CBJ DOCKS & HARBORS

FINANCE COMMITTEE MEETING MINUTES

For Tuesday, September 28, 2010

I. Call to Order.

Vice-Chairman Kevin Jardell called the Finance Committee Meeting to order at 5:00 p.m. in room 224 of the Assembly Building.

II. Roll Call.

The following members were present: Don Etheridge, Tom Donek, Kevin Jardell, Jim Preston and Greg Busch.

The following members were absent: Cheryl Jebe and Eric Kueffner.

Also in attendance were the following: John Stone-Port Director, Gary Gillette-Port Engineer and Ruth Danner-Assembly Member.

III. Approval of Agenda.

MOTION by Mr. Preston: TO ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS PRESENTED.

The motion passed without objection.

IV. Public Participation on Non-Agenda Items.

Joe Geldoff – 2 Marine Way, Ste. 207, Juneau AK 99801

Mr. Geldoff spoke in favor of keeping the USS Juneau Memorial as part of the Juneau Waterfront. He said the USS Juneau reunion committee is very interested in keeping this location for the memorial.

Gary Brown – 8154 Valley Blvd. Apt. B, Juneau AK 99801

Mr. Brown said he brought his 20ft. boat from Hoonah to Juneau in May and moored it at Statter Harbor. While the boat was in Statter Harbor, it was vandalized and after that it was not operational. He has since sold the boat and is asking for some consideration from the Docks & Harbor's Board to help reduce what he now owes for three months of daily charges at Statter Harbor.

The Board recommended Mr. Brown meet with the Port Director and he can look at his bill for account # 06081.

V. Approval of Previous Meeting Minutes.

Hearing no objection, the minutes of the August 24, 2010 Finance Committee Meeting were approved as presented.

VI. Items for action.

1. Boat Shelter Sale – Aurora F-18.

Mr. Stone said he received an email from Mary Marks that she intends to sell her boat shelter at Aurora F-018. She would also like to allow the Harbor Board to exercise it's first right of refusal because she has received an acceptable offer of $28,000 for the boat shelter.

MOTION by Mr. Etheridge: TO RECOMMEND THE BOARD EXERCISE ITS FIRST RIGHT OF REFUSAL ON THE PURCHASE OF A BOAT SHELTER AT AURORA F-18 AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

2. URS Request to provide Value Engineering Services on Dock Improvements.

Mr. Stone said he received a letter from URS Alaska, LLC who is interested in providing a value engineering proposal for the Proposed Cruise Ship Berths. He did not think value engineering was necessary but he did want to present it to the Board.

Ms. Danner asked if there could be a cost savings if the value engineering was done.

Mr. Stone said he has since heard from URS and they originally thought we were at the beginning stages of design and they did not think we needed the value engineering at this time.

There was no further action required for this item.

3. Statter Harbor Rebuild and DeHart's Marina Replacement Professional Services Contract Approval.

Mr. Stone said we have received a proposal from PND for the Statter Harbor moorage improvements preliminary engineering services. This will include field assessment, basic minimum repairs needed to Statter Harbor and estimates for new moorage expansion extending from the existing headwalk float and float A. The estimated contract amount is not to exceed $50,000.

MOTION by Mr. Etheridge: TO FORWARD TO THE BOARD A CONTRACT WITH PND, INC. FOR PROFESSIONAL SERVICES RELATED TO THE REBUILD OF STATTER HARBOR AND THE REPLACEMENT OF DEHART'S MARINA IN AN AMOUNT NOT TO EXCEED $50,000 AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

VI. Items for action (Continued).

4. Auke Bay Loading Facility Phase 1 Close-out.

Mr. Gillette said the Auke Bay Loading Facility-Phase I is complete and final paperwork is ready for close out. Funds will need to be transferred from the retained earnings account in order to close out this phase of the project. Phase II of this project will be funded by the Tiger Grant.

Ms. Danner asked if change order no. 1 from the contract for additional fill was excessive.

Mr. Gillette said he did not feel the cost for additional fill was excessive for this scope of project.

MOTION by Mr. Etheridge: TO RECOMMEND THE BOARD APPROVE THE CLOSE-OUT PLAN FOR THE AUKE BAY LOADING FACILITY PHASE I PROJECT AS PRESENTED BY THE PORT ENGINEER AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

5. Archipelago Property Purchase and Appraisal Review.

Mr. Gillette said we would like to negotiate a purchase with Archipelago Property LLC. for a portion of the vacant property south of the parking garage. With the purchase of a portion of this property we would like to expand the sidewalk and have a permanent home for the USS Juneau Memorial. This purchase has been approved by the Lands Committee. The CBJ Assessor feels the property is significantly undervalued and there have not been many similar property sales recently to compare it to.

Ms. Danner said she would like some time to review the appraisal for this property and provide comments.

Public Comment

Chip Thoma- P.O. Box 2218, Juneau AK 99801

Mr. Thoma said he would like to see the plaques for the U.S.S Juneau Memorial raised up to eye level where they are easier to see.

MOTION by Mr. Busch: TO RECOMMEND THE BOARD AUTHORIZE STAFF TO NEGOTIATE THE PURCHASE OF PROPERTY FROM ARCHIPELAGO PROPERTIES AS DEPICTED IN THE APPRAISAL FOR PUBLIC ACCESS ALONG THE DOWNTOWN WATERFRONT AND ASK UNANIMOUS CONSENT.

VI. Items for action (Continued).

The motion passed without objection.

6. Cruise Terminal Staging Area Design Contract Award.

Mr. Gillette said we have received a proposal from PND Engineers, Inc. for the design of the Cruise Terminal Staging Area.

Committee Members reviewed and discussed the changes to the preferred concept for the Cruise Terminal Staging Area.

Ms. Jebe mentioned there appeared to be less bus parking in the revised concept.

Mr. Gillette said overall, we will actually gain spaces for A-Zone parking vehicles.

MOTION by Mr. Etheridge: TO RECOMMEND THE BOARD APPROVE A CONTRACT WITH PND, INC. FOR DESIGN OF THE CRUISESHIP TERMINAL STAGING AREA IN THE AMOUNT OF $235,505.00 AND TO REQUEST THE ASSEMBLY APPROVE THE CONTRACT AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

VII. Items for Information/Discussion.

There were none.

VIII. Staff & Member Reports.

There were none.

IX. Committee Administrative Matters.

The Finance Committee Meeting scheduled for October 26, 2010 was cancelled.
The following Finance Committee Meeting is scheduled for November, 30, 2010.

X. Adjournment.

MOTION by Mr. Busch: TO ADJOURN THE FINANCE COMMITTEE MEETING AND ASK UNANIMOUS CONSENT.

The meeting adjourned at 5:56 p.m.