

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Tuesday, January 25, 2011

- I. Call to Order** (5:00 p.m. to 7:00 p.m.) in the **Room 224, City Hall.**
- II. Roll Call** (Greg Busch, Tom Donek, Don Etheridge, Kevin Jardell, Cheryl Jebe, Jim Preston, and Eric Kueffner).
- III. Approval of Agenda.**

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED.

- IV. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total).
- V. Items for Action.**

- 1. Fisherman's Bend Purchase Report

Presentation by the Port Director

Committee Questions

Public Testimony

Committee Deliberation

MOTION: TO BE DEVELOPED AT THE MEETING

- 2. Docks and Harbors FY12 Amended Budget Approval

Presentation by Port Director

Committee Questions

Public Testimony

Committee Deliberation

MOTION: TO RECOMMEND THE BOARD ADOPT THE FY12 AMENDED BUDGET FOR DOCKS AND HARBORS AND TO FORWARD TO THE CBJ FINANCE DEPARTMENT FOR PRESENTATION TO THE ASSEMBLY.

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VII. Items for Information/Discussion.

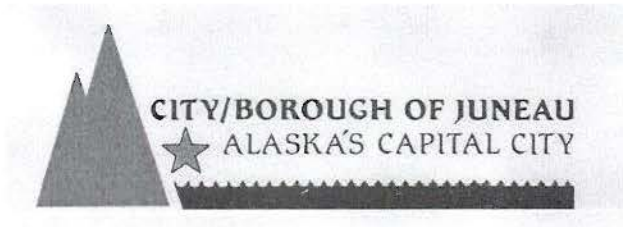
1. DeHart's Marina Rate Information

VIII. Staff & Member Reports.

IX. Committee Administrative Matters.

1. Next Finance Committee Meeting February 22,2011

X. Adjournment.



Port of Juneau

To: Docks and Harbors Board
CC:
From: John M. Stone, P.E. Port Director
Date: January 5, 2011
Re: Fisherman's Bend Marina Purchase

You asked me to undertake a cursory review of purchase of the Fisherman's Bend Marina Complex. This memo sets out my findings.

The Andrews, owners of Fisherman's Bend, have offered to sell the marina complex to CBJ for \$4 million. The Andrews want to retain the private residence and the uplands associated with the private residence. The marina complex includes uplands, tidelands, tideland leases, buildings, gas station, marina float system, and marina business. The assessed value of this complex, without CBJ tidelands and the marina business, appears to be consistent with the sales offer.

I reviewed the income information provided by the Andrews as part of our recent tidelands lease negotiations and the CBJ property assessment. Based on this review, I feel comfortable saying that the CBJ Docks and Harbors Department would have an adequate income stream to continue operation of the marina complex. I do not believe there would be sufficient revenues to finance a loan or bond for a purchase of the marina complex.

The CBJ Harbormaster undertook a cursory inspection of the float system and felt it should provide another 5-10 years of useful life. He wanted to make sure that everyone understands up front that the facility is at the latter part of its useful life and that replacement will be needed sooner rather than later. We would also need to add staff to run the facility. The marina serves about 200 vessels. The planning cost for replacing the marina is about \$60,000 per vessel. This means that CBJ would also need to come up with \$12 million or so to replace the marina within the next decade.

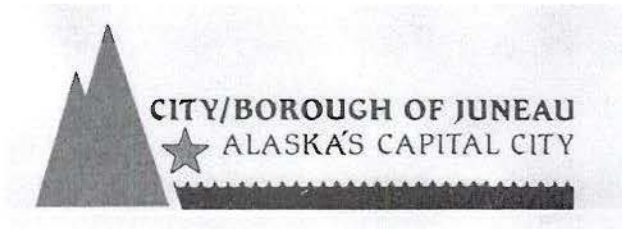
In short, the harbor enterprise can not afford to purchase and/or replace the marina. However, the enterprise could operate the marina based on cash flows at

current rates. If the rates drop, the operations picture changes. I would also like to point out that there are a whole bunch of other issues that need to be addressed if the marina changes from private to public ownership, as we have learned from the purchase of Dehart's Marina.

Notwithstanding these concerns, it would be a tragedy if the property were lost for boating access. Viewed over the long term (say 50 to 100 years), it only makes sense to purchase the property and keep it in the public domain in perpetuity for boating access.

The Board should consider asking the Assembly to place the purchase on the ballot so the community can decide if it wants to keep this part of Auke Bay open to the public for boating access. If the Assembly desires to move in this direction, we can get into the details of a purchase.

Call me at 586-0294 if you have questions.



Port of Juneau

To: Docks and Harbors Finance Committee
CC:
From: John M. Stone, P.E. Port Director
Date: January 13, 2011
Re: Docks and Harbors FY 12 Amended Budget

This memo summarizes the Docks and Harbors amended budgets for FY 12. These budgets adjust last year's FY 12 budgets that were approved by the Board and the Assembly. Budget details in CBJ's format are attached. The Committee needs to review this information and recommend an amended FY 12 budget to the Board. At its next meeting, the Board needs to forward a budget to the Finance Department for presentation to the Assembly in April.

Revenues and expenses for the Docks Enterprise follow:

Docks Revenues

User Fees	\$1,515,000
Interest and Penalties	\$100,000
Interdepartmental Charges	\$5,500
Support to Marine Passenger Fee	\$154,100
Equity to Fund Balance	(\$306,900)
Total	\$1,467,700

Docks Expenses

Personnel	\$891,500
Commodities and Services	\$566,200
Capital Outlay	\$10,000
Total	\$1,467,700

The FY 12 docks amended expense budget is 1.6% higher than the FY 12 approved budget. The increase results from adjustments to the personnel services line item. We decided to change the seasonal staff assignments from five to six months duration. This allows us to bring on the seasonal staff on April 15 and discharge them on October 15. This will allow more time to prepare for the start of the cruiship season, the beginning of May, and to decommission the port at the end of the cruise ship season, the end of September.

The FY12 docks amended revenue budget shows a slight increase over the approved budget but there are no significant changes from the approved budget.

Revenues and expenses for the Harbors Enterprise follow:

Harbors Revenues

Fish Tax	\$350,000
User Fees	\$2,188,600
Interest and Penalties	\$132,100
Rentals	\$623,942
Miscellaneous Fees	\$34,000
Fines and Penalties	\$16,000
Equity to Fund Balance	(\$205,342)
Total	\$3,139,300

Harbors Expenses

Personnel	\$1,341,000
Supplies	\$159,000
Services and Charges	\$854,900
Travel & Training	\$13,000
Capital Outlay	\$10,000
Debt Service	751,400
Miscellaneous Expenses	\$10,000
Total	\$3,139,300

The FY 12 harbors amended expense budget is 1.7% higher than the FY 12 approved budget. The increase results from adjustments to the personnel services line item. Again, we decided to change the seasonal staff assignments from five to six months duration. This allows us to start seasonal staff on April 15 and discharge them on October 15. This will allow more time to undertake maintenance projects and to prepare for the start of the boating season.

We are expecting increases in some harbor user fees and land lease rentals in FY 12. Downtown monthly moorage shows the most significant increase and is quite a bit above last year's projection. This is probably attributable to increases in visiting vessels involved in the Taku gill net fishery.

Annual debt service for the harbors revenue bonds is \$751,400. Pursuant to the bond covenants, we are required to show that our annual revenues exceed our annual expenses by at least 25% of the annual debt service, or \$187,850. Our budget shows \$205,342 so we meet this test.

Please call me at 586-0294 if you have questions.

Attachments

**Dock
OVERVIEW**

		FY11		FY12	
	FY10 Actuals	Amended Budget	Projected Actuals	Approved Budget	Revised Budget
EXPENSES:					
Personnel Services	\$ 969,400	829,300	1,009,700	846,600	891,500
Commodities and Services	450,200	586,400	520,100	588,400	566,200
Capital Outlay	29,800	10,000	10,000	10,000	10,000
Support to Capital Projects	5,500	-	-	-	-
Total Expenses	1,454,900	1,425,700	1,539,800	1,445,000	1,467,700
FUNDING SOURCES:					
Interdepartmental Charges	31,100	8,300	8,300	5,500	5,500
User Fees and Permits	1,723,500	1,660,400	1,491,800	1,660,400	1,515,000
State Shared Revenue	34,900	-	-	-	-
Rentals	100	-	-	-	-
Interest	150,200	100,000	100,000	100,000	100,000
Support from Marine Passenger Fee	154,100	154,100	154,100	154,100	154,100
Equity To Fund Balance	(639,000)	(497,100)	(214,400)	(475,000)	(306,900)
Total Funding Sources	\$ 1,454,900	1,425,700	1,539,800	1,445,000	1,467,700
STAFFING	9.32	9.28	9.28	9.86	9.86
FUND BALANCE	\$ 4,353,900	4,851,000	4,568,300	5,043,300	5,350,200

GL787		Budget-Dock	Exp 12				
		Period	5 ending November 30, 2010				Transaction status
							Rounding to Whole Dollar
Description		10 Actuals	FY11 BUDGET	11 Actuals Thru Nov 2010	PROJECTED FY11 ACTUALS	FY12 DEPT APPROVED	FY12 DEPT REVISED
Docks							
PERSONNEL							
531 5250101110	Salaries-Regula	\$ 514,333.00	\$ 501,200.00	\$ 291,507.00	\$ 550,000.00	\$ 504,700.00	\$ 528,700.00
531 5250101111	Overtime-Regula	\$ 21,678.00	\$ 20,000.00	\$ 14,992.00	\$ 22,000.00	\$ 20,000.00	\$ 20,000.00
531 5250101112	Salaries-Season					\$ -	
531 5250101113	Overtime-Season	\$ 636.00		\$ -		\$ -	
531 5250101116	Leave Accrual	\$ 69,337.00		\$ 37,766.00	\$ 72,000.00	\$ -	
531 5250101120	Benefits-Regula	\$ 322,720.00	\$ 293,900.00	\$ 187,164.00	\$ 350,000.00	\$ 307,700.00	\$ 328,600.00
531 5250101121	Benefits-Season	\$ 1,445.00		\$ 931.00	\$ 1,500.00	\$ -	
531 5250101130	Worker's Comp	\$ 16,900.00	\$ 14,200.00	\$ 5,917.00	\$ 14,200.00	\$ 14,200.00	\$ 14,200.00
531 5250101140	Manpower	\$ 5,434.00		\$ -		\$ -	
531 5250103110	Salaries-Regula	\$ 11,630.00	\$ 116,200.00	\$ 7,571.00	\$ 12,000.00	\$ 116,200.00	\$ 192,100.00
531 5250103120	Benefits-Regula	\$ 5,330.00	\$ 56,200.00	\$ 3,326.00	\$ 6,000.00	\$ 58,100.00	\$ 98,900.00
531 5250103141	Manpower/OH to		\$ (172,400.00)			\$ (174,300.00)	\$ (291,000.00)
Obj 001	PERSONNEL	\$ 969,443.00	\$ 829,300.00	\$ 549,174.00	\$ 1,027,700.00	\$ 846,600.00	\$ 891,500.00
SUPPLIES							
531 5250101480	Office Supplies	\$ 1,380.00	\$ 2,000.00	\$ 106.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
531 5250101490	Materials & Com	\$ 44,276.00	\$ 50,000.00	\$ 30,495.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
531 5250101491	Safety Program	\$ 1,546.00	\$ 2,000.00	\$ 1,434.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
531 5250101496	Minor Equipment	\$ 4,985.00	\$ 8,000.00	\$ -	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Obj 002	SUPPLIES	\$ 52,187.00	\$ 62,000.00	\$ 32,035.00	\$ 62,000.00	\$ 62,000.00	\$ 62,000.00
SERVICES	& CHARGES						
531 5250101310	Telephone	\$ 46.00		\$ 285.00			
531 5250101320	Printing	\$ 804.00	\$ 1,000.00		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
531 5250101322	Advertising	\$ 1,877.00	\$ 1,000.00	\$ 1,015.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00
531 5250101330	Rents	\$ 53,141.00	\$ 58,000.00	\$ 54,648.00	\$ 55,000.00	\$ 60,000.00	\$ 60,000.00
531 5250101332	Electricity	\$ 22,948.00	\$ 20,000.00	\$ 7,223.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
531 5250101333	Fuel Oil	\$ 3,000.00	\$ 2,000.00	\$ 631.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
531 5250101334	Waste Disposal	\$ 10,955.00	\$ 15,000.00	\$ 7,880.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
531 5250101335	Water Service	\$ 69,709.00	\$ 120,000.00	\$ 66,378.00	\$ 100,000.00	\$ 120,000.00	\$ 100,000.00
531 5250101336	Sewer Service	\$ 680.00	\$ 1,000.00	\$ 284.00	\$ 700.00	\$ 1,000.00	\$ 750.00
531 5250101340	Repairs	\$ 4,970.00	\$ 30,000.00	\$ 592.00	\$ 5,000.00	\$ 30,000.00	\$ 20,000.00
531 5250101345	Bldg. Maint Div	\$ 1,175.00	\$ 2,000.00	\$ 243.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
531 5250101362	Dock's Fleet Re	\$ 9,000.00	\$ 9,000.00	\$ 4,815.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
531 5250101370	Insurance & Bon	\$ 59,298.00	\$ 67,100.00	\$ 27,958.00	\$ 67,100.00	\$ 67,100.00	\$ 67,100.00

GL787		Budget-Dock	Exp 12				
		Period	5 ending November 30, 2010				Transaction status
							Rounding to Whole Dollar
Description		10 Actuals	FY11 BUDGET	11 Actuals Thru Nov 2010	PROJECTED FY11 ACTUALS	FY12 DEPT APPROVED	FY12 DEPT REVISED
531 5250101375	General Liabili	\$ 3,300.00	\$ 4,600.00	\$ 1,917.00	\$ 4,600.00	\$ 4,600.00	\$ 4,600.00
531 5250101380	Dues and Subscr	\$ 317.00	\$ 1,000.00	\$ 361.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
531 5250101390	Contractual Ser	\$ 11,233.00	\$ 10,000.00	\$ 7,567.00	\$ 15,000.00	\$ 10,000.00	\$ 15,000.00
531 5250101394	Full Cost Alloc	\$ 137,600.00	\$ 147,700.00	\$ 61,542.00	\$ 147,700.00	\$ 147,700.00	\$ 147,700.00
531 5250101397	Bankcard Fees	\$ 509.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
531 5250102390	Board Contingen	\$ 221.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00
531 5250103390	Contractual Ser	\$ 1,708.00	\$ 6,000.00	\$ -	\$ 1,000.00	\$ 6,000.00	\$ 6,000.00
531 5270101001	Port & MPF Fees	\$ (9,000.00)	\$ (8,300.00)	\$ -		\$ (5,500.00)	
531 5270103001	Reimbursable Ex	\$ (22,086.00)				\$ -	
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Obj 003	SERVICES & CHARGES	\$ 361,405.00	\$ 508,100.00	\$ 243,339.00	\$ 448,100.00	\$ 512,900.00	\$ 494,150.00
TRAVEL &	TRAINING						
531 5250101200	Travel	\$ 829.00	\$ 1,000.00	\$ 1,300.00	\$ 2,500.00	\$ 1,000.00	\$ 2,500.00
531 5250101201	Mileage	\$ 4,688.00	\$ 5,000.00	\$ 2,095.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
531 5250101202	Training & Educ		\$ 2,000.00	\$ 1,373.00	\$ 2,500.00	\$ 2,000.00	\$ 2,500.00
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Obj 004	TRAVEL & TRAINING	\$ 5,517.00	\$ 8,000.00	\$ 4,768.00	\$ 10,000.00	\$ 8,000.00	\$ 10,000.00
CAPITAL O	UTLAY						
531 5250101510	Vehicles & Equi	\$ 29,803.00	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
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Obj 005	CAPITAL OUTLAY	\$ 29,803.00	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
TRANSFERS	OUT TO:						
531 9952250950	Transfers In &	\$ 5,500.00				\$ -	\$ -
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Obj 009	TRANSFERS OUT TO:	\$ 5,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
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	Report Final Totals	\$ 1,423,855.00	\$ 1,417,400.00	\$ 829,316.00	\$ 1,557,800.00	\$ 1,439,500.00	\$ 1,467,650.00

GL787		Budget-Dock	Rev 12				
		Period 5	ending November 30, 2010			Transaction status	
						Rounding to Whole Dollar	
Description		10 Actuals	FY11 BUDGET	11 Actuals Thru Nov 2010	PROJECTED FY11 ACTUALS	FY12 DEPT APPROVED	FY12 DEPT REVISED
Dock Operations							
STATE REVEN UES							
531 30100508	State Shared Re	\$ (34,932.00)			\$ -	\$ -	\$ -
Obj 010	STATE REVENUES	\$ (34,932.00)	\$ -	\$ -	\$ -	\$ -	\$ -
USER FEES							
531 30100420	Tour Sales Perm	\$ (437,500.00)	\$ (400,000.00)		\$ (400,000.00)	\$ (400,000.00)	\$ (375,000.00)
531 30100610	Cruiseship Ligh	\$ (9,600.00)	\$ (5,400.00)	\$ (6,000.00)	\$ (7,800.00)	\$ (5,400.00)	\$ (3,000.00)
531 30100616	Loading Zone Pe	\$ (64,873.00)	\$ (66,000.00)	\$ (881.00)	\$ (66,000.00)	\$ (66,000.00)	\$ (66,000.00)
531 30100620	Potable Water F	\$ (101,436.00)	\$ (100,000.00)	\$ (71,111.00)	\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)
531 30100624	Misc. User Fees	\$ (100.00)	\$ (1,000.00)			\$ (1,000.00)	\$ (1,000.00)
531 30100636	Shorepower Acce	\$ (7,884.00)	\$ (7,000.00)	\$ (6,456.00)	\$ (10,000.00)	\$ (7,000.00)	\$ (10,000.00)
531 30100638	IVF Moorage Fee	\$ (13,779.00)	\$ (15,000.00)	\$ (4,823.00)	\$ (8,000.00)	\$ (15,000.00)	\$ (10,000.00)
531 30100641	Cruiseship Dock	\$ (635,715.00)	\$ (592,000.00)	\$ (395,622.00)	\$ (500,000.00)	\$ (592,000.00)	\$ (500,000.00)
531 30100646	Maintenance Por	\$ (452,635.00)	\$ (474,000.00)	\$ (267,444.00)	\$ (400,000.00)	\$ (474,000.00)	\$ (450,000.00)
Obj 040	USER FEES	\$ (1,723,522.00)	\$ (1,660,400.00)	\$ (752,337.00)	\$ (1,491,800.00)	\$ (1,660,400.00)	\$ (1,515,000.00)
INTEREST AN	D PENALTIES						
531 30100401	Interest Income	\$ (150,208.00)	\$ (100,000.00)		\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)
531 30100402	Late Fee Intere	\$ 19.00		\$ 10.00			
Obj 050	INTEREST AND PENALTIES	\$ (150,189.00)	\$ (100,000.00)	\$ 10.00	\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)
RENTALS							
531 30100415	Other Land Leas	\$ (100.00)		\$ (504.00)	\$ -	\$ -	\$ -
Obj 065	RENTALS	\$ (100.00)	\$ -	\$ (504.00)	\$ -	\$ -	\$ -
FEES							
531 30100100	Misc Fees (Dock		\$ -		\$ -	\$ -	\$ -
Obj 074	FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS I	N FROM:						
531 39900225	Transfer In - F	\$ (154,100.00)	\$ (154,100.00)	\$ (64,208.00)	\$ (154,100.00)	\$ (154,100.00)	\$ (154,100.00)
Obj 090	TRANSFERS IN FROM:	\$ (154,100.00)	\$ (154,100.00)	\$ (64,208.00)	\$ (154,100.00)	\$ (154,100.00)	\$ (154,100.00)
Sub 030	Dock Operations	\$ (2,062,843.00)	\$ (1,914,500.00)	\$ (817,039.00)	\$ (1,745,900.00)	\$ (1,914,500.00)	\$ (1,769,100.00)
	Report Final Totals	\$ (2,062,843.00)	\$ (1,914,500.00)	\$ (817,039.00)	\$ (1,745,900.00)	\$ (1,914,500.00)	\$ (1,769,100.00)

Harbors
OVERVIEW

		FY11		FY12	
	FY10 Actuals	Amended Budget	Projected Actuals	Approved Budget	Revised Budget
EXPENSES:					
Personnel Services	\$ 1,241,400	1,261,500	1,222,100	1,288,300	1,341,000
Commodities and Services	868,600	1,037,900	978,600	1,037,900	1,036,900
Capital Outlay	29,800	10,000	10,000	10,000	10,000
Debt Service	752,600	752,200	752,200	751,400	751,400
Support to Capital Projects	-	130,000	130,000	-	-
Total Expenses	2,892,400	3,191,600	3,092,900	3,087,600	3,139,300
FUNDING SOURCES:					
User Fees and Permits	2,307,900	2,146,700	2,239,100	2,146,700	2,222,600
Rentals and Sales	713,700	556,500	624,900	556,500	623,900
State Shared Revenue	415,700	350,000	350,000	350,000	350,000
Fines and Penalties	18,800	12,000	15,500	12,000	16,000
Interest Income	318,300	134,000	127,000	137,100	132,100
Equity From (To) Fund Balance	(882,000)	(7,600)	(263,600)	(114,700)	(205,300)
Total Funding Sources	\$ 2,892,400	3,191,600	3,092,900	3,087,600	3,139,300
STAFFING	13.39	13.13	13.13	13.13	13.13
FUND BALANCE RESERVE	\$ 753,200	753,200	753,200	753,200	753,200
AVAILABLE FUND BALANCE	\$ 2,396,500	2,404,100	2,660,100	2,774,800	2,980,100

DEBT REVENUE RATIO =>120% Oops =>120% Oops =>120%
Need to make sure that Net Revenues are 120% of Debt Service per Rev Bond documents (per Craig 1/11/11).

GL787	Budget-Harbor Exp 12						
		Period 5	ending November 30, 2010			Transaction status	
						Rounding to Whole Dollar	
Description		10 Actuals	FY11 BUDGET	11 Actuals Thru Nov 2010	PROJECTED FY11 ACTUALS	FY12 DEPT APPROVED	FY12 DEPT REVISED
Harbors							
PERSONNEL							
530 4050101110	Salaries - Regu	\$ 679,462.00	\$ 768,000.00	\$ 280,874.00	\$ 670,000.00	\$ 773,400.00	\$ 805,800.00
530 4050101111	Salaries - Over	\$ 14,983.00	\$ 25,000.00	\$ 12,587.00	\$ 30,000.00	\$ 25,000.00	\$ 30,000.00
530 4050101116	Leave Accrual	\$ 87,937.00		\$ 39,374.00	\$ 96,000.00	\$ -	
530 4050101120	Benefits	\$ 441,646.00	\$ 454,400.00	\$ 171,166.00	\$ 412,000.00	\$ 475,800.00	\$ 491,100.00
530 4050101121	Seasonal Benefi	\$ 535.00		\$ -		\$ -	
530 4050101130	Worker's Comp	\$ 16,800.00	\$ 14,100.00	\$ 5,875.00	\$ 14,100.00	\$ 14,100.00	\$ 14,100.00
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Obj 001	PERSONNEL	\$ 1,241,363.00	\$ 1,261,500.00	\$ 509,876.00	\$ 1,222,100.00	\$ 1,288,300.00	\$ 1,341,000.00
SUPPLIES							
530 4050101389	Fleet Gasoline	\$ 16,245.00	\$ 18,000.00	\$ 7,593.00	\$ 18,500.00	\$ 18,000.00	\$ 20,000.00
530 4050101480	Office Supplies	\$ 11,507.00	\$ 12,000.00	\$ 3,126.00	\$ 8,000.00	\$ 12,000.00	\$ 12,000.00
530 4050101490	Materials & Com	\$ 88,907.00	\$ 100,000.00	\$ 29,511.00	\$ 71,000.00	\$ 100,000.00	\$ 100,000.00
530 4050101491	Safety Prog & E	\$ 2,749.00	\$ 2,000.00	\$ 1,419.00	\$ 3,000.00	\$ 2,000.00	\$ 3,000.00
530 4050101492	Gasoline & Oil	\$ 672.00	\$ 1,000.00	\$ 1,216.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00
530 4050101496	Minor Equipment	\$ 5,395.00	\$ 5,000.00	\$ 4,136.00	\$ 7,500.00	\$ 5,000.00	\$ 7,500.00
530 4050101497	Minor Furniture	\$ 682.00	\$ 1,000.00	\$ -	\$ 500.00	\$ 1,000.00	\$ 1,000.00
530 4050102490	Fire Extinguish	\$ 456.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
530 4050104490	Paint & Related	\$ 925.00		\$ 2,253.00	\$ 3,500.00	\$ -	\$ 3,500.00
530 4050105490	Special Clothin	\$ 1,073.00	\$ 1,000.00	\$ 360.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
530 4050106490	Janitorial Supp	\$ 2,713.00	\$ 3,000.00	\$ 1,479.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
530 4050110490	M & C - Signage	\$ 8,009.00	\$ 5,000.00	\$ 3,057.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
		-----	-----	-----	-----	-----	-----
Obj 002	SUPPLIES	\$ 139,333.00	\$ 149,000.00	\$ 54,150.00	\$ 124,000.00	\$ 149,000.00	\$ 159,000.00
SERVICES & CHARGES							
530 4050101310	Telephone	\$ 16,867.00	\$ 20,000.00	\$ 6,023.00	\$ 15,000.00	\$ 20,000.00	\$ 17,000.00
530 4050101320	Printing	\$ 9.00	\$ 1,000.00	\$ 518.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
530 4050101322	Advertising	\$ 1,653.00	\$ 1,000.00	\$ 1,424.00	\$ 2,500.00	\$ 1,000.00	\$ 2,500.00
530 4050101330	Rents	\$ -	\$ 2,000.00	\$ 6,631.00	\$ 8,000.00	\$ 2,000.00	\$ 2,000.00
530 4050101332	Electricity	\$ 111,080.00	\$ 140,000.00	\$ 24,662.00	\$ 120,000.00	\$ 140,000.00	\$ 140,000.00
530 4050101333	Fuel Oil	\$ 11,285.00	\$ 12,000.00	\$ 3,096.00	\$ 12,000.00	\$ 12,000.00	\$ 14,000.00
530 4050101334	Disposal Servic	\$ 117,046.00	\$ 145,000.00	\$ 50,507.00	\$ 125,000.00	\$ 145,000.00	\$ 130,000.00
530 4050101335	Water Service	\$ 23,253.00	\$ 24,000.00	\$ 16,128.00	\$ 40,000.00	\$ 24,000.00	\$ 40,000.00
530 4050101336	Sewer Service	\$ 1,647.00	\$ 2,000.00	\$ 668.00	\$ 1,650.00	\$ 2,000.00	\$ 2,000.00
530 4050101337	Lease Related P	\$ 36,698.00	\$ 10,000.00	\$ 150.00	\$ 3,500.00	\$ 10,000.00	\$ 5,000.00
530 4050101340	Repairs-Vehicle	\$ 7,868.00	\$ 20,000.00	\$ 8,421.00	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00
530 4050101341	Electronic Repa			\$ 179.00	\$ 500.00	\$ -	\$ 500.00
530 4050101342	Equip Mtn & Rep	\$ 6,256.00	\$ 5,000.00	\$ 3,632.00	\$ 8,500.00	\$ 5,000.00	\$ 9,000.00

GL787		Budget-Harbor Exp 12					
		Period 5	ending November 30, 2010			Trasnaction status	
						Rounding to Whole Dollar	
Description		10 Actuals	FY11 BUDGET	11 Actuals Thru Nov 2010	PROJECTED FY11 ACTUALS	FY12 DEPT APPROVED	FY12 DEPT REVISED
530 4050101345	Bldg Mnt Div Ch	\$ 13,204.00	\$ 15,000.00	\$ 5,566.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
530 4050101360	Equipment Renta	\$ 2,008.00	\$ 1,000.00	\$ 1,913.00	\$ 3,000.00	\$ 1,000.00	\$ 3,000.00
530 4050101362	Harbor's Fleet	\$ 18,000.00	\$ 18,000.00	\$ 8,657.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00
530 4050101370	Insurance & Bon	\$ 59,298.00	\$ 67,000.00	\$ 27,917.00	\$ 67,000.00	\$ 67,000.00	\$ 67,000.00
530 4050101375	General Liabili	\$ 5,800.00	\$ 8,300.00	\$ 3,458.00	\$ 8,300.00	\$ 8,300.00	\$ 8,300.00
530 4050101380	Dues & Subscrip	\$ 2,462.00	\$ 2,000.00	\$ 1,807.00	\$ 3,500.00	\$ 2,000.00	\$ 3,500.00
530 4050101390	Contract Serv-P	\$ 90,509.00	\$ 75,000.00	\$ 236,422.00	\$ 70,000.00	\$ 75,000.00	\$ 75,000.00
530 4050101394	Full Cost Alloc	\$ 137,500.00	\$ 147,600.00	\$ 61,500.00	\$ 147,600.00	\$ 147,600.00	\$ 147,600.00
530 4050101397	Bank Card Fees	\$ 30,323.00	\$ 30,000.00	\$ 21,868.00	\$ 40,000.00	\$ 30,000.00	\$ 40,000.00
530 4050101481	Postage	\$ 7,684.00	\$ 9,000.00	\$ 3,202.00	\$ 8,000.00	\$ 9,000.00	\$ 9,000.00
530 4050101494	Accident Contin	\$ 1,000.00	\$ -			\$ -	
530 4050102340	Repairs-Launch		\$ -	\$ 47.00	\$ 47.00	\$ -	
530 4050103340	Float Mtn & Rep	\$ 3,513.00	\$ 2,000.00	\$ 3,864.00	\$ 7,500.00	\$ 2,000.00	\$ 10,000.00
530 4050103390	Derelict Vessel	\$ 9,340.00	\$ 44,000.00	\$ 45,078.00	\$ 65,000.00	\$ 44,000.00	\$ 50,000.00
530 4050104340	Repairs-Electri	\$ -	\$ 8,000.00	\$ 2,369.00	\$ 7,500.00	\$ 8,000.00	\$ 7,500.00
530 4050104390	Pkg Lot Mtn & R	\$ 5,518.00	\$ 2,000.00	\$ 1,198.00	\$ 2,500.00	\$ 2,000.00	\$ 2,500.00
530 4050105340	Repairs-Harbor	\$ 779.00	\$ 2,000.00	\$ 3,255.00	\$ 5,000.00	\$ 2,000.00	\$ 2,000.00
530 4050106340	Repairs-Snow Bl	\$ 901.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
530 4050106390	Contract Serv-W	\$ 179.00	\$ -	\$ -		\$ -	
530 4050107390	Board Contingen	\$ 331.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ 1,000.00
530 4050111340	Water Sys Mtn &	\$ 6,100.00	\$ 2,000.00	\$ 2,683.00	\$ 7,000.00	\$ 2,000.00	\$ 7,500.00
530 4050112340	Repairs-Cranes	\$ 2,885.00	\$ 4,000.00	\$ 3,117.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Obj 003	SERVICES & CHARGES	\$ 730,996.00	\$ 829,900.00	\$ 555,960.00	\$ 831,597.00	\$ 829,900.00	\$ 854,900.00
TRAVEL &	TRAINING						
530 4050101200	Travel	\$ 1,959.00	\$ 4,000.00	\$ 2,510.00	\$ 5,000.00	\$ 4,000.00	\$ 5,000.00
530 4050101201	Mileage	\$ 3,878.00	\$ 4,000.00	\$ 2,150.00	\$ 5,000.00	\$ 4,000.00	\$ 5,000.00
530 4050101202	Training & Educ	\$ 299.00	\$ 1,000.00	\$ 1,500.00	\$ 3,000.00	\$ 1,000.00	\$ 3,000.00
Obj 004	TRAVEL & TRAINING	\$ 6,136.00	\$ 9,000.00	\$ 6,160.00	\$ 13,000.00	\$ 9,000.00	\$ 13,000.00
CAPITAL	OUTLAY						
530 4050101510	Machinery & Equ	\$ 29,803.00	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Obj 005	CAPITAL OUTLAY	\$ 29,803.00	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
DEBT SER	VICE						
530 4050101830	07 Hbr Rev Bond	\$ 103.00			\$ -	\$ -	\$ -
Obj 006	DEBT SERVICE	\$ 103.00	\$ -	\$ -	\$ -	\$ -	\$ -

GL787		Budget-Harbor Exp 12					
		Period 5	ending November 30, 2010			Trasnaction status	
						Rounding to Whole Dollar	
Description		10 Actuals	FY11 BUDGET	11 Actuals Thru Nov 2010	PROJECTED FY11 ACTUALS	FY12 DEPT APPROVED	FY12 DEPT REVISED
MISCELLA	NEOUS						
530 30000036	Bad Debts	\$ (7,928.00)	\$ 50,000.00	\$ -	\$ 10,000.00	\$ 50,000.00	\$ 10,000.00
		-----	-----	-----	-----	-----	-----
Obj 007	MISCELLANEOUS	\$ (7,928.00)	\$ 50,000.00	\$ -	\$ 10,000.00	\$ 50,000.00	\$ 10,000.00
TRANSFER	S OUT TO:						
530 9953260950	Transfer Out to	\$ 752,600.00	\$ 752,600.00	\$ 752,200.00	\$ 752,200.00	\$ 751,400.00	\$ 751,400.00
530 9953541950	Transfer Out to		\$ 130,000.00	\$ 130,000.00	\$ -	\$ -	\$ -
		-----	-----	-----	-----	-----	-----
Obj 009	TRANSFERS OUT TO:	\$ 752,600.00	\$ 882,600.00	\$ 882,200.00	\$ 752,200.00	\$ 751,400.00	\$ 751,400.00
		-----	-----	-----	-----	-----	-----
Div 001	Harbors	\$ 2,892,406.00	\$ 3,192,000.00	\$ 2,008,346.00	\$ 2,962,897.00	\$ 3,087,600.00	\$ 3,139,300.00
		-----	-----	-----	-----	-----	-----
	Report Final Totals	\$ 2,892,406.00	\$ 3,192,000.00	\$ 2,008,346.00	\$ 2,962,897.00	\$ 3,087,600.00	\$ 3,139,300.00

GL787	Budget-Harbor Rev 12						
		Period 5	ending November 30, 2010			Transaction status	
						Rounding to Whole Dollar	
Description		10 Actuals	FY11 BUDGET	11 Actuals Thru Nov 2010	PROJECTED FY11 ACTUALS	FY12 DEPT APPROVED	FY12 DEPT REVISED
Boat Harbors							
STATE REVENUES							
530 30000502 Fish tax-Inside		\$ (372,805)	\$ (350,000)		\$ (350,000)	\$ (350,000)	\$ (350,000)
530 30000508 State Shared Re		\$ (42,939)					
		-----	-----	-----	-----	-----	-----
Obj 010	STATE REVENUES	\$ (415,744)	\$ (350,000)	\$ -	\$ (350,000)	\$ (350,000)	\$ (350,000)
USER FEES							
530 31000001 Annual Moorage		\$ (927,019)	\$ (900,000)	\$ (750,596)	\$ (875,000)	\$ (900,000)	\$ (875,000)
530 31000002 DeHart's Assign		\$ (160,675)	\$ (150,000)	\$ (12,746)	\$ (150,000)	\$ (150,000)	\$ (150,000)
530 31000003 Downtown Daily		\$ (91,542)	\$ (100,000)	\$ (56,506)	\$ (100,000)	\$ (100,000)	\$ (100,000)
530 31000004 Auke Bay Daily		\$ (283,969)	\$ (280,000)	\$ (201,912)	\$ (275,000)	\$ (280,000)	\$ (275,000)
530 31000005 Downtown Montly		\$ (182,252)	\$ (120,000)	\$ (106,114)	\$ (200,000)	\$ (120,000)	\$ (200,000)
530 31000006 Auke Bay Montly		\$ (201,114)	\$ (170,000)	\$ (104,944)	\$ (180,000)	\$ (170,000)	\$ (180,000)
530 31000008 Residence Surch		\$ (79,420)	\$ (65,000)	\$ (32,091)	\$ (70,000)	\$ (65,000)	\$ (70,000)
530 31000009 Rec Boat Launch		\$ (145,329)	\$ (140,000)	\$ (83,515)	\$ (145,000)	\$ (140,000)	\$ (145,000)
530 31000010 Com Boat Launch		\$ (3,835)	\$ (2,500)	\$ (450)	\$ (1,000)	\$ (2,500)	\$ (1,000)
530 31000011 Freight Use Fee		\$ (7,365)	\$ (8,000)	\$ (15,461)	\$ (20,000)	\$ (8,000)	\$ (8,000)
530 31000012 Freight Staging		\$ (300)	\$ (400)	\$ -	\$ (100)	\$ (400)	\$ (100)
530 31000014 Inspected Vesse		\$ (52,823)	\$ (50,000)	\$ (33,315)	\$ (45,000)	\$ (50,000)	\$ (45,000)
530 31000015 Uninspected Ves		\$ (2,770)	\$ (2,000)	\$ (215)	\$ (500)	\$ (2,000)	\$ (500)
530 31000016 Statter Harbor		\$ (7,620)	\$ (5,000)		\$ (5,000)	\$ (5,000)	\$ (5,000)
530 31000017 Statter Harbor		\$ (41,280)	\$ (32,000)	\$ (30,683)	\$ (40,000)	\$ (32,000)	\$ (40,000)
530 31000642 Shorepower Acce		\$ (81,070)	\$ (80,000)	\$ (44,753)	\$ (80,000)	\$ (80,000)	\$ (80,000)
530 34000634 Grid Fees		\$ (5,941)	\$ (4,000)	\$ (1,861)	\$ (4,000)	\$ (4,000)	\$ (4,000)
530 34000640 Crane Use Fee		\$ (6,227)	\$ (5,000)	\$ (6,463)	\$ (10,000)	\$ (5,000)	\$ (10,000)
		-----	-----	-----	-----	-----	-----
Obj 040	USER FEES	\$ (2,280,551)	\$ (2,113,900)	\$ (1,481,625)	\$ (2,200,600)	\$ (2,113,900)	\$ (2,188,600)
INTEREST	AND PENALTIES						
530 30000401 Interest Alloca		\$ (303,178)	\$ (114,000)		\$ (114,000)	\$ (117,100)	\$ (117,100)
530 34000101 Late Fee Intere		\$ (15,152)	\$ (20,000)	\$ (6,746)	\$ (13,000)	\$ (20,000)	\$ (15,000)
		-----	-----	-----	-----	-----	-----
Obj 050	INTEREST AND PENALTIES	\$ (318,330)	\$ (134,000)	\$ (6,746)	\$ (127,000)	\$ (137,100)	\$ (132,100)
RENTALS							

GL787	Budget-Harbor Rev 12						
		Period 5	ending November 30, 2010			Transaction status	
						Rounding to Whole Dollar	
Description		10 Actuals	FY11 BUDGET	11 Actuals Thru Nov 2010	PROJECTED FY11 ACTUALS	FY12 DEPT APPROVED	FY12 DEPT REVISED
530 31000019	Pump Rentals	\$ (200)	\$ (500)	\$ (120)	\$ (200)	\$ (500)	\$ (200)
530 31000020	Storage Rentals	\$ (25,817)	\$ (13,000)	\$ (10,716)	\$ (21,000)	\$ (13,000)	\$ (20,000)
530 31000021	Private Boathou	\$ (3,742)	\$ (3,000)	\$ -	\$ (3,742)	\$ (3,000)	\$ (3,742)
530 34000412	Land Lease Rent	\$ (683,938)	\$ (540,000)	\$ (297,451)	\$ (600,000)	\$ (540,000)	\$ (600,000)
		-----	-----	-----	-----	-----	-----
Obj 065	RENTALS	\$ (713,697)	\$ (556,500)	\$ (308,287)	\$ (624,942)	\$ (556,500)	\$ (623,942)
	FEES						
530 31000023	Staff Labor Fee	\$ (846)	\$ (800)	\$ (2,400)	\$ (3,500)	\$ (800)	\$ (1,000)
530 31000024	Towing Fees	\$ (215)	\$ -	\$ (2,400)	\$ (3,000)	\$ -	\$ (1,000)
530 34000201	Waitlist Fees	\$ (1,880)	\$ (2,000)	\$ (1,070)	\$ (2,000)	\$ (2,000)	\$ (2,000)
530 34000699	Other Misc (Har	\$ (24,297)	\$ (30,000)	\$ (18,748)	\$ (30,000)	\$ (30,000)	\$ (30,000)
		-----	-----	-----	-----	-----	-----
Obj 074	FEES	\$ (27,238)	\$ (32,800)	\$ (24,618)	\$ (38,500)	\$ (32,800)	\$ (34,000)
	FINES AND PENALTIES						
530 30000301	Ord Violations	\$ (16,465)	\$ (10,000)	\$ (7,777)	\$ (15,000)	\$ (10,000)	\$ (15,000)
530 30000302	Minor Offense F	\$ (2,381)	\$ (2,000)	\$ (240)	\$ (500)	\$ (2,000)	\$ (1,000)
		-----	-----	-----	-----	-----	-----
Obj 080	FINES AND PENALTIES	\$ (18,846)	\$ (12,000)	\$ (8,017)	\$ (15,500)	\$ (12,000)	\$ (16,000)
	OTHER						
530 30100498	Harbor Cash Ove	\$ 2	\$ -	\$ (20)	\$ -	\$ -	\$ -
		-----	-----	-----	-----	-----	-----
Obj 085	OTHER	\$ 2	\$ -	\$ (20)	\$ -	\$ -	\$ -
		-----	-----	-----	-----	-----	-----
	Report Final Totals	\$ (3,774,404)	\$ (3,199,200)	\$ (1,829,313)	\$ (3,356,542)	\$ (3,202,300)	\$ (3,344,642)



Port of Juneau

To: Eric Kueffner, Chair of the Docks and Harbors Finance Committee
CC:
From: John M. Stone, P.E. Port Director
Date: January 14, 2011
Re: History of Dehart's Rate Increases

As requested, I am providing a summary of moorage rates for Dehart's Marina since we took over ownership on June 30, 2005.

The previous owner, Dick Deems, required preferential moorage holders to pay for moorage by April 1 of each year. Since Mr. Deems had already collected moorage for the 2005/2006 moorage year (July 1, 2005 to June 30, 2006), Mr. Deems credited us \$75,000 of the prepaid moorage in the sales agreement provided we honor moorage payments made to Mr. Deems before the purchase for the 2005/2006 moorage year. The Board agreed to this course of action and there was no fee increase as a result of CBJ taking ownership of the marina during the first year.

Shortly after taking ownership, the Board began deliberations regarding what it would charge Dehart's patrons for moorage in future years. After several public meetings, the Board adopted regulations that increased the moorage rates starting on July 1, 2006 by 5% over that charged by the previous owner. The adopted moorage rate regulations for the moorage year July 1, 2006 through June 30, 2007 are attached and follow:

Annual Rate - 24' and lower	\$5.25 per foot per month
Annual Rate - >24'	\$5.51 per foot per month
Seasonal Rate - 24' and lower	\$5.72 per foot per month
Seasonal Rate - >24'	\$6.20 per foot per month

At this time, the Statter Harbor moorage rates were significantly higher at \$11.48 per foot per month for seasonal and \$7.50 per foot per month for annual. Also, Fisherman's Bend, the adjacent private marina, ranged from a low of \$6.69 per foot per month to a high of \$7.87 per foot per month.

Docks and Harbors Finance Committee

January 14, 2011

Page 2 of 2

In late 2006, the Board engaged in a rulemaking to simplify moorage rates throughout the harbor system and to index moorage rates to inflation so we could obtain a revenue bond. This resulted in equalizing the rates between Dehart's Marina and Statter Harbor. A new monthly rate for all of Auke Bay was established at \$6.00 per month from July 1, 2007 through June 30, 2008. Owners could obtain a 5% discount if they paid in advance reducing this monthly rate to \$5.70. In accordance with the regulations, all CBJ moorage rates have been adjusted by the Anchorage CPI each year since July 1, 2008.

A listing of Dehart's rates for each moorage year since we took over ownership follows:

July 1, 2005 to June 30, 2006	Same as previous owner (\$4.90 to \$5.70 per foot per month)
July 1, 2006 to June 30, 2007	\$5.25 to \$6.20 per foot per month (5% higher than previous owner)
July 1, 2007 to June 30, 2008	\$5.70 per foot per month (with 5% discount)
July 1, 2008 to June 30, 2009	\$5.84 per foot per month (with 5% discount)
July 1, 2009 to June 30, 2010	\$6.18 per foot per month (with 5% discount)

A listing of the annual percentage change in moorage rates since we took over ownership follows:

Annual Rate - 24' and lower	3.54% increase per year
Annual Rate - >24'	2.43% increase per year
Seasonal Rate - 24' and lower	1.61% increase per year
Seasonal Rate - >24'	0.06% decrease per year

Please call me at 586-0294 if you have questions.

Attachments