CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, June 24, 2010

I. Call to Order (7:00 p.m. at the CBJ Assembly Chambers.)

II. Roll (Donek, Etheridge, Jardell, Jebe, Kueffner, Preston, Williams and Wostmann).

III. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

IV. Approval of May 27, 2010 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. Public Hearing for Changes to the Waterfront Sales Permit Regulations
   Presentation by the Finance Chair

   Public Comment

   MOTION: TO ADOPT AN AMENDMENT TO THE WATERFRONT SALES PERMIT REGULATIONS REPEALING THE ACTIVELY SELL REQUIREMENT AND FORWARD TO THE CITY ATTORNEY FOR PRESENTATION TO THE CBJ ASSEMBLY AND ASK UNANIMOUS CONSENT.

   Board Discussion/Action

2. Port Customs and Visitors Center Bid Award
   Presentation by Port Engineer

   Public Discussion

   MOTION: TO RECOMMEND THE ASSEMBLY AWARD THE BID TO THE LOWEST QUALIFIED BIDDER (BIDDER SUPPLIED AT MEETING).

   Board Discussion/Action

3. Cold Storage Feasibility Study
   Presentation by the Finance Chair

   Public Comment

   MOTION: TO BE DEVELOPED BY THE FINANCE COMMITTEE AT THE MEETING

   Board Discussion/Action

4 Douglas Harbor GO Bond Request
Presentation by the Board Chair

Public Comment

MOTION: TO RECOMMEND THAT 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.

Board Discussion/Action

5. Downtown Cruiseship Dock Improvements
Presentation by the Port Director

Public Discussion

MOTION: TO RECOMMEND THE ASSEMBLY APPROVE A CONTRACT WITH PND FOR PRELIMINARY DESIGN OF CRUISE SHIP DOCK IMPROVEMENTS.

Board Discussion/Action

6. Downtown Parking Plan MOA
Presentation by Port Director

MOTION: TO APPROVE THE MOA WITH THE CITY MANAGER FOR COORDINATION OF PARKING MANAGEMENT AT THE DOWNTOWN DOCKS AS PRESENTED BY THE PORT DIRECTOR.

Board Discussion/Action

VII. Items for Information/Discussion.

VIII. PRAC Representative Report

IX. Committee and Board Member Reports

1. Operations Committee Meeting –CANCELLED

2. CIP/Planning Committee Meeting – CANCELLED

3. Finance Committee Meeting– June 22, 2010

X Assembly Liaison Report

XI Administrative Officer's Report.

XII Port Engineer's Report

XIII. Harbormaster's Report

XIV Port Director's Report

XV Committee Administrative Matters

1. Operations Committee Meeting – July 21, 2010
2. CIP/Planning Committee Meeting – July 22, 2010
3. Finance Committee Meeting– July 27, 2010
4. Board Meeting – July 29, 2010

XVI. Adjournment

MOTION: ASK UNANAMOUS CONSENT TO ADJOURN THE REGULAR BOARD MEETING.

CBJ DOCKS & HARBORS BOARD

REGULAR BOARD MEETING MINUTES

For Thursday, May 27, 2010

I. Call to Order.

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

II. Roll Call.

The following members were present: Mr. Donek, Mr. Williams, Mr. Wostmann, Ms. Jebe, Mr. Kueffner, and Mr. Preston.

The following members were absent: Mr. Jardell and Mr. Etheridge.

Also present were the following: Mr. Stone – Port Director, Mr. McLeod – Administrative Officer, Mr. Benner, Mr. Gillette, Port Engineer and Mr. Dybdahl, Assembly Liaison (Via Teleconference).

III. Approval of Agenda.

Mr. Stone stated there is one change to action item #3. We can still have the public hearing on this item but we found out today that we will need to provide an additional period of notice before adopting either the proposed regulations or changes to them.

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

The motion passed without objection.

IV. Approval of Previous Meeting Minutes.

Ms. Jebe said there are grammatical changes that she has submitted to the Committee Secretary.

Ms. Jebe stated that she noticed on the May 12, 2010 Special Session that it showed that Mr. Mehrkens was absent, but is no longer a board member and Mr. Donek was not mentioned, but was present. There were some grammatical changes given to the Committee Secretary.

Mr. Kueffner stated that he did not recall asking unanimous consent, of which was a second motion and there was a vote.

Hearing no objection, the minutes of the April 29, 2010 Regular Board Meeting and the minutes of the May 12, 2010 Special Board Meeting were approved as amended.

V. Public Participation on Non-Agenda Items.

There was no public participation at this time.

VII. Items for action.

1. Discussion and Direction Regarding Application for Municipal Harbors Matching grant in the Amount of $2.9M for Statter Harbor Improvements.

   Mr. Stone stated to the Board that if this application is approved we will submit it to the Alaska Department of Transportation under the Municipal Harbors Matching grant program in the amount stated above. We will then ask the Assembly to adopt a resolution of support, which helps us with the application. Mr. Stone explained to the Board members where this money is coming from.

   This sort of grant request has been done in the past for other projects such as the Douglas Harbor and also for Statter Harbor.

   Public Comment

   There were none at this time.

   Further discussion among the committee members took place at this time.

   MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO DIRECT THE PORT DIRECTOR TO SUBMIT AN APPLICATION TO ADOT UNDER THE MUNICIPAL HARBOR MATCHING GRANT PROGRAM IN THE AMOUNT OF $2.9 MILLION FOR STATTER HARBOR IMPROVEMENTS AND TO REQUEST THE ASSEMBLY ADOPT A RESOLUTION OF SUPPORT FOR THE APPLICATION.

   The motion passed without objection.

2. Discussion and Direction Regarding Application for Municipal Harbor Matching Grant in the Amount of $2M for Aurora Harbor Re-Build.

   Mr. Stone stated that this is the same sort of application as the one above only this would be the start of the Aurora Harbor Re-Build. He went over the amount expected for the harbor rebuild and if we do get this money we could do about 20% of the rebuild at this time.

   Mr. Stone went over where the money would be coming from with the Board members at this time.

   Public Comment

   There were none at this time.

   MOTION by Mr. Wostmann: ASK UNANIMOUS CONSENT TO DIRECT THE PORT DIRECTOR TO SUBMIT AN APPLICATION TO ADOT UNDER THE MUNICIPAL HARBOR MATCHING GRANT PROGRAM IN THE AMOUNT OF $2.0 MILLION FOR AURORA HARBOR REBUILD AND TO REQUEST THE ASSEMBLY ADOPT A RESOLUTION OF SUPPORT FOR THE APPLICATION.

   The motion passed without objection.

3. Public Hearing for Changes to the Waterfront Sales Permit Regulations.

Mr. Preston stated to the members as a reminder that this again is a hearing only and what we will do is postpone the final action on this item until the next Full Board meeting. This will give more than enough time for the 21 day notice requirement. Mr. Preston stated that the purpose of this public hearing is to allow suggestions to amend either of the two items of which is, one for the actively sell a portion and two, whether a permit holder can have interest in more than one permit. We will also accept written comments prior to the next meeting.

Mr. Kueffner went over the history of this item with the members. He stated one of the concerns that has been addressed is the permits may be horded and also a concern that they may have more than one and not utilize them. He stated that it appears over the years those concerns have not been addressed.

Mr. McLeod clarified the recommended action is not to remove the requirement to actively sell, but to remove the requirement to provide proof of selling to the Port office. He went over the reasoning behind the active selling portion of the regulation with the members.

Public Comment

Larry Dupler-Adventures Unlimited, P.O. Box 35431, Juneau AK 99803

Mr. Dupler stated he is apposed to the having an interest in more than one booth down on the dock. He stated this situation already exists with certain companies. He would like to see an improvement in the enforcement of this act but not to repeal it.

Mr. Dupler was asked by one of the committee members why this is a disadvantage to him. He stated that it creates an atmosphere where there can be a monopoly developed by one or two individuals and this would eliminate others from being there. It originally was developed to help the small businesses not drive them out of business.

Carol Pitts-Orca Enterprises 493 South Franklin St., Juneau AK 99801

She stated she was not aware of this proposed regulation, but is aware of it now. She wanted to bring it to the attention of the committee that the purpose of the waterfront booths were for local tours to sell their experience and brokers can sell any experience that allows them to sell for them. She feels repealing the actively sell requirement is a good decision. She stated repealing the more than one permit regulation isn't a good decision. She believes it opens the booths to monopoly control for multiple booths, and the result could very easily become price fixing.

Further discussion among the committee members and Ms. Pitts took place at this time.

Jeff Fanning- Liquid Alaska Tours 634 6th Street, Juneau, AK 99801

Mr. Fanning gave a brief history of his past experience with working with different outfits in the tourist business and is now the owner of his own company. He is very much opposed to these changes. He feels that we will end up with someone gaining the whole monopoly. He went on to explain his concerns

regarding the issue of selling the booth permits. He stated that if these changes go through he would be out of business. He stated what he would like to see is the City maintain these regulations uphold and administer the regulations that have already been set fourth. He is strongly against the changes.

Saparna– Last Chance Tours 2 Marine Way Juneau, AK 99801

She stated she is also opposed to proposed changes to the regulations. She feels that it has gotten out of control because there hasn't been enforcement. She feels there is already a small monopoly going on.

Frank Rich-MGT,

He stated that he is also apposed to the multi permit. His permit is up next year and he will have to bid for a new one at that time. He doesn't feel that it is fair that someone can bid on multiple permits. He stated that the current system has worked fine so far.

Further discussion with Mr. Rich and the committee members took place at this time.

Mr. Preston stated that this will come before the Board again in one month and there will probably be some written comments.

This item has been brought back to the Board for further discussion at this time.

MOTION by Mr. Wostmann: TO ADOPT AN AMENDMENT TO THE WATERFRONT SALES PERMIT REGULATIONS REPEALING THE ACTIVELY SELL REQUIREMENT AND TO SEND THE PROHIBITION AGAINST OWNING AN INTEREST IN MORE THAN ONE PERMIT BACK TO STAFF FOR REVIEW AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

4. Harbor Lights Enterprises Request for Early Renewal of Tidelands Lease.

Mr. McLeod addressed the letter that is in the member's packet (See attached). He went over the issue at hand with the members regarding the request for a renewal of the lease.

Further discussion took place at this time among the members and Mr. McLeod regarding when the lease was signed originally and then when the new lease would begin.

MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO RECOMMEND THAT THE ASSEMBLY RENEW THE TIDELAND LEASE FOR LOT 3, BLOCK 51 PLAT No. 3 FOR A PERIOD OF 35 YEARS WITH AN OPTION TO RENEW FOR ANOTHER 35 YEARS IN ACCORDANCE WITH THE CBJ LEASE ORDINANCE.

The Motion Passed without objection.

VIII. Items for Information/Discussion.

1. Discussion and Direction Regarding the Acquisition of a Portion of Archipelago Property (South of Marine Park Parking Garage) for the Purpose of a Pedestrian Promenade Connection Between South Franklin and the Sea walk and to Develop a New USS Juneau Memorial.

   Mr. Gillette stated that as part of the work being down at the Tram area and the Cruiseship terminal Columbia lot there is the USS Juneau Memorial which will have to be removed. Over the past years people have commented that the memorial is not quite fitting for the event it was originally constructed for.

   In looking at other options for locations we were approached by Mr. Simpson who represents the owners of this area, which is the open area south of the parking garage and they have some plans to market this property. They offered the City some of this property. We looked into ideas for the purpose of the property and one of them was to create a promenade from South Franklin Street and the dock.

   Mr. Gillette went on to explain in details the power point to the committee members at this time.

   What the essential purpose is to bring this to the Board and ask for direction. We have met with the owners of the property through Mr. Simpson and they are very eager to work with us if this is what the City would like to pursue. They are comfortable with the size of the area that we have identified for being used for the memorial. They are eager to market the property so we need to make some sort of decision and indicate to them whether the city would be interested in doing so.

   Mr. Gillette passed out a cost estimate he prepared for the committee member's and went over it at this time.

   Further discussion regarding the property took place among the committee members and Mr. Gillette at this time.

   Mr. Gillette stated at this time they are intending on taking this to the Lands Committee on June 14, 2010.

   The committee has directed staff to move forward with this at this time.

2. Discussion and Direction Regarding the Decommissioning of the Old Harbor Floats at Douglas Harbor if a permit for rebuilding the harbor is not obtained from the state and federal agencies.

   Mr. Preston stated that he has asked Mr. Stone to bring this subject up for discussion and went over the issue at hand with the permit process. He has asked staff to come up with a plan if we have to go the route of decommissioning it. There is a need to get public notice out.

   Mr. Stone addressed which portion of the harbor that will be affected. He went over the history of the application process with the committee and some members of the public. He explained there is a possibility of getting the Corp of Engineers to assist with this project, but that it could take quite a long time.

There are also the issues with the permits and Mr. Stone went over the different agencies involved.

Mr. Stone stated that the floats are extremely bad. The issue is how much longer do we want to run this harbor in the state it is in. In 2000 there was an assessment done on the electrical outlets and they concluded that all the units need to be replaced.

Mr. Stone stated that if we have to close this portion of the harbor down it will not be easy. There are two types of users over there. There are those that have been assigned moorage slip and are there year round. Then there are those folks that only use the facility in the summer months.

He said that if we have to relocate these patrons there are about 60 vessels. He stated the 32' and the 42' size vessel will be very hard to relocate as we just don't have enough space for them around and we would run into the issues of having to bump other patrons that were assigned slips after the others.

One possibility would be to utilize the side tie areas in Harris Harbor if need be.

Mr. Stone went over the issues with the dredging at this time.

Further discussion with Mr. Stone and the committee members took place at this time.

Public Comment

Gary Parker 4403 Portage Blvd. Juneau, AK 99801

Mr. Parker asked Mr. Stone if there were any findings of any detrimental effects of the dredging that was done 2004/2005 timeframe. Mr. Stone stated that there wasn't.

Mr. Parker also wanted to know if there would be a loss in revenue if we were to close down the three specific floats. Mr. Stone said that there could possibly be a loss in the transient revenues.

Jack Brandt – DD-018 Douglas Patron

Mr. Brandt lives in Douglas Harbor and would like to keep his vessel there. He suggested mooring buoys as an alternative if the harbor can not be rebuilt.

Dennis Holloway 620 St. Ann's Street Juneau, AK 99801

Mr. Holloway, who is a harbor employee, stated that he is on the floats almost every day. During the winter months the floats are practically under water. He stated that Douglas is a well liked facility with high demands for use in the summer months.

Mr. Preston stated that our next step is to find some potential ways to accommodate patrons if we have to shut the floats down. This will take some time to complete, and won't be done until we slow down. He stated that staff should still pursue the funding to be requested in a bond from the Assembly also.

The direction of the committee is to have staff draft a proposal to be brought to the next meeting and then present it to the Assembly.

IX. PRAC Representative Report.

There was nothing to report at this time.

X. Committee and Board Member Reports.

1. Operations Committee Meeting- May 18, 2010

Mr. Williams stated all items discussed at the OPS Meeting were discussed in this meeting.

2. CIP/Planning Committee Meeting – May 20, 2010.

Mr. Williams stated that everything that was discussed at the CIP meeting has been discussed in this meeting.

3. Finance Committee Meeting – May 25, 2010.

Mr. Preston said the items discussed at the Finance Committee have been addressed in the meeting tonight.

XI. Assembly Member Report.

Ms. Danner said she is not here as the assembly liaison. She did come to the meeting with an interest in 3 items. Relating to the Douglas dredging, she thought she had heard that the Corps of Engineers are somehow responsible for this. If this is the case she said at least one assembly member will want to know more of why we are picking up the responsibility before we actually put the tax payers money on the line for it.

Mr. Stone explained the reasons why we are planning on doing the dredging ourselves. Mainly the reason is because the Cops of Engineers could take up to twenty years to complete it. We are working with the DC lobbyist and then submit a request to dredge the harbor. If this ever went through they would then have the money to go and dredge. We are also asking congress to make the Corps change the depth of the harbor basin to the same depth of the entrance channel. The depth of the entrance is 14' deep and the basin is 12' deep.

Ms. Danner said that it was her understanding that there is a portion of the head tax for the last ten years at $300,000.00 that has been paid for of which is part of the hot birthing process at the Princes dock and this is the last year for this. She was wondering if we have already absorbed this money into our plans for capital improvements or spending of this money as a part of something already?

Mr. Stone stated it will be up for re-appropriation next year.

Ms. Danner stated she remembered when they did the navigation study and one of the things that they said about down town is we don't have weather, tide and current, the NOAA stuff. She would like to see that we get this monitoring equipment down town.

Mr. Williams stated that there is a monitoring system at the end of the dock down there.

Mr. Stone stated the equipment does not monitor current and he has looked into purchasing equipment for this. He was given a price quote around $60,000.00.

Ms. Danner spoke of the non use of the boiler on 16B.

Further discussion took place at this time with Ms. Danner and the committee members.

XII. Administrative Officer's Report.

There was none.

XIII. Port Engineer's Report.

Mr. Gillette's Report was included in the packet.

XIV. Harbor Master's Report.

Mr. Benner said tomorrow from 11am till 1pm there will be customer appreciation day at Aurora office. The cranes were surveyed and there was one refurbished. It is the white knuckle crane right behind Juneau Hydraulic Services. The parking lots have been cleaned up. We started cement work on Aurora Harbor.

We are working on the parking situation out at Statter Harbor. We have come up with some solutions for that.

Further discussion among the committee members and Mr. Benner took place at this time.

XV. Port Director's Report.

Mr. Stone introduce Dennis Holloway one of our harbor staff. He is the main person in charge of managing the space in our harbors.

Mr. Stone stated that we almost thought that we had a major water leak out at Statter Harbor when we received our water bill that was $39,500.00. We have only had the water turned on for 15 days so far. After checking the line they found a small leak, and had the water department go and check and evidently they were converting to a new information system and someone multiplied the reading. It turned out to be a false alarm.

XVI. Committee Administrative Matters.

A. Meeting Calendar for June 2010.

Operations Committee Meeting – June 16, 2010 and July 21, 2010
5:00 p.m. at the Aurora Harbor Office

CIP/Planning Committee Meeting – June 17, 2010
5:00 p.m. in the CBJ Assembly Chambers

Finance Committee Meeting – June 22, 2010
5:00 p.m. at the CBJ Meeting Room #224

Regular Board Meeting – June 24, 2010
7.00 p.m. at the CBJ Assembly Chambers

Mr. Kueffner complimented on how good the Marine Festival was.

XVII. Adjournment.

MOTION by Mr. Wostmann: TO ASK UNANIMOUS CONSENT TO ADJOURN THE REGULAR BOARD MEETING.

The motion passed without objection.

The Regular Board Meeting was adjourned at 9:10 p.m.

A REGULATION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Adoption of Title 05, Chapter 10
Waterfront Sales Permits

PURSUANT TO AUTHORITY GRANTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, THE DOCKS AND HARBORS BOARD IS PROPOSING TO ADOPT THE FOLLOWING AMENDMENT TO REGULATIONS:

Section 1. Authority. These regulations are proposed for adoption pursuant to CBJ 01.60 and CBJ 85.02.060, 85.02.100, and 85.20.010.

Section 2. Amendment of Regulations. The City and Borough of Juneau Administrative Code is amended by the repeal of subsections 05 CBJAC 10.030(b)(1)(D); and 05 CBJAC 10.030(e); and the amendment of 05 CBJAC 10.030(f)(4), reading as follows:

City and Borough of Juneau Administrative Code
Title 05: Docks and Harbors
Chapter 10: Waterfront Sales Permits

05 CBJAC 10.030 Permit duration, reissuance options, transferability, refunds, actively sell requirement, eligibility, number of permits available.

Repeal 05 CBJAC 10.030(b)(1)(D) in its entirety:

...

(D) ~~The holder of a reissuance option may be requested to provide evidence of "actively sell" with notice of intent to seek reissuance.~~ *Reserved.*

...

Repeal 05 CBJAC 10.030(e) in its entirety:

...

(e) ~~*Actively sell requirement.* A requirement that a permit holder "actively sells" means that the permit holder either derives a significant portion of its income from sales made through a tour sales or broker's permit, or that the permit holder is making substantial use of the permit.~~

~~(1) A permit holder shall be deemed to derive a significant portion of its income from sales made through a waterfront tour sales or broker's permit if~~

~~the amount of its gross income from such sales is not less than ten percent of the permit holder's gross revenue in Juneau between May 1 and October 15.~~

~~(2) A permit holder shall be deemed to be making substantial use of the permit by showing gross revenue from sales through the permit of over $25,000.00.~~

~~(3) If required by these regulations, the director, [or] a form issued hereunder, a person shall demonstrate satisfaction of the "actively sell" requirement by submitting the following:~~

~~(A) A month by month report of gross permit revenue during the entire term of the permit which required active selling, together with a written explanation of how waterfront sales were calculated. If the applicant proposes to demonstrate that it derived a "significant portion of its income from sales made through a waterfront tour sales or broker's permit" the holder shall also provide a report of the permit holder's gross revenue from all other sources in Juneau from May 1 through October 15 for the year in which the permit was used.~~

~~(B) Copies of City and Borough of Juneau sales tax returns for the permit period subject to the requirement for active selling. Copies of the tax returns shall be accompanied by a written waiver of confidentiality with respect to the returns.~~

~~(4) A failure to demonstrate and satisfy the "actively sell" requirement to the city's satisfaction may result in the revocation of the permit and any reissuance options purchased with the permit, and an ineligibility to bid for a waterfront permit of the same kind for a period of one year.~~ *Reserved.*

...

Amendment of 05 CBJAC 10.030(f)(4) to read:

...

(4) Tour sales permit holders and tour broker permit holders must actively sell during the tour season. *"Actively sell" means that the permit holder either derives a significant portion of its income from sales made through a tour sales or broker's permit, or that the permit holder is making substantial use of the permit.*

...

Section 3. Notice of Proposed Adoption of a Regulation. The notice requirements of CBJ 01.60.200 were followed by the agency. The notice period began on March 26, 2010, which is not less than 21 days before the date of adoption of these regulations as set forth below.

Adoption by Agency

After considering all relevant matter presented to it, the agency hereby amends these regulations as set forth above. The agency will next seek Assembly review and approval.

Date: _____

_____
John M. Stone, P.E.
Port Director

Legal Review

These regulations have been reviewed and approved in accordance with the following standards set forth in CBJ 01.60.250:

(1) Its consistency with federal and state law and with the charter, code, and other municipal regulations;

(2) The existence of code authority and the correctness of the required citation of code authority following each section; and

(3) Its clarity, simplicity of expression, and absence of possibility of misapplication.

Date: _____

_____
John W. Hartle
City Attorney

Assembly Review

These regulations were presented to the Assembly at its meeting of _____. They were adopted by the Assembly.

Date: _____

_____
Laurie J. Sica, Clerk

Filing with Clerk

I certify, as the clerk of the City and Borough of Juneau, that the following statements are true:

These regulations were accepted for filing by the office of the clerk on the _____ day of _____, _____.

A permanent file of the signed originals of these regulations will be maintained in this office for public inspection.

Effective date: _____.

Date: _____

_____
Laurie J. Sica, Clerk

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Port of Juneau
MEMORANDUM

To: Docks and Harbors Board
From: Gary Gillette, Port Engineer
Date: June 22, 2010
Re: Port Customs and Visitor Center Bid Award

This project consists of construction of pile supported dock infill, two buildings (Visitor Center and Port Customs Building), and a portion of the SeaWalk.

Bids were opened on June 22, 2010. The bid protest period expired at 4:30 p.m. on June 23, 2010. Results of the bid opening are as follows:

North Pacific Erectors, Inc. $8,039,689.00
Dawson Construction, Inc. $8,956,000.00
Trucano Construction Company $9,548,954.00

Engineer's Estimate $7,765,570.00

Funding Source: Marine Passenger Fees, Port Development Fees, State DCCED Grants

Total Project Funds: Approximately: $9,640,000.00
- Construction: $8,039,689.00
- Construction Contingency: Approximately $400,000.00
- Consultant Design: Approximately $600,000.00
- Consultant Contract Administration/Inspection: Approximately: $400,000.00
- CBJ Administrative costs: Approximately: $200,000.00

I recommend award of this project to North Pacific Erectors, Inc., in the total bid amount, for a total award of $8,039,689.00.

Talking Points for Meeting with CBJ's Docks & Harbor's Finance Committee for June 22, 2010
Glenn Haight, Fisheries Development Committee

- FDC April 28, 2010 proposal to Docks & Harbor's board to fund $25,000 for a public cold storage feasibility study was not moved for a vote.
    - At the meeting, one member from the public, Dave Hanna, suggested a feasibility study was not a good use of money.

- FDC met May 4, 2010, to discuss outcome. (See FDC May 4, 2010 Minutes attached.)
    - FDC learned from Mr. Hanna at the meeting he did not oppose the FDC seeking feasibility funds for a cold storage facility.
    - FDC recommended an intensive inquiry of support from the Juneau seafood processing community

- FDC met June 2, 2010 to determine industry support for pursuing feasibility funds for a public cold storage.
    - The FDC determined there was significant support from a bulk of the processing community to continue seeking funds. (See letters of support attached.)
    - Local processors have voiced over $5,000 in local match for the project.
    - The FDC directed a renewed conversation with Docks & Harbor's to demonstrate local commitment and support and seek funding cooperation in the project.

AGENDA
FISHERIES DEVELOPMENT COMMITTEE (FDC)
Monday, May 3, 2010; 6:30 pm
Juneau Economic Development Council Conference Room

I. Call to order/Introduction of guests

Meeting starts at 6:30pm. Present, Chair Jim Becker, Tom Fletcher, Mike Peterson, Brian Holst, Glenn Haight, Stephen Wright (absent)

Guests: Sky Stekoll from City & Borough of Juneau Lands Department, Mike Williams, with Docks & Harbors, Dick Hand, Greg Fisk, Brian Glynn and Dan Teaske from Sportfish Division with F&G gent, Dave Hanna, Len Petersen

II. Agenda and Minutes

Approved.

III. Public participation on non-agenda items

None.

IV. Presentation/Discussion with Sky Stekoll and Brian Glenn, ADF&G about road side fishery opportunity

Brian Glenn started by recommending using city lands for sportfish opportunities.

Stekoll discussed current proposals for the land under the bridge.

City will abandon under bridge property. A few of the issues to look at include –

- Road connections – How will people access it. Do we need more intersections?
- The city shop – It is in poor shape. Perhaps use for boat storage. Could it be a tourist location? It will be vacated this fall.
- Could be part of a sea walk & park – Thoughts are to put a sea walk all around the uplands from the city
- There is the float plane dock. Use for existing purpose, and kayak and other.
- Parking – might need to be part of the existing green park.
- Bridgefront plans are on the web.

Holst asked if there were any environmental concerns? It did not appear so.

Becker asked if a cruiseship dock along the waterfront remained a possibility.

- Williams with Docks & Harbors reported it remains under consideration. The existing area is already narrow, so increased activity is a concern.

M. Peterson mentioned a shoreside fishery was of interest. Is that a possibility with the current plans? Brian G mentioned it is currently used as a shoreline fishery. If folks are

fishing there, it is possible to route commercial traffic just around it. Would like City to consider using waterfront more for road side fisheries.

Brian G fielded a number of questions regarding F&G's role. Sportfish Division does not look closely at roadside fishing specifically. It would be great if the City could head up a publication on addressing roadside fishing in Juneau. They are the best authority given access issues like trespassing. F&G isn't the authority on mapping.. Parking would be an issues and finding spots along the shoreline that are accessible at all tides.

M. Peterson asked Stekoll if it is realistic for a map of CBJ properties that have the potential to be road side fisheries i.e., waterfront properties CBJ owns. Stekoll referred to Heather Marlow with the City to lead that charge.

Hanna offered some ideas about boardwalk ramps further beyond existing downtown shoreline.

Brian G. asked where the potential cruise ship tie up were? Fisk referenced the old fuel dock to the Gold Creek protection zone. The cost to fill the uplands areas was upwards of $25 million. Costs are pretty high.

Becker – lets come back to the next meeting with some real recommendations for how to advance the discussion

V. Questions and Answers

VI. New Business

Cold Storage - Haight provides update on the Docks & Harbors meeting. Cold storage feasibility proposal was not approved for preliminary funding through D&H reserves funds. M. Peterson added additional D&H's concerns included, there was no guarantee it would go on Docks & Harbor's land, D&H staff is already pretty busy, a few members weren't comfortable the project was D&H domain, D&H's might issue a letter of support if FDC wanted to go to the Assembly, and they thought the market should decide if a cold storage was needed.

Mike Williams added funding it solely through D&H was hard to reconcile. Other funding sources would be good. There has been additional scrutiny on how D&H is spending money. There appears to be a need, but where it should go is an important question. When asked, Williams thought D&H would write a letter of support to the Assembly.

Becker offered the project isn't intended to step in the way of private activities

Holst asked if the Chamber be a possibility? Becker provided it isn't something the Chamber normally does.

Becker asked Hand for an opinion. Hand provided he and others are looking at putting together a cold storage near his location in Lemon Creek. As they grow there is a need. In his conversations with other processors, they express interest. When asked of their cost projections, Hand suggested Hanna's facility has a foundation. Building and equipment would run maybe $100,000 to $150,000 to get it up & running. For a 40x60 size building.

Becker provided it isn't FDC's intention to step in the way of the private sector. Would you (Hand) like the FDC to be involved? Hand offered he thinks this stuff gets studied to death. They would like low cost funding to build it. If the FDC can help, that would help.

Holst offers he would like to see the private sector make it happen. There are some sources (ARRA bonds) that are available for this kind of financing. Fisk furthered there are private purpose bonds at 5.5-6%. The city always has available funding. If you go to the city, they are going to want to see a study. If you want the Assembly to approve it, it needs to be comprehensive, used for all and have good analysis behind it. Holst said the bonds need to be accessed quickly. Fisk provided they are under city control by June and then they are turned over to the Alaska Industrial Export & Development Authority.

Haight asks if they have a feasibility study? Hand offers they done some preliminary work. Hip pocket study in effect.

Fletcher asks Holst if JEDC could help with this and if a feasibility study would be needed. JEDC has a business consulting service that will offer technical assistance and likely to access public funds, a feasibility study would be needed.

M. Peterson asks if they are interested in a cold storage if it is not at your place? Hand provided they are growing and need the facility.

Holst asked if Hanna's space will be enough to handle the needs of Juneau. Hand replied they are a secondary processor.

L. Peterson offered a feasibility study makes sense to determine scale and actual need.

Becker asked Hanna & Hand directly if they have a problem with the FDC continuing to work on this? They replied they don't see us at cross purposes.

General discussion over need.

Haight provides a background to guests about the role of the FDC with the cold storage project. Feasibility study in 1998. Gained assembly approval. Shot down the next day by a local processor. Haight doesn't want to see the FDC go through that again if it isn't something the local processing community wants.

Discussion about where to go from here. Haight wants to get all the processors in here to talk about where to go from here. Peterson would like to get some private money and then go to the Assembly for a percentage. Holst said we need to make sure the industry is on board and get it in writing. Williams thought D&Hs wants to work with public and private sector and might have some funds. Fletcher offers frustration regarding having D&H's involved in many of our meetings and been told by D&H to get involved with them. And then to get it shot down when we come with a project is very frustrating.

Becker asked Hand/Hanna, do you want us to stop? No.

L. Peterson provided they would be more willing to contribute into a public cold storage facility feasibility study than one that might go to private hands. M. Peterson suggested reaching out to a number of people. Haight offered to send a formal email to processing sector. L. Peterson suggested a due date and language.

VII. Schedule Next Meeting
Wednesday, June 2, 2010.

VIII. Adjourn
8:20pm

ALASKA GLACIER SEAFOODS INC
"Alaska's Finest"

June 2, 2010

Dear Glenn,

I was disappointed that the Harbor Board decided not to fund the $25,000 to update the 1998 cold storage feasibility plan. From what I have heard they were concerned that there was no industry contribution and that people in support of the effort were not at their meeting. Alaska Glacier supports the study effort. Without an updated study we can't judge whether it is a good idea to build a cold storage or not, and I'm sure the city would not put up the long-term funding needed for the project. We would be willing to contribute to an industry match to go back to the Harbor Board to see if they would reconsider their last action. Five thousand dollars has been suggested as an appropriate amount for us given Alaska Glacier's position in the local industry. We would consider that amount if there was appropriate contribution from others. Our basic feeling is that a cold storage would contribute to business development here. But there are a lot of questions to be asked. How big should it be? How will it be run? Will the city really provide bond funding? We also are concerned that any project like this helps homegrown Juneau businesses. Juneau's processors are basically all local, and I think that is something unique and important. What I don't want to see is this project used to attract some big outside processor to come here and compete with the small and medium size seafood businesses that have grown up here. Thanks for your work on this, and also to the other Fisheries Committee members.

Mike Erickson

P.O. BOX 34363 • JUNEAU, ALASKA 99803 • (907) 790-3590 • Fax: (907) 790-4286

Mr. Jim Becker, Chairman
Juneau Fisheries Development Committee
1108 F Street, Suite 215
Juneau, AK 99802

Dear Mr. Becker and members of the Fisheries Development Committee,

As the owner of a local commercial fishing vessel and a small direct marketing business, I write in strong support a community cold storage in Juneau. I also think an updated feasibility study of the concept should be conducted as the first step in the project.

In my opinion there is a clear need for cold storage here in the capital city. While communities like Craig and Petersburg and Sitka either have had such a facility for years or have recently built them, Juneau continues to lack adequate storage for frozen seafood. As a marketer of frozen-at-sea seafood, I would be one of the business owners who would immediately use a well-planned and well-built cold storage. In my experience, using some of the limited freezers in town can be problematic. Space is not always available, or is sometimes inconvenient and unpredictable to access. In some cases, I have had to use facilities that are unsafe due to improper and slippery flooring, dangerous access to upper storage levels and inadequate lighting. I would welcome the opportunity to use a safer, more reliable public cold storage. Certainly, I am more than willing to pay a reasonable fee for use of such a facility.

In addition to being useful to small operations such as mine, I agree with preliminary analysis that a public cold storage would be well used by the larger local processors. I believe this project will result in more seafood deliveries to Juneau, resulting in greater shared Fisheries Business Tax revenues.

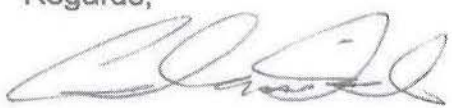
Furthermore, what is important about a public cold storage is that the facility will benefit the entire seafood sector of the Juneau economy. If an operating plan is developed that includes usability for direct marketers and larger processing businesses, both of whom have demonstrable needs for cold storage, everyone wins. Perpetuating the status quo results in continued lack of capacity, inconsistent access,

Finally, I think it makes good sense to update the 12-year old feasibility study prior to making site and design decisions. It's a good idea to ensure that municipal decision makers and eventual designers of this facility have a clear understanding of the details

involved. Specific knowledge gained up front will lead to a more user-friendly and widely accepted facility as a finished project.

Thank you very much for considering my thoughts about this. I hope to be the first to store my high value, locally produced seafood products in a Juneau Community Cold Storage facility!

Regards,



Ian Fisk
F/V Morgan Anne, co-owner
Primo Prawns, owner

From Taku River Reds – a local salmon direct marketer

From: Heather Hardcastle [mailto:salmongal@mac.com]
Sent: Wednesday, June 09, 2010 12:25 PM
To: Glenn Haight
Cc: Len Peterson
Subject: Re: Update: FDC Action on Cold Storage Project

Hi Glenn,

We appreciate your update. Thank you. We will at least draft a letter of support by the June 22nd meeting. We will be out fishing on that day but would like to show our support for this effort. We apologize that none of us were able to make the last meeting; we've been spending as much time as we can in Taku Harbor before the season begins (and getting out during this spectacular spring!).

Thanks again,
Heather

On Jun 9, 2010, at 9:05 AM, Glenn Haight wrote:

Good morning,

The FDC asked me to update everyone on our June 2 meeting regarding the feasibility study for a Juneau public cold storage. During the meeting we were joined by a number of folks from the Juneau seafood community. Many thanks to those who attended and offered their input. We also received letters of comment and interest from a number of you.

At this time, there appears to be strong support for continuing our effort to obtain funding. Most significantly perhaps is the offer by Alaska Glacier to match up to $5,000 for the study.

I was asked to re-engage Docks & Harbor. I've asked for a slot on the D&H's finance committee for June 22. I will provide them with all letters of support and/or comment, and all commitments from the seafood community up to that point.

As that time approaches, the FDC continues to seek input from the seafood community and additional offers for financial support. If you would like to contribute to fund the study, please let me know. Any amount demonstrates a show of support. Further, if you can attend the finance committee meeting or talk with your neighborhood Docks & Harbors board member that would helpful.

Thanks all for your support. Please call me if you have any questions, concerns, or direction in this matter.
Glenn
796-6046

From Primo Prawns - direct market fisherman

From: Ian Fisk [mailto:fiskarnorth@gmail.com]
Sent: Wednesday, June 09, 2010 3:29 PM
To: Glenn Haight
Subject: Re: Update: FDC Action on Cold Storage Project

Hi Glenn - thanks for continuing to work on this project. I'll put up $200. To whom should I write the check? I doubt I'll be able to attend the next meeting, as we're expecting our first kid any day, and the tendering contract starts next week. I think this small financial contribution and my support letter is all I can do for the time being.

I'll see you around. Thanks again.

Ian

On Wed, Jun 9, 2010 at 9:05 AM, Glenn Haight <gehaight@alaska.edu> wrote:

Good morning,

The FDC asked me to update everyone on our June 2 meeting regarding the feasibility study for a Juneau public cold storage. During the meeting we were joined by a number of folks from the Juneau seafood community. Many thanks to those who attended and offered their input. We also received letters of comment and interest from a number of you.

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Thanks all for your support. Please call me if you have any questions, concerns, or direction in this matter.

Glenn

796-6046

From Northern Keta – local seafood processor

From: Elisabeth Babich [mailto:caviar@alaska.net]
Sent: Tuesday, June 01, 2010 8:45 AM
To: 'Glenn Haight'
Subject: AW: REMINDER: FDC Action on Cold Storage Project

I am FOR it. We are leaving for a longlining halibut trip tomorrow so I can't attend and I am sorry.
Sissi

Von: Glenn Haight [mailto:gehaight@alaska.edu]
Gesendet: Tuesday, June 01, 2010 8:24 AM
An: Heather Hardcastle; Kirk Hardcastle; Len Peterson; Ian Fisk; caviar@alaska.net; seafa@gci.net; jerrysmeats@acsalaska.net; roy@selectakcatch.com; mike@alaskaglacierseafoods.com; jim@alaskaglacierseafoods.com; Eric Norman; hank@icystraitseafoods.com; steve@alaskatrollcaught.com; Greg Fisk; John Stone; Joe Mehrkens; Chris McDowell; horsts@gci.net; michael.williams@alaska.gov; alaska seafood company; usag@alaska.net; ata@gci.net; eric_prestegard@dipac.net; j-s.kohlhase@att.net; mark_stopha@yahoo.com
Cc: Jim Becker; bholst@jedc.org; Thomas Fletcher; kodiak5984@gci.net; Mike Peterson
Betreff: REMINDER: FDC Action on Cold Storage Project

Dear all,

Just a reminder the Fisheries Development Committee meeting remains set for tomorrow evening, June 2 @ 6:30pm at the JEDC conference room. JEDC is on Willoughby across from Foodland.

Attached please find the agenda. We have the proposed cold storage facility feasibility study on the agenda. It will be helpful to hear from as many of you as possible on this proposal – either for or against.

Thanks,
Glenn

PO Box 21203 Juneau, AK 99802
Ph 360.734.8175 Fx 360.734.2203

hank@icystraitseafoods.com

June 2, 2010

Mr. Glenn Haight
1108 F Street, Suite 215
Juneau, AK 99802.

Dear Glenn,

I would like to thank you and the Fisheries Development committee for the time and effort you have spent to date organizing meetings and discussing the merits of a cold storage in Juneau, either public or private. I have very good memories of the time I spent at Juneau Cold Storage in the late 70's and early 80's up until it closed. I think a cold storage facility would be good for the community if it could generate enough revenue to be profitable. Other communities in Southeast have built cold storages and I think that after a few years of operation the major processors in the community turned out to be the only viable tenants. Juneau has the benefit of having the fishing industry and in addition, possibly the cruise industry as tenants. Bellingham Cold Storage stores both fresh and frozen food for the cruise ships. How much potential business is available in provisioning the cruise ships is unknown.

Taku Fisheries/Icy Strait Seafoods presently has 400,000 pounds of cold storage capacity. As I discussed with you earlier this year, we export several million pounds of frozen, headed and gutted salmon overseas. We ship the majority of the frozen salmon to Bellingham Cold Storage and then over a period of several months load export containers and ship to overseas customers. If we stored 1,000,000 pounds in Juneau and shipped directly from Juneau instead of shipping to Bellingham Cold Storage first we would save $.05 per pound or $50,000. That would be good for us but it would only provide cold storage revenue for 1-3 months for a new cold storage entity in Juneau. We also discussed moving our winter time filleting and portioning business to Juneau, presently about 600,000 pounds on a headed and gutted basis. Moving the filleting and portioning is a long term plan to provide more stable, year round employment at the Taku plant in Juneau. However with the present cold storage capacity of 400,000 pounds on site, we would not be able to commit poundage to a new cold storage entity for the short term future until the portioning business grows.

If you would like to discuss further or have any questions, please call me at 907-738-1607 or 360-734-8175.

Sincerely,

Hank Baumgart
Taku Fisheries/Icy Strait Seafoods

Roy McLeod

From: John Stone
Sent: Wednesday, June 09, 2010 1:06 PM
To: Glenn Haight
Cc: Jim Becker; Mike Peterson; Roy McLeod; Eric Kueffner (ekueffner@faulknerbanfield.com); Jim Preston
Subject: RE: Presentation for Finance committee on June 22?

Yes.

I will have Roy put you on the agenda. Eric is the Chair. Get us any packet stuff by end of next week.

John

From: Glenn Haight [mailto:gehaight@alaska.edu]
Sent: Wednesday, June 09, 2010 8:57 AM
To: John Stone
Cc: Jim Becker; Mike Peterson
Subject: Presentation for Finance committee on June 22?

Hi John,

May I ask to have a spot on the agenda at the Docks & Harbor's finance committee on June 22? I'd be happy to put this directly to the chair of the committee if you'd prefer.

I've been asked by the Fisheries Development Committee to reengage and update Docks & Harbors on our most recent findings regarding the cold storage facility feasibility study, including a substantial funding commitment from a local seafood processor.

If I can offer any further information, please let me know.

Thanks,
Glenn
796-6046

City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Port of Juneau

To: Mayor Botelho
CC: Rod Swope, City Manager
From: Jim Preston, Docks and Harbors Board Chair
Date: June 10, 2010
Re: GO Bond for Douglas Harbor Dredge Material Disposal

At the June 7 meeting, Assembly 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. The Docks and Harbors Board intends to discuss this matter at its June 24 meeting. Recognizing that timelines are short, I want to give you a heads up that I expect the Board will most likely formally request the Assembly consider a GO bond on the ballot. I also want to offer our assistance in the interim if it will help with your consideration of the request.

As you know, we began the permit process for the harbor rebuild in 2006. At that time, we anticipated the harbor would be rebuilt by 2009 at the latest. This was deemed one of the Board's highest priorities. The moorage and electrical system is approaching 50 years old and well beyond its design life.

Part of the rebuild plan called for dredging the harbor basin to re-establish its design depth. We did not anticipate this would be problematic since CBJ and the Corps of Engineers dredged nearby portions of the harbor basin in 1999 and 2002 in the same manner. However, mostly due to changes in regulatory policies over the intervening years, the permit agencies have deemed that some of the materials from Douglas Harbor are considered unsuitable for in-water disposal. As it currently stands, EPA, and possibly other federal regulatory agencies, are not comfortable with in-water disposal unless CBJ can demonstrate minimal or no risk to the public and the environment.

In an effort to move forward, we are pursing multiple strategies. We are working with Alaska's Congressional delegation on funding and authorization in the next Water Resources Development Act. We view this as a long term option and

would not expect action by the Corps for a few years at the earliest. It is unlikely the moorage floats would remain serviceable until this option is realized.

We have also spent considerable effort trying to find a local disposal solution for the problematic spoils. The most promising alternatives involve barging sediments to create a confined disposal near tideline. Preliminary estimates for this work run about $3.0 to 3.5 million. We had budgeted about $900,000 for the disposal work, leaving us about $2 to $2.5 million short. We would anticipate a revenue bond request in this amount and will have a more refined cost estimate in July.

We are also looking at what it would take to perform the risk assessment recommended by EPA. In that regard, we are working with the Corps on a screening level assessment to see if this is an avenue worth pursuing. After spending several hundred thousand dollars to date on permit studies, we are somewhat hesitant to jump into another expensive round of studies without some assurance that it will further our cause. In any event, we are trying to get answers before Assembly deadline for action on the ballot question. If the assessment looks good, we may be able to avoid the need for additional monies and the bond question.

We sincerely appreciate any help the Assembly may be able to offer.

Call me at 321-2288 if you have questions.

P | N | D

ENGINEERS, INC.

June 23, 2010

PND 10J052

John Stone, P.E.
Port Director
CBJ Docks & Harbors Department
155 South Seward Street
Juneau, Alaska 99801

Subject: Downtown Cruise Ship Docks
Preliminary Engineering Services

Dear Mr. Stone:

PND is pleased to provide this proposal for preliminary engineering services on the Downtown Cruise Ship Docks project. We have been working with the CBJ Docks and Harbors Department on the planning of this project for many years. The intent of this proposal is to conduct site surveys and perform several specific engineering studies necessary to confirm the final scope of facility improvements. To accomplish this, PND has enlisted several other local engineering firms to assist with the work. Those firms include: Haight and Associates (electrical service), R&M Engineering (surveying), and Carson and Dorn (sewer service). The collective work conducted by these firms will allow the CBJ to move forward rapidly with the final design and permitting phases of the project.

The following budgets are proposed on a T&M basis to allow some flexibility to address issues and concerns as they arise during the studies.

Tasks and Estimated Budgets

Task	Firm	Budget
1. Perform hydrographic survey of complete offshore development area from Lightering Float/Wings of Alaska to Franklin Street Dock extending 400' offshore of existing facilities.	R&M	$40,000
2. Prepare basemap of immediate waterfront dock areas fronting the project from available prior site survey information. Perform limited topographic surveys to fill in areas lacking data. Merge R&M hydrographic survey data into overall basemap.	PND	$35,000
3. Meet with NWCA, CLAA, CBJ D&H and other stakeholders to discuss proposed concept Plan 16B and other specific facility needs and options to satisfy cruise ship operations. Develop written design criteria for each major element of the project based on user input.	PND	$10,000
4. Perform electrical service study with AELP input to determine feasibility of connecting ship to shore power at each proposed berth.	H&A	$25,000
5. Perform sewer service study with CBJ Wastewater input to determine feasibility of discharging ship wastewater streams to CBJ treatment plant.	CDI	$35,000

6. Prepare schematic level design layouts using new survey data for two floating berths, mooring and breasting dolphins, transfer bridges, gangways, catwalks, small vessel moorage.	PND	$75,000
7. Update cost estimates based on schematic designs. Assess concrete vs. steel pontoon costs.	PND	$10,000
8. Prepare geotechnical and geophysical investigation plan based on schematic design layouts. Prepare cost proposal from competing drilling, barge and geophysical companies to conduct the field investigation per the plan.	PND	$20,000
Total Estimated T&M Budget	**All**	**$250,000**

This work will be performed on a T&M basis utilizing 2010 Standard Billing Rates for all firms. All third party and reimbursable expenses to PND shall include 10% administrative markup. We will not exceed the total contract amount without the CBJ's written authorization. Thank you for reviewing our proposal and please contact me with any modifications you feel are necessary to better serve your immediate needs. We look forward to proceeding with this work with the goal of completing it within 90 days of receiving NTP. Feel free to contact me if you have any further questions regarding these matters.

Sincerely,
PND Engineers, Inc. | Juneau Office

Dick Somerville, P.E.
Vice President

Appendix B – Draft Memorandum of Agreement Between CBJ Manager's Office and Docks & Harbors Board

Deleted: Parking Management Authority

DATE:

TO: File

FROM: Docks & Harbors Board

SUBJECT: Memorandum of Agreement Between CBJ Manager's Office and Docks & Harbors Board

Deleted: Parking Management Authority

This memorandum describes the parking management agreement between the Docks & Harbors Board and the City and Borough of Juneau Manager's Office. Notwithstanding the provisions of CBJ 85.10.050(k), the Docks & Harbors Board recognizes that management of neighboring parking facilities must be coordinated in order to ensure that management efforts are not counter-productive between facilities.

Deleted: agencies involved in managing and enforcing parking managing public parking.

The Docks & Harbors Board requests and agrees to the following delegation of parking management authority:

1) The Marine Park deck-over at the Steamship Wharf will be managed by Docks & Harbors during the cruise season; if it is opened for use as public parking in the off-season, it will be managed by the CBJ Manager's Office.

Deleted: in accordance with the recommendations of the CBJ's parking management authority.

2) Modifications to the Admiral Way parking area, planned for the fall of 2011, will eliminate all public parking in this facility during the cruise season in favor of increased "B" Zone loading spaces managed by Docks & Harbors. In the off-season, these "B" Zone spaces will revert to public parking and will be managed in accordance with the recommendations of the CBJ Manager's Office.

Deleted: 's

Deleted: parking management authority.¶

3) Modifications to the People's Wharf parking lot, Cruise Ship Terminal, and Columbia lot, planned for the fall of 2011 and 2012, will reconfigure the entire parking and staging area surrounding the Cruise Ship Terminal. Once final design is completed, Docks and Harbors and the CBJ Manager's Office will determine who will manage the public parking.

Deleted: The People's Wharf parking lot is currently managed as on-street parking (1-hour, JPD enforcement); four on-street parking spaces and two taxi loading zones also exist in this area. The Docks & Harbors Board requests that management of the People's Wharf parking lot be transferred to Docks & Harbors in the near future, prior to the installation of on-street multi-space parking meters, so that the entire area around the Cruise Ship Terminal is managed in a uniform manner by a single agency. This area is distant enough from other CBJ-managed parking facilities that retaining one-hour parking limits with no fee is unlikely to impact parking facilities managed by other CBJ agencies.¶

4) Changes to parking time limits and/or rates at either CBJ-managed or Docks & Harbors-managed public parking facilities will be discussed by the CBJ Manager's Office and the Docks & Harbors Board whenever such changes are proposed for facilities within a ½ mile radius of public parking facilities managed by the other agency. This discussion will not be binding, and either agency may make changes as they see fit within their own facilities; the purpose of this

Deleted: parking management authority

discussion is to ensure that parking management styles do not have unintended consequences to other facilities.

Jim Peterson, Chair
Docks & Harbors Board

Kim Kiefer
Deputy City Manager

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility - Phase I	Construction	Complete 8/20/09	Trucano	Completing final close out
Conveyance - ADNR Land - Facility	Submitted	Spring 2010		Awaiting action from DNR
Conveyance - ADNR Land - Mitigation	Submitted	Spring 2010		Awaiting action from DNR
Auke Bay Loading Facility - Phase II				
TIGER Grant Application	Awarded	Feb 17, 2010		Awaiting Assembly approval of grant
Douglas Floating Breakwater Installation	Hold	Fall 2010	TBD	Corps will install
Old Douglas Harbor Reconstruction	Hold			
Permitting	Hold	Spring 2010	PND	Awaiting EPA Response
Final Engineering and Design	Design	Spring 2010	PND	Hold for permit
Statter Harbor Improvements				
EA Process	In Progress	Spring 2010	PND	Developing plan for completing EA
Conveyance - DNR Property at Glacier	In Progress	Spring 2010		Survey in progress
Conveyance - DNR Tideland	In Progress	Spring 2010		Application Submitted
Acquisition - Lehnhart Property	Complete	Spring 2010		Awaiting owners to move out
Acquisition - Park Property	In Progress	Spring 2010		Need Assembly resolution
Permitting	Hold	Spring 2010	PND	Awaiting EA completion
Final Engineering and Design	Hold	Summer 2010	PND	Awaiting EA completion
Begin Construction		Spring 2011	TBD	Awaiting fulll funding
Municipal Harbor Matching Grant	Application	July 15, 2010	PND	Preparing application for $2.9M
Cruise Ship Dock Reconfiguration/Repair	Hold		PND	Awaiting Assembly approval
Port-Customs-Visitor Center Project	Bidding	April 21, 2010	JYL Architects	Awaiting Assembly approval of bid
Port Repair and Major Maintenance				
Transfer Bridge Maintenance	Hold		PND	Awaiting Inspection Report
Transfer Bridge Inspection	In Progress	Apr 27, 2009	PND	Awaiting report
Cathodic Protection	Design	Summer 2010	Norton Corrosion	Joint with Engineering (parking garage)
Harbor Upland Improvements	Construction	Spring 2010	Admiralty Const.	Ready to begin
North Douglas Boarding Float	Complete	June 15, 2010	Moeser	Alpine Lumber & Building Products
Installation	In Progress		Harbor Staff	
Aurora Harbor Reconfiguration	Planning	Spring 2010	PND	Concept plans in progress
Municipal Harbor Matching Grant	Application	July 15, 2010	PND	Preparing application for $2M
Taku Fisheries Dock Expansion	Planning	Spriing 2010	PND	
Miscellaneous - Small Projects				
Norway Point Net Float	Design	Plans Complete		No funds to construct - Est. $50K+/-
Archie Van Winkle Memorial	In Progress			Transfer to City
Vendor Booths	Complete	June 7, 2010	Silverbow	Installed by Port Staff

6/22/2010