

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Tuesday, July 27, 2010

- I. Call to Order (5:00 p.m. to 7:00 p.m.) in the **Room 224, City Hall.**
- II. Roll Call (Preston, Donek, Jardell, Jebe, Kueffner, and Etheridge).
- 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. Approval of Previous Meeting Minutes.
Presented by the Committee Secretary

Public Comment

MOTION: TO APPROVE THE JUNE 22, 2010 FINANCE COMMITTEE MEETING MINUTES AS PRESENTED OR AMENDED.

Committee Discussion/Action

- VI. Items for Action.
 - 1. AELP Rate Hike Effect on Harbors
Presentation by the Port Director
- Public Comment

MOTION: TO BE DEVELOPED AT THE MEETING.

Committee Discussion/Action

- VII. Items for Information/Discussion.
- VIII. Staff & Member Reports.
- IX. Committee Administrative Matters.
 - 1. Next Finance Committee Meeting – August 24, 2010
- X. Adjournment.

MOTION: TO ADJOURN THE FINANCE COMMITTEE MEETING.

CBJ DOCKS & HARBORS
FINANCE COMMITTEE MEETING MINUTES

For Tuesday, June 22, 2010

I. Call to Order.

Chairman Kueffner 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: Mr. Donek, Mr. Jardell, Ms. Jebe, Mr. Preston and Mr. Kueffner.

The following member was absent: Mr. Etheridge.

Also in attendance were the following: Mr. Stone-Port Director and Roy McLeod-Administrative Officer.

III. Approval of Agenda.

Mr. Stone added the following Items for Information/Discussion.

1. Cruise Travel Magazine advertising.
2. Boat shelter moorage charges.

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

The motion passed without objection.

IV. Public Participation on Non-Agenda Items.

There was none.

V. Approval of Previous Meeting Minutes.

Hearing no objection, the minutes of the May 25, 2010 Finance Committee Meeting were approved as presented.

VI. Items for action.

1. Cold Storage Feasibility Study.

Mr. Glenn Haight said he was asked by the FDC to reengage and update Docks & Harbors on the most recent findings regarding the cold storage feasibility study, including some substantial funding commitments from local processors.

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VI. Items for action (continued).

He said he did not feel the FDC had done enough to demonstrate the level of interest they have been hearing from industry on this project. The FDC has connected with the Seafood industry in Juneau and asked for their support in the form of an endorsement, meeting testimony or even financial support. He provided a number of letters expressing support from several of the local processors. This project has a large amount of private interest as well. He felt there was a strong connection between the Cold Storage Facility and increased local fish tax revenues.

Public Comment

Steven Wright, 5405 Thane Rd., Juneau, AK 99801

Mr. Wright encouraged Docks and Harbors to support the update of the Cold Storage feasibility study.

Greg Fisk, 421 Kennedy St., Juneau, AK 99801

Mr. Fisk also encouraged Docks and Harbors to support the project as an investment. He mentioned there was strong support by Assembly Members to back this project with bond funding. He suggested including the repayment of initial funders out of the funds for the long term development of the project.

Mr. Jardell said he would prefer the FDC approach the Assembly directly for the funds since the Assembly created the FDC.

Mr. Kueffner asked how the FDC's proposal was different from when Docks and Harbors was previously approached.

Mr. Haight said we still need \$25,000 to do the study, but we now have approximately \$11,000 in private matching funds. We are asking Docks and Harbors to contribute the remaining \$14,000.

Mr. Preston clarified the FDC was asking for upfront funding, committee time and staff time.

There was further discussion among Committee Members.

MOTION by Mr. Preston: TO RECOMMEND THE BOARD APPROPRIATE \$14,000 TOWARDS THE COLD STORAGE FEASIBILITY STUDY WITH THE AGREEMENT THAT THERE WILL BE NO DOCKS AND HARBORS STAFF TIME USED.

The motion passed with no objections.

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VI. Items for Action (Continued)

2. Statter Harbor Parking Lot ROW Easement.

Mr. Stone said we have some encroachment issues at the Statter Harbor Parking lot. Richard Harris is in the process of putting his land up for sale and would like to address the encroachments so he has a clear title. He outlined the process to deal with the encroachment. The survey and appraisal will run about \$7,500 and should be split between Docks and Harbors and Mr. Harris.

MOTION by Mr. Jardell: TO GIVE THE PORT DIRECTOR APPROVAL TO MOVE FORWARD WITH THE PLAN OUTLINED TO DEAL WITH ENCROACHMENTS AT STATTER HARBOR PARKING LOT, COST TO BE SPLIT BETWEEN DOCKS AND HARBORS AND MR. HARRIS AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

3. Douglas Harbor GO Bond Request.

Mr. Stone said at the June 7th Assembly Meeting, Committee Member Doll suggested the Assembly consider placing a GO bond question on the fall ballot to provide additional money for disposing of dredge materials from Douglas Harbor.

Mr. Stone outlined another process to do more soil testing through the Core of Engineers in Hopes of getting the permits needed to complete the dredging disposal.

MOTION by Mr. Jardell: TO RECOMMEND THE BOARD REQUEST THE ASSEMBLY CONSIDER A GO BOND QUESTION ON THE FALL 2010 BALLOT TO PROVIDE ADDITIONAL FUNDS FOR DREDGING DOUGLAS HARBOR TO MEET REQUIREMENTS OF FEDERAL PERMIT AGENCIES AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

VII. Items for Information/Discussion.

1. Cruise Travel Magazine Advertising.

Mr. Stone said years ago we purchased advertisements in Cruise Travel Magazine and he wanted to present the opportunity to the Committee.

Committee Members declined the advertisement.

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VII. Items for Information/Discussion.

2. Boat Shelter Moorage Charges.

Mr. Stone said traditionally we have billed the boat shelter owners based on the length of the boathouse and not the boat. We have a customer who is complaining that he has always been billed for his boat size which is smaller than his shelter. We do not check the boats in the Boat shelters so it would be hard to charge them for the boat size.

VIII. Staff & Member Reports.

Mr. Jardell said he would be out of town for the Regular Board Meeting but he could attend via teleconference.

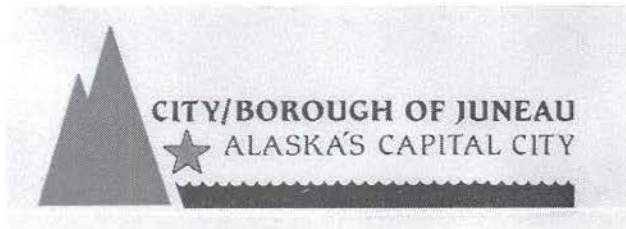
IX. Committee Administrative Matters.

The next Finance Committee Meeting is scheduled for July 27, 2010.

X. Adjournment.

MOTION by Mr. Jardell: TO ADJOURN AND ASK UNANIMOUS CONSENT.

The meeting adjourned at 6:13 p.m.



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Port of Juneau

To: Docks and Harbors Finance Committee

July 21, 2010

From: Roy McLeod
Port Administrative Officer

Reference: Electrical Rate Increase

In the fiscal year just ended, Harbors paid \$101,900 for electricity and collected \$81,000 from patrons for electricity consumed, a difference of \$20,900 or 20.5 percent. This would indicate a cost recovery factor of 79.5 percent. We believe this is reasonable since some of the electricity consumed is attributable to our harbor offices, safety lights, heat trace, etc.

With the AELP increase of 18.5 percent, assuming consumption remains constant, Harbors can expect to pay \$120,750 this fiscal year for electricity. Without increasing our rates, our recovery factor would drop to 67 percent. If we do not raise our rates by a corresponding 18.5 percent this will become unsustainable and a future rate increase would eventually become necessary but possibly politically impossible.