a formal vote of approval of the concept plan and engineering drawings, prepared by PND Engineers, Inc, together with the modifications, as outlined above, details of which are to be presented at this meeting, together with recognition, that at best, it will take between 18 and 24 months before work can actually start on construction of the harbor wall and placement of the fill behind.

Respectfully

Howard H. Lockwood
Manager

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John M. Stone, P.E.
Port Director
City and Borough of Juneau
155 S. Seward Street
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October 8, 2010

John,

As instructed by the Docks & Harbors Board Chair, Jim Preston, after my updated presentation at the regular Board meeting on September 30, 2010, please schedule an action item, to be presented by me, to the CIP Committee meeting on October 21, 2010 and to the full Docks & Harbors Board meeting on October 28, 2010.

I will make a PowerPoint presentation at both meetings and will be asking for a vote of approval of the Project Concept Plan, as presented, together with approval of an additional 2-year time period, of which to acquire the permits necessary, in order to start work on the Harbor Facility.

CC: Mike Williams- CIP Chair
Jim Preston- Board Chair

Attachments:

Letter to John Stone - Sept. 14, 2010

Coastal Project Questionnaire and Certification Statement - May 1, 2008

Regards,


Howard Lockwood
Manager