

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, March 25, 2010

- I. Call to Order (7:00 p.m. at the CBJ Assembly Chambers.)
- II. Roll (Donek, Etheridge, Jardell, Jebe, Kueffner, Mehrkens, Preston, Williams and Wostmann).
- III. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

- IV. Approval of Previous Meeting Minutes.

MOTION: TO APPROVE THE MINUTES FROM THE FEBRUARY 25, 2010 REGULAR BOARD MEETING AS PRESENTED OR AMENDED.

- V. Public Participation on Non-Agenda Items (not to exceed 5 minutes per person, or twenty minutes total time).
- VI. Items for Action.

- 1. Amendment to Docks and Harbors Regulation – Storage Fee Discount for Reserved Moorage Patrons
Presentation by the Operations Chair

Public Comment

MOTION: TO PROPOSE AN AMENDMENT TO THE HARBORS FEE REGULATIONS ADDRESSING STORAGE FEE DISCOUNTS FOR RESERVED MOORAGE PATRONS, TO HOLD PUBLIC HEARINGS AT THE APRIL 27, 2010 FINANCE COMMITTEE MEETING AND THE APRIL 29, 2010 REGULAR BOARD MEETING AND TO TAKE FINAL ACTION ON THE AMENDMENT IMMEDIATELY AFTER THE PUBLIC HEARING AT THE APRIL 29 REGULAR BOARD MEETING AND ASK UNANIMOUS CONSENT.

Board Discussion/Action

- 2. Transfer Request Closing Out Three CIP Projects
Presentation by the Port Engineer

Public Comment

MOTION: TO RECOMMEND TO THE ASSEMBLY THE APPROVAL OF A TRANSFER OF \$285,000 FROM CIP's 354-73, 354-80, AND 354-94 TO CIP 354-95 DOWNTOWN CRUISE SHIP BERTH ENHANCEMENT AND ASK UNANIMOUS CONSENT.

Board Discussion/Action

3. PND Contract Amendment for Upland Improvements
Presentation by CIP Chair

Public Comment

MOTION: TO APPROVE AN AMENDMENT TO AN EXISTING PND CONTRACT TO PERFORM CONSTRUCTION SERVICES FOR DOUGLAS, HARRIS, AURORA, AND STATTER HARBORS UPLAND IMPROVEMENTS IN THE AMOUNT OF \$33,543.00.

Board Discussion/Action

4. Minor FY 11/12 Budget Adjustments
Presentation by the Finance Chair

Public Comment

MOTION: THAT THE BOARD ADOPT THE AMENDED FY 11/12 BUDGET AS PRESENTED.

Board Discussion/Action

5. Fisheries Development Committee Proposal for Cold Storage Facility
Presentation by the Finance Chair

Public Comment

MOTION: TO BE DEVELOPED AT THE MEETING

Board Discussion/Action

6. Amendments to Docks and Harbors Regulation – Waterfront Permit Sales “Actively Sell” Requirement
Presentation by the Finance Chair

Public Comment

MOTION: TO PROPOSE AN AMENDMENT TO THE PORT FEE REGULATIONS DELETING THE “ACTIVELY SELL” REQUIREMENT, TO HOLD PUBLIC HEARINGS AT THE APRIL 27, 2010 FINANCE COMMITTEE MEETING AND THE MAY 25, 2010 FINANCE COMMITTEE MEETING AND THE MAY 27, 2010 REGULAR BOARD MEETING , AND TO TAKE FINAL ACTION ON THE AMENDMENT IMMEDIATELY AFTER THE PUBLIC HEARING AT THE MAY 27, 2010 REGULAR BOARD MEETING AND ASK UNANIMOUS CONSENT.

Board Discussion/Action

VII. Items for Information/Discussion.

VIII. Committee and Board Member Reports

1. Operations Committee Meeting – March 16, 2010
2. CIP/Planning Committee Meeting – March 18, 2010
3. Finance Committee Meeting– March 23, 2010

IX. Administrative Officer's Report.

X. Port Engineer's Report

XI. Harbormaster's Report

XII. Port Director's Report.

XIII. Committee Administrative Matters

1. Operations Committee Meeting – April 20, 2010
2. CIP/Planning Committee Meeting – April 22, 2010
3. Finance Committee Meeting– April 27, 2010
4. Board Meeting – April 29, 2010

XIV. Adjournment

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

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, February 25, 2010

I. Call to Order.

Mr. Williams called the Regular Board Meeting to order at 7:16 p.m. in the CBJ Assembly Chambers.

II. Roll Call.

The following members were present: Mr. Jardell, Ms. Jebe, Mr. Kueffner, and Mr. Williams.

The following member was in attendance via teleconference: Mr. Wostmann.

The following members were absent: Mr. Etheridge, Mr. Preston and Mr. Mehrkens.

Also present were the following: Mr. Stone – Port Director, Mr. Gillette – Port Engineer, Mr. McLeod – Administrative Officer, Mr. Benner – Harbormaster and Ms. Hood – Parks & Rec. Liaison.

III. Approval of Agenda.

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

The motion passed without objection.

IV. Approval of Previous Meeting Minutes.

MOTION by Ms. Jebe: TO ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM THE REGULAR BOARD MEETING HELD ON JANUARY 28, 2010 AS PRESENTED AND THE SPECIAL BOARD MEETING HELD ON FEBRUARY 16, 2010 AS PRESENTED.

The motion passed without objection.

V. Public Participation on Non-Agenda Items.

Dennis Harris - 544 W. 12th Street, Juneau AK. 99801

Mr. Harris came to the meeting to talk about B-zone permits at the Port. He drives a taxi for Juneau Taxi and Tours and enjoys giving taxi tours. He was concerned about the few designated taxi parking spaces in the Port and he would like B-zone permits to be available to taxi companies. B-zone parking permits are currently only available for purchase by Tour companies or Tour Brokers. He feels the taxi companies are being discriminated against when it comes to parking space availability. He would like the Board to amend the regulations for Tour B-zone permits to be available for purchase by taxi cab operators and companies and he is more than happy to pay for the privilege. Mr. Harris provided a copy of a proposed regulation.

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V. Public Participation on Non-Agenda Items(continued).

Mr. Jardell said he did not want the taxi companies to be discriminated against. There are designated taxi parking spaces elsewhere in the Port that are not available to other vehicles. Tour Brokers pay a lot of money for their booths and the privilege to purchase a B-zone permit and there are reasons the parking at the Port is set up like it is.

Mr. Harris said he felt the number of spaces provided for taxis is not sufficient for the number of taxi-cabs operating.

Mr. Williams said the best way to give this item the attention it deserves would be to add it as an agenda item to the next Docks & Harbors Operations Committee meeting on March 16th, 2010.

VI. Items for Action.

1. Amendment to Docks and Harbors Regulation – Passenger for Hire.

Mr. Kueffner said this is an attempt to make the Passenger for Hire fees equitable among the passenger vessels doing business from the Intermediate Vessel Float (IVF) and the Marine Park Lightering Float as well as other CBJ facilities.

MOTION by Mr. Jardell: TO ADOPT AN AMENDMENT TO THE PORT FEE REGULATIONS ADDRESSING PASSENGER FOR HIRE CHARGES AND FORWARD TO THE CBJ ASSEMBLY FOR APPROVAL AND ASK UNANIMOUS CONSENT.

The Motion Passed without objection.

2. Amendment to Docks and Harbors Regulation – Residence Surcharge.

Mr. Kueffner said this amendment would take into account vessels with numerous on-board residents. The regulation would require vessels with more than four residents to pay an additional fee of \$23 for each resident above four. The regulation is intended to provide equity in the residence surcharge and was brought about from certain vessels being used as boarding houses.

Mike Dobson – Aurora Harbor Resident, C-float # 14.

Mr. Dobson said although he was not effected by the live aboard rate increase, he was curious about how the Harbor Department arrived at the monthly fees they charge live aboard residents. He compared the fees a residential customer would pay for utilities to the Harbor liveaboard fees and was unable to come up with an equitable comparison of fees. He did suggest covering the harbor dumpsters could save the Harbor Department money because it would eliminate water weight that the department is currently paying for.

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VI. Items for action (continued).

Mr. Jardell thanked Mr. Dobson for taking the time to come and voice his opinion to the Board and to give the Board a different perspective. He also added there were other expenses associated with liveaboards in the harbor that go beyond the water consumption, garbage disposal, and snow removal. There is more wear and tear on the floats with increased traffic and extra liability insurance provided by the City just to allow liveaboards in the Harbor.

Mr. Kueffner said the liveboard fee has never been a two for one correspondence. The exact expense to allow liveaboards in the harbor has never been completely determined. We do know the Harbor Department recoups only a portion of these expenses.

MOTION by Ms. Jebe: TO ADOPT AN AMENDMENT TO THE PORT FEE REGULATION ADDRESSING RESIDENCE SURCHARGES AND FORWARD TO THE CBJ ASSEMBLY FOR APPROVAL AND ASK UNANIMOUS CONSENT.

The Motion Passed without objection.

3. Purchase of Lot 4, USS 2664 for the Statter Harbor Launch Ramp Project.

Mr. Williams said the CIP/Planning Committee has completed negotiations to purchase Lot4, USS 2664 at 11755 Glacier Highway. After prolonged discussions with the owners, we have arrived at an agreed upon price of \$630,000. The Committee recommends the Board approve the purchase and direct the Port Director to undertake actions to obtain Assembly approval.

Mr. Wostmann said originally the City assessor had some questions about the original appraisal and we were going to resolve those. He asked if that had been taken care of.

Mr. Stone said they met with the City assessor and those questions had been resolved. The property is situated such that if we were to build the Auke Bay launch Ramp facility, we would cut off the owner's water access and view and they would need to be compensated in some way. We would have to put up about a ten foot retaining wall in their backyard and by purchasing this property we will reduce our fill footprint because it has already been filled. This purchase will help move along the Environmental Assessment as well as the project permitting process.

Mr. Kueffner said in the agenda this item is listed as an item to be discussed in Executive Session and he did not feel that was necessary for a motion.

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VI. Items for action (continued)

MOTION by Mr. Wostmann: TO AUTHORIZE THE PORT DIRECTOR TO ENTER INTO AN AGREEMENT TO PURCHASE LOT 4, USS 2664 AT 11755 GLACIER HIGHWAY IN THE AMOUNT OF \$630,000 FROM GARY AND NANCY LEHNHART. THE SALE IS CONTINGENT UPON SATISFACTORY COMPLETION OF A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT, REVIEW BY THE CBJ PLANNING COMMISSION, AND APPROVAL BY THE CBJ ASSEMBLY AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

VII. Items for Information/Discussion.

There were none.

VIII. Committee and Board Member Reports.

1. Operations Committee Meeting- February 16, 2010.

Ms. Jebe said items for information at the OPS Committee were: signage at the Hortons parking lot, the Rotary flag poles, grid repairs in Harris Harbor, the Rotary Boat show in March, and the update of the Statter Harbor Launch ramp project. May 7th will be Harbor appreciation day and there will be a BBQ at the Aurora Harbor Office.

2. CIP/Planning Committee Meeting – February 18, 2010.

Mr. Williams said the CIP Committee discussed the following issues: The Lenhart property purchase and the Douglas Boat Harbor. There will be a meeting March 5th at 9:00 a.m. at the Federal building on the 4th floor with various agencies and the Port Director. We would like two Harbor Board Members to also attend this meeting

Mr. Stone said the meeting will be three hours long and hopefully we will get close to a resolution to the Douglas Harbor project. The EPA's factual basis for their objection to the dredging is due tomorrow. Their main objection is the lower level of soil will cause bio-accumulation of mercury which will effect the fish in the channel that Juneau residents will end up eating. We are also looking at what it would take to put the final layer of dredge spoils in a landfill. He said eventually what is going to happen is the main issue will be the human health part of the equation. We have dumped Douglas Harbor dredge spoils at the same site twice and the new dredge spoils will not be much different. He does not want to transport the spoils somewhere by truck; that method does not make sense.

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VIII. Committee and Board Member Reports (continued).

3. Finance Committee Meeting – January 26, 2010.

Mr. Kueffner said all items discussed at the Finance Committee are on the Regular Board Agenda.

IX. Parks & Rec. Liaison Report.

Ms. Hood asked if we received State or Federal funding for Port improvements could these funds be used to pay for the extra expense of disposing of dredge spoils from the Douglas Harbor project.

Mr. Stone said Port funds must be used strictly for cruise ship and cruise ship passenger related projects.

Ms. Hood asked if she could get a complete meeting packet provided when she comes to the meetings. Her email is not very reliable.

X. Administrative Officer's Report.

There was none.

XI. Port Engineer's Report.

Mr. Gillette said his report was in the packet. We have awarded the bid for the North Douglas Ramp Floats. We may use the old floats for net floats in Statter Harbor.

XII. Harbor Master's Report.

Mr. Benner said we have scheduled an impound vessel auction for March 29, 2010 starting at 9:00a.m.

XIII. Port Director's Report.

There was none.

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XIV. Committee Administrative Matters.

A. Meeting Calendar for March 2010.

Operations Committee Meeting – March 16, 2010

5:00 p.m. at the Aurora Harbor Office

CIP/Planning Committee Meeting – March 18, 2010

5:00 p.m. in the CBJ Assembly Chambers

Finance Committee Meeting – March 23, 2010

5:00 p.m. at the CBJ Meeting Room #224

Regular Board Meeting – March 25, 2010

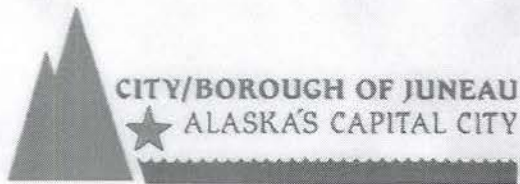
7:00 p.m. at the CBJ Assembly Chambers

XV. Adjournment.

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

The motion passed without objection.

The Regular Board Meeting was adjourned at 8:26 p.m.



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

Port of Juneau

To: Docks and Harbor Patrons
CC:
From: John M. Stone, P.E. Port Director
Date: March 26, 2010
Re: Storage Fee Discount for Reserved Moorage Holders

Under the authority of CBJ Ordinance Titles 01 and 85, the Docks and Harbors Board is proposing an amendment to the fees and charges regulations set out in 05 CBJAC 20.

The Board is proposing to revise 05 CBJ 20.130 Storage Fees to provide a discount to persons holding reserved moorage. These persons would pay a discounted rate of \$0.25 per square foot per month on one personal item up to 200 square feet. This discounted rate is $\frac{1}{2}$ of the standard storage rate, which is \$.50 per square foot per month or portion thereof. This discount is limited to one item. Reserved moorage holders storing additional items would pay the standard rate on the additional items.

This action is being taken as part of the Board's plan to improve management of the small boat harbor uplands. In the past, persons could store unlimited items in the harbor uplands. Now, stall holders can only obtain parking permits for their primary transportation vehicles. Furthermore, stall holders storing additional items in the uplands must pay storage fees and comply with harbor storage policies. The Board recognizes this is a big change for some of our stall holders and is proposing this change to help ease the transition to more active management of the harbor uplands.

Copies of the proposed regulation are available at the Port Office, the Aurora Harbor Office, or the Statter Harbor Office and on the web at www.juneau.org/harbors/. The Board is accepting public comment until 4:30 pm on April 29, 2010. Two public hearings are scheduled: April 20, 2010 at 5:00 pm at the Aurora Harbor Office and April 29, 2010 at 7:00 pm in the Assembly Chambers. The Board intends to take final action on the regulations immediately after the April 29 hearing.

This action is not expected to cause an increased appropriation of general funds by the municipality.

Call 907-586-0292 if you need more information.

A REGULATION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Adoption of Title 05, Chapter 20

Fees and Charges

Docks and Harbors Small Boat Harbor Fees and Charges

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 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. Adoption of Regulations. The City and Borough of Juneau Administrative Code is amended by the adoption of new regulations in Title 05, Chapter 20, reading as follows:

City and Borough of Juneau Administrative Code

Title 05: Docks and Harbors

Chapter 20: Fees and Charges

Repeal 05 CBJAC 20.130 and readopt to read:

05 CBJAC 20.130 Storage Fees.

A person may apply to the Harbormaster for use of long-term storage space in designated areas. Except as provided herein, the fee for use of this space is \$.50 per square foot per calendar month, or portion thereof. A person who maintains a reserved moorage assignment may store one personal item of up to 200 square feet for \$.25 per square foot per calendar month, or portion thereof. The Harbormaster is authorized to issue permits and develop written procedures to implement this section.

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: , 2010

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

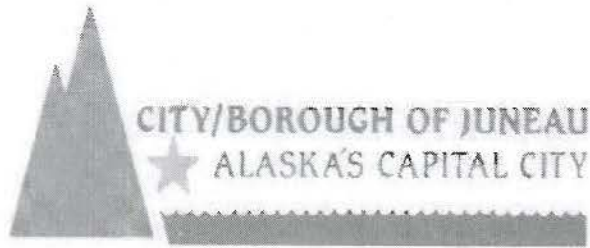
Filing with Clerk

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

1. These regulations were accepted for filing by the office of the clerk at ____:____ a.m./p.m. on the ____ day of _____, _____.
2. After signing I will immediately deliver or cause to be delivered copies of this regulation to the attorney and the director of libraries.
3. A permanent file of the signed originals of these regulations will be maintained in this office for public inspection.
4. Effective date: _____.

Date: _____

Laurie J. Sica, Clerk



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

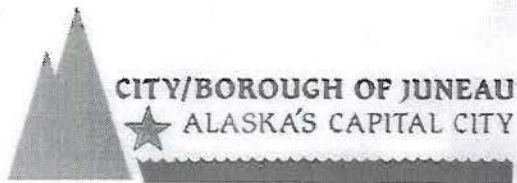
Port of Juneau MEMORANDUM

To: Harbor Board
From: Gary Gillette, Port Engineer
Date: March 23, 2010
Re: Transfer Requests

The following projects have been completed and need to be closed out. The remaining funds which primarily were received from Marine Passenger Fees, Port Funds, and Port Development Fees are proposed to be to the Downtown Cruise Ship Berth Enhancement fund as shown the in following table.

From Account	Project	Amount	Source
H354-73	Ferry Dock Wharf Widening	\$50,124	Marine Passenger, Port Funds, Dock Funds
H354-80	S. Ferry Terminal Wharf Extension	\$203,043	Port Funds, Port Development Fees
H354-94	IVF Float Stabilization	\$32,280	Port Development Fees, Docks 531
To Account	Project	Amount	
H354-95	Downtown Cruise Ship Berth Enhancement	\$285,000	

The Downtown Cruise Ship Berth Enhancement fund was established to perform associated work at the Cruise Ship Terminal including construction of a new Visitor Center, Port/Customs Building, Upland Improvements to Staging/Parking Area, and Cruise Ship Dock Re-Build. The account currently has \$10,098,696 as of March 23, 2010. With the proposed transfer the account would have \$10,383,696.



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

Port of Juneau

To: Docks and Harbors Finance Committee

March 18, 2010

From: Roy McLeod
Port Administrative Officer

Reference: Amended FY 11/12 Budget

A few minor changes have been made to our FY11/12 Budget submission. Projected revenues for both Docks and Harbors remain the same as previously reported. Projected Dock expenses for both FY 11 and FY 12 actually decreased in small amounts - \$3550 for FY 11 and \$850 for FY 12. This is due mostly to changes in what the accounting department allows me to charge out to CIP projects.

Harbor expenses have risen by \$87,119 in FY 11 and \$62,656 in FY 12, due to changes in Personnel expense. I originally did not include the Harbor Officer position vacated by Brad Rider as it was my understanding at the time that Dwight Tajon was replacing that position since he would no longer be the supervisor of cruise ship docks during the season.

Overall, both Docks and Harbors are still projecting profits during FY 11 and 12 as shown by the Profit and Loss statements included in your packets.

GL787

Budget-Dock Rev 11-12

Report Format 658

Period 5 ending November 30, 2009

Transaction status 2
Rounding to whole Dollars

Fnd 600 ENTERPRISE FUNDS

Description	09 Actuals	FY10 BUDGET	10 Actuals	PROJECTED FY10 ACTUALS	FY11 DEPT REQUESTED	FY12 DEPT REQUESTED
Dock Operations						
STATE REVENUES						
531 30100508 State Shared Re	65,021-					
Obj 010 STATE REVENUES	65,021-					
USER FEES						
531 30100420 Tour Sales Perm	164,200-	175,000-		437,500-	400,000-	400,000-
531 30100610 Cruiseship Ligh	11,400-	12,000-	8,400-	12,000-	5,400-	5,400-
531 30100616 Loading Zone Pe	64,565-	66,000-	546-	66,000-	66,000-	66,000-
531 30100620 Potable Water F	79,298-	100,000-	65,185-	95,000-	100,000-	100,000-
531 30100624 Misc. User Fees	931-	1,000-		1,000-	1,000-	1,000-
531 30100636 Shorepower Acce	9,468-	6,000-	4,784-	7,000-	7,000-	7,000-
531 30100638 IVF Moorage Fee	14,671-	125,000-	4,165-	15,000-	15,000-	15,000-
531 30100641 Cruiseship Dock	678,667-	580,000-	427,688-	580,000-	592,000-	592,000-
531 30100646 Maintenance Por	477,333-	500,000-	283,328-	400,000-	474,000-	474,000-
Obj 040 USER FEES	1,500,533-	1,565,000-	794,096-	1,613,500-	1,660,400-	1,660,400-
INTEREST AND PENALTIES						
531 30100401 Interest Income	140,626-	119,500-		100,000-	100,000-	100,000-
531 30100402 Late Fee Intere	3		5			
Obj 050 INTEREST AND PENALTIES	140,623-	119,500-	5	100,000-	100,000-	100,000-
RENTALS						
531 30100415 Other Land Leas	253,086-		66,093-			
Obj 065 RENTALS	253,086-		66,093-			
FEES						
531 30100100 Misc Fees (Dock		2,500-				
Obj 074 FEES		2,500-				
TRANSFERS IN FROM:						
531 39900225 Transfer In - F	40,000-	154,100-	64,208-	154,100-	154,100-	154,100-
Obj 090 TRANSFERS IN FROM:	40,000-	154,100-	64,208-	154,100-	154,100-	154,100-
Sub 030 Dock Operations	1,999,263-	1,841,100-	924,394-	1,867,600-	1,914,500-	1,914,500-
Report Final Totals	1,999,263-	1,841,100-	924,394-	1,867,600-	1,914,500-	1,914,500-

GL/87

Budget-Dock Exp 11-12

Report Format 658

Period 5 ending November 30, 2009

Transaction status 2
Rounding to whole Dollars

Description	09 Actuals	FY10 BUDGET	10 Actuals	PROJECTED FY10 ACTUALS	FY11 DEPT REQUESTED	FY12 DEPT REQUESTED
ENTERPRISE FUNDS						
Dock Operations						
TRANSPORTATION FUNCTION						
BOARD						
Docks						
PERSONNEL						
531 5250101110	Salaries-Regula	411,650	308,100	236,912	470,000	504,700
531 5250101111	Overtime-Regula	19,552	27,800	7,934	16,000	20,000
531 5250101112	Salaries-Season		169,500			
531 5250101113	Overtime-Season	563		596	1,000	
531 5250101116	Leave Accrual	45,691		30,820	70,000	
531 5250101120	Benefits-Regula	304,164	172,500	139,000	277,000	307,700
531 5250101121	Benefits-Season	1,553	94,000	784	1,500	
531 5250101130	Worker's Comp	18,500	16,900	7,042	16,900	14,200
531 5250101140	Manpower	69		2,838	8,000	
531 5250103110	Salaries-Regula	11,609	105,100	7,971	20,000	116,200
531 5250103116	Leave Accrual	9,662				
531 5250103120	Benefits-Regula	6,349	43,500	3,705	8,000	58,100
531 5250103141	Manpower/OH to		148,600		28,000	174,300
Obj 001	PERSONNEL	829,361	788,800	437,603	860,400	846,600
SUPPLIES						
531 5250101480	Office Supplies	2,043	5,200	197	400	2,000
531 5250101490	Materials & Com	34,928	106,400	12,733	30,000	50,000
531 5250101491	Safety Program	580	2,200	57	100	2,000
531 5250101496	Minor Equipment	1,897	8,400	2,127	5,000	8,000
531 5250103490	Materials & Com	6,116				
Obj 002	SUPPLIES	45,565	124,200	15,114	35,500	62,000
SERVICES & CHARGES						
531 5250101320	Printing	1,790	4,000		500	1,000
531 5250101322	Advertising	2,390	5,700	238	1,000	1,000
531 5250101330	Rents	52,620	54,600	53,141	53,200	60,000
531 5250101332	Electricity	25,443	35,600	6,184	18,000	20,000
531 5250101333	Fuel Oil	2,815	3,600	532	2,000	2,000
531 5250101334	Waste Disposal	14,895	15,500	6,139	15,000	15,000

GL787

Budget-Dock Exp 11-12

Report Format 658

Period 5 ending November 30, 2009

Transaction status 2
Rounding to Whole Dollars

Description	09 Actuals	FY10 BUDGET	10 Actuals	PROJECTED FY10 ACTUALS	FY11 DEPT REQUESTED	FY12 DEPT REQUESTED
ENTERPRISE FUNDS						
Dock Operations						
TRANSPORTATION FUNCTION						
BOARD						
Docks						
SERVICES & CHARGES						
531 5250101335	Water Service	60,297	80,000	58,648	90,000	120,000
531 5250101336	Sewer Service	754	1,000	288	1,000	1,000
531 5250101340	Repairs	22,126	7,500	2,788	30,000	30,000
531 5250101344	Maintenance Bui		1,000			
531 5250101345	Bldg. Maint Div	1,554	2,100	296	2,000	2,000
531 5250101360	Equipment Renta		1,000			
531 5250101362	Dock's Fleet Re		9,000	3,750	9,000	9,000
531 5250101370	Insurance & Hon	60,731	63,700	26,542	63,700	67,100
531 5250101375	General Liabili	3,100	3,300	1,375	3,300	4,600
531 5250101380	Dues and Subscr	863	1,000	307	700	1,000
531 5250101390	Contractual Ser	6,361	5,200	9,649	15,000	10,000
531 5250101394	Full Cost Alloc	137,600	137,600	57,333	137,600	147,700
531 5250101397	Bankcard Fees	1,499	1,500	439	1,000	1,000
531 5250102390	Board Contingen	3,325	30,500	221	20,000	20,000
531 5250103340	Repairs	896				
531 5250103390	Contractual Ser	14,719		2,000	5,500	6,000
531 5270101001	Port & MPF Fees	9,000-	9,000-		9,000-	5,500-
531 5270103001	Reimbursable Ex	33,736-				
Obj 003	SERVICES & CHARGES	371,041	454,400	229,869	459,500	508,100
TRAVEL & TRAINING						
531 5250101200	Travel	1,574	6,000	516	1,000	1,000
531 5250101201	Mileage	6,591	3,600	2,274	5,000	5,000
531 5250101202	Training & Educ	327	5,000		2,000	2,000
Obj 004	TRAVEL & TRAINING	8,492	14,600	2,790	6,000	8,000
CAPITAL OUTLAY						
531 5250101510	Vehicles & Equi	12,098	24,500	29,803	38,000	10,000
531 5250101881	Depr Bldg & Sld					
Obj 005	CAPITAL OUTLAY	12,098	24,500	29,803	38,000	10,000
TRANSFERS OUT TO:						
531 9952250950	Transfers In &		5,500	5,500	5,500	
Obj 009	TRANSFERS OUT TO:		5,500	5,500	5,500	
Report Final Totals		1,266,558	1,412,000	720,679	1,404,900	1,417,400

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Transaction status 2
Rounding to Whole Dollars

Description	09 Actuals	FY10 BUDGET	10 Actuals	PROJECTED FY10 ACTUALS	FY11 DEPT REQUESTED	FY12 DEPT REQUESTED
ENTERPRISE FUNDS						
Boat Harbors						
STATE REVENUES						
530 30000502 Fish tax-Inside	242,695-	350,000-		350,000-	350,000-	350,000-
530 30000508 State Shared Re	105,209-					
Obj 010 STATE REVENUES	447,905-	350,000-		350,000-	350,000-	350,000-
USER FEES						
530 31000001 Annual Moorage	883,607-	915,000-	816,333-	887,000-	900,000-	900,000-
530 31000002 DeHart's Assign	155,140-	148,000-	25,863-	155,000-	150,000-	150,000-
530 31000003 Downtown Daily	146,124-	193,300-	54,552-	100,000-	100,000-	100,000-
530 31000004 Auke Bay Daily	271,314-	408,000-	181,147-	280,000-	280,000-	280,000-
530 31000005 Downtown Montly	162,132-	93,000-	70,599-	120,000-	120,000-	120,000-
530 31000006 Auke Bay Montly	193,356-	170,800-	97,246-	170,000-	170,000-	170,000-
530 31000008 Residence Surch	81,679-	79,000-	31,395-	65,000-	65,000-	65,000-
530 31000009 Rec Boat Launch	138,883-	144,700-	79,176-	140,000-	140,000-	140,000-
530 31000010 Com Boat Launch	2,025-	2,500-	910-	2,500-	2,500-	2,500-
530 31000011 Freight Use Fee	7,914-	12,000-	4,592-	8,000-	8,000-	8,000-
530 31000012 Freight Staging	175-	300-	300-	400-	400-	400-
530 31000014 Inspected Vesce	32,660-	41,700-	44,662-	50,000-	50,000-	50,000-
530 31000015 Uninspected Ves	3,950-	5,000-		2,000-	2,000-	2,000-
530 31000016 Statter Harbor	5,965-	5,200-		5,000-	5,000-	5,000-
530 31000017 Statter Harbor	26,861-	17,500-	24,933-	32,000-	32,000-	32,000-
530 31000642 Shorepower Acce	105,966-	125,000-	38,154-	80,000-	80,000-	80,000-
530 34000634 Grid Fees	7,354-	6,000-	1,956-	4,000-	4,000-	4,000-
530 34000640 Crane Use Fee	4,333-	17,000-	2,370-	5,000-	5,000-	5,000-
Obj 040 USER FEES	2,229,440-	2,384,000-	1,474,188-	2,105,900-	2,113,900-	2,113,900-
INTEREST AND PENALTIES						
530 30000401 Interest Alloca	459,869-	54,500-		221,700-	114,000-	117,100-
530 34000101 Late Fee Intere	15,579-	20,000-	6,838-	20,000-	20,000-	20,000-
Obj 050 INTEREST AND PENALTIES	475,448-	74,500-	6,838-	241,700-	134,000-	137,100-
RENTALS						
530 31000019 Pump Rentals	240-	200-	80-	500-	500-	500-

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Description	09 Actuals	FY10 BUDGET	10 Actuals	PROJECTED FY10 ACTUALS	FY11 DEPT REQUESTED	FY12 DEPT REQUESTED
ENTERPRISE FUNDS						
Boat Harbors						
RENTALS						
530 31000020 Storage Rentals	10,017-	13,000-	9,488-	13,000-	13,000-	13,000-
530 31000021 Private Boathou	3,822-	4,000-	80	3,000-	3,000-	3,000-
530 34000412 Land Lease Rent	290,761-	514,600-	335,986-	540,000-	540,000-	540,000-
Obj 065 RENTALS	304,840-	531,800-	345,474-	556,500-	556,500-	556,500-
FEES						
530 31000023 Staff Labor Fee	1,836-	3,000-	396-	800-	800-	800-
530 31000024 Towing Fees	1,061-	600-				
530 34000201 Waitlist Fees	2,900-	3,000-	1,150-	2,000-	2,000-	2,000-
530 34000698 Vessel Disposal		10,000-				
530 34000699 Other Misc (Har	79,614-	30,000-	13,746-	30,000-	30,000-	30,000-
Obj 074 FEES	85,411-	46,600-	15,292-	32,800-	32,800-	32,800-
FINES AND PENALTIES						
530 30000301 Ord Violations	8,540-	20,000-	5,135-	10,000-	10,000-	10,000-
530 30000302 Minor Offense F	2,110-	4,000-		2,000-	2,000-	2,000-
Obj 080 FINES AND PENALTIES	10,650-	24,000-	5,135-	12,000-	12,000-	12,000-
OTHER						
530 30100498 Harbor Cash Ove	121					
Obj 085 OTHER	121					
Report Final Totals	3,553,572-	3,410,900-	1,846,927-	3,298,900-	3,199,200-	3,202,300-

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Rounding to Whole Dollars

Description	09 Actuals	FY10 BUDGET	10 Actuals	PROJECTED FY10 ACTUALS	FY11 DEPT REQUESTED	FY12 DEPT REQUESTED
ENTERPRISE FUNDS						
Boat Harbors						
TRANSPORTATION FUNCTION						
BOARD						
Harbors						
PERSONNEL						
530 4050101110	Salaries - Regu	682,267	714,500	287,875	700,000	773,400
530 4050101111	Salaries - Over	28,233	36,000	5,910	25,000	25,000
530 4050101112	Seasonal Labor		76,300			
530 4050101116	Leave Accrual	87,777		40,116	95,000	
530 4050101120	Benefits	516,079	401,100	173,103	420,000	475,800
530 4050101121	Seasonal Benefi	210	53,400	72	100	
530 4050101130	Worker's Comp	18,400	16,800	7,000	16,800	14,100
Obj 001	PERSONNEL	1,332,966	1,298,100	514,076	1,256,900	1,288,300
SUPPLIES						
530 4050101389	Fleet Gasoline	12,887	17,500	4,783	15,000	18,000
530 4050101480	Office Supplies	10,531	12,600	6,288	12,000	12,000
530 4050101490	Materials & Com	107,347	107,500	40,658	100,000	100,000
530 4050101491	Safety Prog & E	1,879	2,200	502	1,000	2,000
530 4050101492	Gasoline & Oil	1,661	1,100	498	1,000	1,000
530 4050101496	Minor Equipment	15,165	15,800	960	5,000	5,000
530 4050101497	Minor Furniture	1,973	500	682	1,000	1,000
530 4050102490	Fire Extinguish	848	1,700	456	1,000	1,000
530 4050103490	Creosoted Lumbe	214				
530 4050104490	Paint & Related	414		104	100	
530 4050105490	Special Clothin	1,076	1,000	216	1,000	1,000
530 4050106490	Janitorial Supp	4,054	5,700	1,355	3,000	3,000
530 4050110490	M & C - Signage	3,471	8,400	1,667	5,000	5,000
Obj 002	SUPPLIES	161,521	174,000	58,168	145,100	149,000
SERVICES & CHARGES						
530 4050101310	Telephone	17,354	20,100	6,516	20,000	20,000
530 4050101320	Printing	862	4,000		1,000	1,000
530 4050101322	Advertising	2,522	4,700		1,000	1,000
530 4050101330	Rents	4,810	5,000		2,000	2,000

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Period 5 ending November 30, 2009

Transaction status 2
Rounding to Whole Dollars

Description	09 Actuals	FY10 BUDGET	10 Actuals	PROJECTED FY10 ACTUALS	FY11 DEPT REQUESTED	FY12 DEPT REQUESTED
ENTERPRISE FUNDS						
Boat Harbors						
TRANSPORTATION FUNCTION						
BOARD						
Harbors						
SERVICES & CHARGES						
530 4050101332	Electricity	146,459	142,000	24,829	140,000	140,000
530 4050101333	Fuel Oil	8,526	11,300	4,426	12,000	12,000
530 4050101334	Disposal Servic	142,423	152,300	45,388	145,000	145,000
530 4050101335	Water Service	16,745	24,000	11,156	24,000	24,000
530 4050101336	Sewer Service	1,004	3,200	280	2,000	2,000
530 4050101337	Lease Related P	1,228	1,300	36,349	40,000	10,000
530 4050101340	Repairs-Vehicle	11,478	24,500	4,079	20,000	20,000
530 4050101341	Electronic Repa	2,315				
530 4050101342	Equip Mtn & Rep	22,958	8,000	2,616	5,000	5,000
530 4050101343	Maintenance Ele	8				
530 4050101344	Maintenance Bui	3,108	4,100			
530 4050101345	Bldg Mnt Div Ch	22,434	6,000	5,397	20,000	15,000
530 4050101360	Equipment Renta	887	1,100	760	1,000	1,000
530 4050101362	Harbor's Fleet		18,000	7,500	18,000	18,000
530 4050101370	Insurance & Bon	60,731	63,700	26,542	63,700	67,000
530 4050101375	General Liabili	5,600	5,800	2,417	5,800	8,300
530 4050101380	Dues & Subscrip	2,647	1,200	1,573	2,000	2,000
530 4050101390	Contract Serv-P	50,400	61,000	73,964	75,000	75,000
530 4050101394	Full Cost Alloc	137,500	137,500	57,292	137,500	147,600
530 4050101397	Bank Card Fees	28,483	22,600	19,940	30,000	30,000
530 4050101481	Postage	9,353	7,700	4,042	9,000	9,000
530 4050101494	Accident Contin	3,426	3,700			
530 4050102340	Repairs-Launch		500			
530 4050102390	Vehicle Impound	312	8,600			
530 4050103340	Float Mtn & Rep	3,249	2,600	1,168	2,000	2,000
530 4050103390	Derelict Vessel	7,409	73,600	44,400	20,000	44,000
530 4050104340	Repairs-Electri	22,140	8,300	989	8,000	8,000
530 4050104390	Pkg Lot Mtn & R	5,518	6,500	1,018	2,000	2,000
530 4050105340	Repairs-Harbor	11,549	4,700	779	1,000	2,000
530 4050105390	Contract Serv-W	2,000		2,000		
530 4050106340	Repairs-Snow Bl	388	2,400	443	500	1,000
530 4050106390	Contract Serv-W			179	200	

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Transaction status 2
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Description	09 Actuals	FY10 BUDGET	10 Actuals	PROJECTED FY10 ACTUALS	FY11 DEPT REQUESTED	FY12 DEPT REQUESTED
ENTERPRISE FUNDS						
Boat Harbors						
TRANSPORTATION FUNCTION						
BOARD						
Harbors						
SERVICES & CHARGES						
530 4050107340 Repairs-Dewater	281					
530 4050107390 Board Contingen	32,417	25,000	221	10,000	10,000	10,000
530 4050110340 Repairs-Signage	3,591					
530 4050111340 Water Sys Mtn &	9,402	6,400	4,907	6,000	2,000	2,000
530 4050112340 Repairs-Cranes	3,863	2,500	2,265	5,000	4,000	4,000
530 4050201390 Contract Serv	785					
Obj 003 SERVICES & CHARGES	801,700	873,900	393,433	826,700	829,900 ✓	829,900
TRAVEL & TRAINING						
530 4050101200 Travel	4,002	6,000	561	3,000	4,000	4,000
530 4050101201 Mileage	1,414	1,200	1,717	4,000	4,000	4,000
530 4050101202 Training & Educ	194	1,800	149	1,000	1,000	1,000
Obj 004 TRAVEL & TRAINING	5,611	9,000	2,427	8,000	9,000 ✓	9,000
CAPITAL OUTLAY						
530 4050101510 Machinery & Equ	13,727	31,600	29,803	30,000	10,000	10,000
530 4050101881 Depreciation Bl						
530 4050101882 Depreciation Eq						
Obj 005 CAPITAL OUTLAY	13,726	31,600	29,803	30,000	10,000 ✓	10,000
DEBT SERVICE						
530 4050101830 07 Hbr Rev Bond	2,368					
Obj 006 DEBT SERVICE	2,368					
MISCELLANEOUS						
530 300900036 Bad Debts	112,468	80,000	94	50,000	50,000	50,000
530 4050101204 Recruitment & R	1,009					
Obj 007 MISCELLANEOUS	113,477	80,000	94	50,000	50,000 ✓	50,000
TRANSFERS OUT TO:						
530 9953260950 Transfer Out to	691,400	752,600		752,600	752,200	751,400
530 9953540950	292,514					
Obj 009 TRANSFERS OUT TO:	983,914	752,600		752,600	752,200	751,400
Div 001 Harbors	3,410,548	3,219,200	998,001	3,069,300	3,061,600	3,087,600
Report Final Totals	3,410,548	3,219,200	998,001	3,069,300	3,061,600	3,087,600

2	CBJ DOCKS			
3	For FY 11			
6				
7		FY 09	Current Period as % of Sales	FY 11
8	Sales Revenue			
9	CRUISESHIP WHARFAGE FEE	\$ 678,667.00	50.8%	\$ 592,000.00
10	PORT MAINTENANCE FEE	\$ 477,333.00	35.7%	\$ 474,000.00
11	POTABLE WATER FEE	\$ 79,298.00	5.9%	\$ 100,000.00
12	ELECTRICAL POWER SALES	\$ 9,468.00	0.7%	\$ 7,000.00
13	PORT MOORAGE	\$ 14,671.00	1.1%	\$ 15,000.00
14	MISCELLANEOUS FEES	\$ 76,896.00	5.8%	\$ 72,400.00
15	Total Sales Revenue [J]	\$ 1,336,333.00	100.0%	\$ 1,260,400.00
16				
17	Cost of Sales			
18	ELECTRICITY	\$ 25,443.00	1.9%	\$ 20,000.00
19	WATER SERVICE	\$ 60,297.00	4.5%	\$ 120,000.00
20	TRASH DISPOSAL	\$ 14,895.00	1.1%	\$ 15,000.00
21	Total Cost of Sales [K]	\$ 100,635.00	7.5%	\$ 155,000.00
22	Gross Profit [L=J-K]	\$ 1,235,698.00	92.5%	\$ 1,105,400.00
23				
24	Operating Expenses			
25	Sales and Marketing			
26	OTHER		0.0%	\$ -
27	Total Sales and Marketing Expenses [M]	\$ -	0.0%	\$ -
28	Research and Development			
29	OTHER		0.0%	\$ -
30	Total Research and Development Expenses [N]	\$ -	0.0%	\$ -
31	General and Administrative			
32	Wages and salaries	\$ 801,741.00	60.0%	\$ 829,300.00
33	Outside services	\$ 272,413.00	20.4%	\$ 353,100.00
34	Supplies	\$ 2,327.00	0.2%	\$ 62,000.00
35	TRAVEL AND MILEAGE	\$ 8,492.00	0.6%	\$ 8,000.00
36	MACHINERY AND EQUIPMENT	\$ 81,233.00	6.1%	\$ 10,000.00
37	MISCELLANEOUS	\$ 12,196.00	0.9%	\$ -
38	Total General and Administrative Expenses [O]	\$ 1,178,402.00	88.2%	\$ 1,262,400.00
39	Total Operating Expenses [P=M+N+O]	\$ 1,178,402.00	88.2%	\$ 1,262,400.00
40				
41	Income from Operations [Q=L-P]	\$ 57,296.00	4.3%	\$ (157,000.00)
42	EXTRAORDINARY INCOME			
43	LAND LEASE FEES	\$ 253,086.00	18.9%	\$ -
44	PORT DEVELOPMENT FEES - PUBLIC	\$ -	0.0%	\$ -
45	PORT DEVELOPMENT FEES - PRIVATE	\$ -	0.0%	\$ -
46	CIP REIMBURSEMENT	\$ -	0.0%	\$ -
47	TOUR SALES PERMIT FEES	\$ 164,200.00	12.3%	\$ 400,000.00
48	STATE SHARED REV (ESTIMATE)	\$ 65,021.00	4.9%	\$ -
49	INTEREST INCOME	\$ 140,626.00	10.5%	\$ 100,000.00
50	TRANSFER IN	\$ 40,000.00	3.0%	\$ 154,100.00
51	EXTRAORDINARY INCOME TOTAL	\$ 662,933.00	49.6%	\$ 654,100.00
52				
53	TAXES AND TRANSFERS OUT			
54	MARINE PASSENGER FEES	\$ -	0.0%	\$ -
55	PORT DEVELOPMENT FEES - PUBLIC	\$ -	0.0%	\$ -
56	PORT DEVELOPMENT FEES - PRIVATE	\$ -	0.0%	\$ -
57	TOTAL TAXES AND TRANSFERS [S]	\$ -	0.0%	\$ -
58				
59	Net Profit [T=Q+R-S]	\$ 720,229.00	53.9%	\$ 497,100.00
60				

1	Profit and Loss Statement			
2	CBJ HARBORS			
3				
4	For FY 11			
8				
9		FY 09	Current Period as % of Sales	FY 11
10				
11	Sales Revenue			
12	DOWNTOWN MOORAGE AND RELATED REVENUE	\$ 1,580,976.00	67.6%	\$1,458,200.00
13	DEHART'S MOORAGE AND RELATED REVENUE	\$ 155,140.00	6.6%	\$150,000.00
14	STATTER HARBOR MOORAGE AND RELATED REVENUE	\$ 497,496.00	21.3%	\$487,000.00
15	ELECTRICAL POWER SALES	\$ 105,966.00	4.5%	\$80,000.00
16	Total Sales Revenue [J]	\$ 2,339,578.00	100.0%	\$2,175,200.00
17				
18	Cost of Sales			
19	ELECTRICITY	\$ 146,459.00	6.3%	\$140,000.00
20	WATER SERVICE	\$ 16,745.00	0.7%	\$24,000.00
21	TRASH DISPOSAL	\$ 140,420.00	6.0%	\$145,000.00
22	Total Cost of Sales [K]	\$ 303,624.00	13.0%	\$309,000.00
23				
24	Gross Profit [L=J-K]	\$ 2,035,954.00	87.0%	\$1,866,200.00
25				
26	Operating Expenses			
27	Sales and Marketing			
28	OTHER	\$ -	0.0%	\$0.00
29	Total Sales and Marketing Expenses [M]	\$ -	0.0%	\$0.00
30				
31	Research and Development			
32	Other expenses (specify)	\$ -	0.0%	\$0.00
33	Total Research and Development Expenses [N]	\$ -	0.0%	\$0.00
34				
35	General and Administrative			
36	Wages and salaries	\$ 1,332,966.00	57.0%	\$1,281,500.00
37	Outside services	\$ 486,872.00	20.8%	\$520,900.00
38	Supplies	\$ 154,372.00	6.6%	\$149,000.00
39	TRAVEL AND MILEAGE	\$ 5,611.00	0.2%	\$9,000.00
40	MACHINERY AND EQUIPMENT	\$ -	0.0%	\$10,000.00
41	MISCELLANEOUS	\$ 113,477.00	4.9%	\$50,000.00
42	Total General and Administrative Expenses [O]	\$ 2,093,298.00	89.5%	\$2,000,400.00
43				
44	Total Operating Expenses [P=M+N+O]	\$ 2,093,298.00	89.5%	\$2,000,400.00
45				
46	Income from Operations [Q=L-P]	\$ (57,344.00)	-2.5%	(\$134,200.00)
47				
48	EXTRAORDINARY INCOME			
49	LEASE REVENUE	\$ 290,761.00	8.2%	\$540,000.00
50	FISH TAX	\$ 342,695.00	9.6%	\$350,000.00
51	STATE SHARED REVENUE	\$ 105,209.00	3.0%	\$0.00
52	INTEREST INCOME	\$ 475,448.00	324.6%	\$134,000.00
53	TOTAL - EXTRAORDINARY INCOME	\$ 1,214,113.00	34.2%	\$1,024,000.00
54				
55	TAXES AND TRANSFERS OUT			
56	CBJ SALES TAX	\$ -	0.0%	\$0.00
57	TRANSFER OUT - BOND DEBT SERVICE	\$ 691,400.00	29.6%	\$752,200.00
58	TRANSFER OUT - MOVE TO 354-74 PER 2008- 15(AQ)	\$ 292,514.00	12.5%	\$0.00
59	TOTAL TAXES AND TRANSFERS [S]	\$ 983,914.00	42.1%	\$752,200.00
60				
61	Net Profit [T=Q+R-S]	\$ 172,855.00	7.4%	\$137,600.00
62				

Public Cold Storage Facility for Juneau: Proposal for CBJ Docks & Harbors Seed Funding

Presented by

CBJ Fisheries Development Committee (FDC)
Jim Becker, Chairman

The FDC seeks \$25,000 in Docks and Harbors financial support to help jump start the long discussed public, non-profit cold storage facility in Juneau. The funds would be used to:

- 1.) To update and fine tune the findings of the "Feasibility Analysis of a Publicly Owned Refrigerated Warehouse Facility for the City and Borough of Juneau" – prepared by Northern Economics, in association with MBA Consulting Engineers, March 1998.
- 2.) Conduct local seafood industry focus groups and workshops regarding the proposed facility.
- 3.) Analyze capital funding and organizational alternatives and prepare a complete set of recommendations for consideration by the Assembly.
- 4.) Establish the legal structure for the entity that will operate the facility.

The FDC also requests D&H support to "host" this initial stage of development administratively, including help with work items that must be bid and general administration of the funds.

The FDC believes that the proposed cold storage facility will generate significant new seafood business in Juneau that will result in substantial revenue increases for Docks and Harbors through

- increased revenue generating use of Juneau harbor facilities by both resident and non-resident fishing operations, and
- most importantly, higher Fisheries Business Tax revenues through greater fisheries landings in Juneau.

The principal source of additional landings will be through capture of a greater portion of the enormous DIPAC hatchery returns. Right now Juneau area processors are hampered by lack of capacity in competing successfully for these fish. For example, in 2009 fully 9/10ths of DIPAC's cost recovery fish, valued at more than \$6.2 million, ended up outside Juneau, contributing nearly \$100,000 in FBT to other jurisdictions.¹ A cold storage will help local processors compete for those fish, as well as a greater proportion of DIPAC's common property fishery production. A cold storage will also be boon to local direct marketers and small start-up processing operations, providing storage for product and freeing capital for investment in actual value adding and marketing activities. Quantifying these values will be one element in the work to be accomplished with D&H seed money financial support. The requested seed money investment by Docks and Harbors will be repaid many times over through increases on annual FBT receipts alone.

¹ Some 9 million pounds of cost recovery fish went elsewhere. 6 million lbs to Sitka, 2 million lbs to Petersburg, and 1 million lbs to the XIP plant in the Haines Borough. This fish had a landed value of \$.67 /lb, totaling roughly \$6.23 million. The municipal share of the FBT on that – 1.5% - equaled approximately \$93,450.

Juneau Meets a Significant Development Challenge

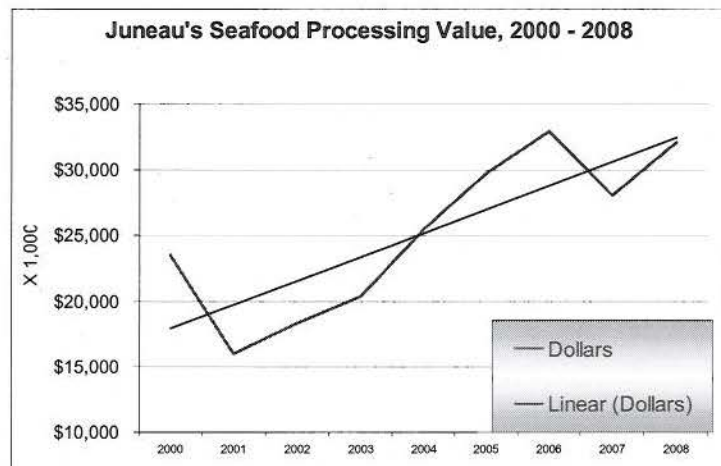
The Juneau seafood economy is in a unique position. After the “near death” of its seafood processing industry following the fires that destroyed the old Juneau Cold Storage and Douglas Cold Storage plants in the late 1980’s, Juneau has quietly reclaimed a position as an increasingly important fishing port. It ranked 8th in halibut deliveries in Alaska in 2008, and has placed in the top 10 halibut ports every year in the last decade.² Total seafood deliveries put Juneau as the 37th largest fishing port in the entire country in 2008.³

A number of factors have contributed to this resurgence:

- Unlike many communities in Alaska, Juneau enjoys quite good transportation, giving it better than average access to the burgeoning fresh fish export market;
- Juneau has fairly low energy costs and good overall public infrastructure;
- It has access to a diverse and ample supply of seafood resources;
- Its decent sized home market is big enough to support a nascent direct marketing sector, which has often spawned larger, growing processing companies; and
- Though often characterized as a “government town” Juneau has shown remarkable entrepreneurship in its seafood sector, and enjoys a uniquely high level of local ownership in its processing sector when compared to other areas of Alaska.

All these things have helped make Juneau one of the more dynamic, higher paying ports in Alaska, serving as the principal buying port for northern Southeast Alaska. Drift gillnetters who fish Taku and Lynn Canal principally sell into the Juneau area. Trollers and longliners from all over northern Southeast and eastern Gulf of Alaska bring product to Juneau. Pelican, Hoonah, Gustavus and Elfin Cove fishermen sell to tenders from Juneau processors.

Table 1 on the following page provides a glimpse of the Juneau seafood processing sector from 2000 to 2008. With three larger processors and an interesting mix of smaller and medium-sized specialty processors and direct market fishermen - almost all residents - Juneau is leading a new economic development paradigm for Alaska⁴.



² Pacific Halibut – Sablefish IFQ Report Fishing Year 2008, NOAA’s National Marine Fisheries Service (NMFS) Alaska Region, Restricted Access Management (RAM), April 2009, pages 55 and 57.

³ Fisheries of the United States – 2008, Fisheries Statistics Division, National Marine Fisheries Service, NOAA, July 2009, page 7.

⁴ The three larger processors are Alaska Glacier Seafoods, Icy Strait Seafoods and Taku Fisheries. Taku and Icy Strait both operate out of the same facility in downtown Juneau.

Table 1 - Juneau Area Seafood Processing Sector - 2000 thru 2008 (ADF&G COAR Data)

PROCESSOR TYPE	2000		2001		2002		2003		2004		2005		2006		2007		2008	
	Data	%	Data	%	Data	%	Data	%	Data	%	Data	%	Data	%	Data	%	Data	%
Direct Marketer																		
# of	29	62%	14	41%	18	45%	18	50%	18	56%	19	23%	17	27%	16	36%	23	36%
Pounds	1,524,193	18%	200,175	4%	740,268	12%	531,325	8%	1,285,498	13%	694,253	9%	930,711	8%	360,634	3%	426,709	5%
Dollars	\$ 1,087,750	5%	\$ 240,756	2%	\$ 197,970	1%	\$ 235,889	1%	\$ 351,967	1%	\$ 365,050	1%	\$ 470,584	1%	\$ 503,763	2%	\$ 493,617	2%
Catcher/Seller																		
# of	10	21%	12	35%	14	35%	9	25%	5	16%	53	65%	36	57%	20	44%	32	50%
Pounds	50,891	1%	1,703	0%	6,630	0%	3,366	0%	493	0%	25,062	0%	58,951	1%	54,265	0%	39,975	0%
Dollars	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
Small Shorebased Processor																		
# of	5	11%	4	12%	3	8%	5	14%	4	13%	5	6%	6	10%	5	11%	4	6%
Pounds	56,727	1%	83,843	2%	79,745	1%	125,628	2%	89,988	1%	280,583	4%	123,850	1%	114,940	1%	93,267	1%
Dollars	\$ 317,009	1%	\$ 389,377	2%	\$ 377,527	2%	\$ 493,983	2%	\$ 520,397	2%	\$ 1,817,601	6%	\$ 801,933	2%	\$ 1,155,057	4%	\$ 1,359,136	4%
Larger Shorebased Processors																		
# of	3	6%	3	9%	3	8%	3	8%	3	9%	3	4%	3	5%	3	7%	3	5%
Pounds	6,961,568	81%	4,686,828	94%	5,587,134	87%	5,799,976	90%	8,469,665	86%	6,784,656	87%	10,380,522	90%	10,415,650	95%	7,724,623	93%
Dollars	\$22,107,374	94%	\$ 15,344,905	96%	\$ 17,712,583	97%	\$ 19,646,275	96%	\$ 24,628,437	97%	\$ 27,553,400	93%	\$ 31,656,197	96%	\$ 26,390,966	94%	\$ 30,249,805	94%
Total																		
# of	47		34		40		36		32		81		63		45		64	
Pounds	8,593,379		4,972,549		6,413,777		6,460,295		9,845,644		7,784,555		11,494,034		10,945,489		8,284,573	
Dollars	\$23,512,133		\$ 15,975,038		\$ 18,288,080		\$ 20,376,146		\$ 25,500,802		\$ 29,736,051		\$ 32,928,714		\$ 28,049,786		\$ 32,102,559	

A History of Successful Public Investment

Juneau has made a number of important public investments that have been critical to the rebirth and continued growth of the seafood industry here.

- The crane dock at the University site between Harris and Aurora Harbors, built in 1989, has enabled small independent operations to successfully offload seafood products, providing a shared facility that none could have afforded to build on their own. The importance and success of this facility as a business incubator is unquestioned. Alaska Glacier Seafoods got its start with this facility and continues to use it to support tendering operations in the Taku River fishery. Northern Keta Caviar brought much of its product across this dock, and numerous smaller operators continue to depend on it.
- The investment in the dock and ice plant at Taku Fisheries in the early 1990's enabled that company to become Juneau's first significant, modern seafood player following the demise of the old cold storages. That investment has been fully repaid with lease payments and has generated over \$1.5 million in Fisheries Business Tax revenues.
- The complete rebuild of Harris Harbor and the ongoing upgrades of small boat harbor facilities throughout the Borough have been very important for both resident and visiting commercial fishermen.
- The recently opened Auke Bay Loading Facility is unique in the State and will provide important services to fishermen and processors and enhanced intermodal access to Juneau's airport and other freight facilities.

These projects demonstrate that thoughtful investment of public dollars can effectively stimulate economic growth – growth that is extremely important to diversifying and strengthening Juneau's economy.

The Next Step?

The CBJ Fisheries Development Committee believes that the next critical component needed to continue the positive progression of Juneau's seafood industry is a cold storage facility. Juneau's larger processors are actually quite small compared to the large Seattle-based processors like Trident or Ocean Beauty. Developing capital intensive freezer space is a challenge for these operators. But, having a modern freezing and holding facility will allow them to hold more inventory and create more year round jobs into the future.

A cold storage facility will assist Juneau's direct market fisherman and smaller processors. Albeit a small segment of the processing sector in terms of total value, fisherman direct marketers represent an important developmental stage within the seafood industry. Fishermen are constantly moving into processing. Many do not continue. Others remain small-scale. However, a few develop into significant market players. Trident, Icicle, and NorQuest are all examples of fishermen owned start-ups becoming major buyers for the industry. Right here in Juneau, Alaska Glacier Seafoods started in 1996 as a small father and son direct marketing operation, and Icy Strait Seafoods had its beginnings with one fisherman marketing his own catch and gradually adding the catch of other fishermen. These are now Juneau's largest, and growing processing operations.

With an eye towards the freight consolidation, this facility could also be very useful for other processors and operators in Northern Southeast who have limited ability to access Juneau's strength as a transportation hub. A cold storage/freight consolidation facility will help these outlying businesses as well as Juneau's own businesses that depend on air freighting fresh fish.

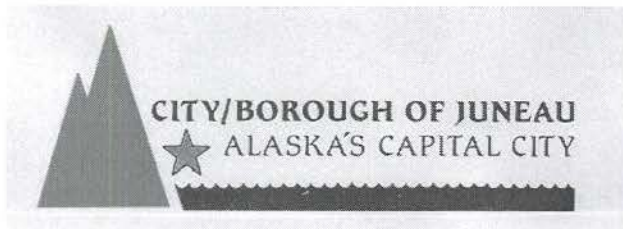
Updating Available Information

The initial study conducted in 1998 by Northern Economics demonstrated the promise and feasibility of a cold storage facility in Juneau, but the idea was not acted upon. Since then a number of changes have taken place that bode well for building a cold storage project now.

- General resurgence of the wild salmon fishery
- Spectacular growth in value adding, primarily for the domestic market
- Changes and maturation in the local processing sector
- Good examples of successful similar projects in Sitka, Petersburg and Wrangell
- Strong public interest in diversifying our economy

Updating the Northern Economics study will include a number of elements. Preliminary discussion with local processors indicates widespread support, but more detailed needs surveys are required. The FDC will also review design and construction assumptions to ensure that the project is properly scaled for today's needs and capable of responding to future growth. Land availability and siting options will be carefully evaluated. All financial assumptions will also be carefully reviewed and updated to reflect current realities. We will also investigate various long-term management options for the facility.

If Docks and Harbors approves this request for seed funding, the FDC will return with detailed timelines and scopes of work for the various elements no later than the Board's April regular meeting.



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

Port of Juneau

To: Docks and Harbors Finance Committee

March 18, 2010

From: Roy McLeod
Port Administrative Officer

Reference: Waterfront Sales Permit Regulation Changes

I am recommending a re-assessment of some of the regulatory provisions of Chapter 10, Waterfront Sales Permits. In particular, the requirement for providing evidence of “actively selling” and the requirement limiting persons to an interest in only one permit.

It is my understanding that one of the main reasons for the “actively sell” requirement was to prevent the cruiseship industry from buying up all the permits and letting them go dormant. This is no longer an economically viable option. The industry would have to out bid all of the regular permit holders at our auction and, at \$50,000 for each permit, it would require an investment of over half a million dollars.

The “actively sell” provision requires permit holders to show us gross revenues of at least \$25,000. Since the permits are now selling for approximately \$50,000 this appears to be a moot point. I believe Docks and Harbors can safely assume the holders are grossing more than \$25,000. Additionally, most of the permit holders use their sales tax forms to prove the revenue goals. This, in itself, causes security concerns since these forms must be kept confidential. Eliminating the requirement eliminates the problem.

The requirement limiting persons to an interest in only one permit also appears to be a holdover from the fear the cruiseship industry would attempt to dominate the local market. I believe this requirement is severely limiting both competition for the permits and entry into the local tour market by young entrepreneurs with new ideas. Eliminating this requirement *might* enable some young person with a good idea but little capital to form a partnership with a permit holder with deeper pockets and more experience. I can see no business or economic reason for Docks and Harbors to participate in limiting free market activity in this area.

My recommendation follows:

- a. Delete 05 CBJAC 10.030, paragraph (b) (1) (D), paragraph (e) in its entirety, paragraph (f) (3) and (4).

Chapter 10

WATERFRONT SALES PERMITS

05 CBJAC 10.010 Policy.

05 CBJAC 10.020 Prohibitions.

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

05 CBJAC 10.040 Tour sales permits.

05 CBJAC 10.050 Reserved.

05 CBJAC 10.060 Loading permits.

05 CBJAC 10.070 General operating requirements.

05 CBJAC 10.080 Enforcement and penalties.

05 CBJAC 10.090 Definitions.

05 CBJAC 10.010 Policy.

These regulations are intended to implement the following policies:

- (a) To provide desirable commercial services to cruise ship passengers.
- (b) To provide for orderly administration by the department of appropriate vending in the downtown waterfront area.
- (c) To ensure that vending uses shall remain incidental to the principle uses of the downtown waterfront area. The principle uses are pedestrian, vehicular, and recreational access to the docks and waterfront. The director may order the suspension of vending activities as necessary to avoid conflict with the principle uses.
- (d) To collect revenues in support of management of and improvements to City and Borough harbor and waterfront facilities.
- (e) To assure fair treatment of persons wishing to sell tours in the downtown waterfront area.
- (f) Establish a system of tour sales and tour brokerage permits in order to effectuate the purposes listed above. The administration of such system shall be for the benefit of the general public, and the grant or denial of a permit, or any act or omission by the city with respect to such permit is not intended to regulate the private business relationships or to protect the business interests of one party against the other. It shall be the individual responsibility of the permit holders and their clients to enforce their rights and liabilities through civil actions or such other private relief as may be available.

(01/19/98)

05 CBJAC 10.020 Prohibitions.

- (a) A person shall not conduct any commercial activity within the downtown waterfront area except as authorized by a permit issued under this chapter by the director. Except as authorized by a permit, a person shall not within the downtown waterfront area:

- (1) Sell or offer to sell goods or services,
- (2) Construct, maintain, or use any structure, or
- (3) Use any loading zone.

(b) Solicitation, advertisement, sales, use of loading zones or any other commercial activities without a permit issued pursuant to this chapter is a violation of CBJ 85.25.090 (11).

(c) A person delinquent in the payment of fines, taxes, judgments or other monies owed to the city may not receive a permit.

(d) No permit may be issued or reissued to any person whose prior permit hereunder was revoked.
(01/19/98)

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

Permits may be issued by the director. Permits are valid only for the dates, times, areas, and activity specified.

(a) *Duration.*

- (1) Tour sales, tour broker, and loading permits shall be valid only from May 1 through October 15 of each permit year.
- (2) No permit may be issued for a period in excess of one calendar year.

(b) *Reissuance.* Permits may be reissued only as authorized by these regulations. A reissued permit shall be subject to the regulations in effect for the year in which the permit is used. Permittees and option holders assume the risk that changes in regulations could affect their business through reduced revenues, increased costs, or both; that the number, location and rules for permits may be changed from year to year without liability to the city, compensation to permittees or option holders, and that municipal regulation hereunder shall be immune from liability pursuant to AS 09.65.070 and other applicable law.

(1) *Reissuance options.*

- (A) A reissuance option entitles the holder to apply for and receive a permit for the tour season designated in the option, provided that the holder meets all the requirements for permit applicants and holders in the year the reissued permit will be operated.
- (B) The fee for any permit issued pursuant to a reissuance option shall be the same as the fee paid for the original permit.

(C) The holder of a reissuance option shall notify the director of its intention to seek reissuance. Written notice must be received by the director no later than December 1 preceding the year in which the reissued permit will be operated. If the notice is not so received, if application is not made, or if for any other reason the permit is not reissued, the director may consider the permit, including any remaining reissuance periods, as forfeit and either available for issuance to others or withdrawn from any issuance.

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

(E) These regulations apply to any permits and reissuance options authorized by 05 CBJAC 10.010--10.090.

(c) *Transferability.*

- (1) A permit, other than a limited loading permit, may be transferred, together with any reissuance options, provided that such transfer includes the transferor's entire business interest in activities conducted under the permit. The transferor's business interest includes all assets used in the business conducted under the permit.
- (2) No permit may be leased or rented, nor may the permittee allow the permit to be used by any person who is not an employee of the permittee.
- (3) A transferred permit is not valid until it has been approved and reissued by the director.

(d) *Refunds.* No permit fees shall be refunded after the issuance of a permit.

(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.
- (f) *Permit eligibility and requirements.*
- (1) To be eligible to bid on a tour sales or tour broker permit, the permit applicant must:
 - (A) Hold a current Alaska business license, and
 - (B) Maintain a place of business under the name on the Alaska business license within the boundaries of the city and borough.
 - (2) Any person holding a permit must maintain a year round place of business and mailing address in the City and Borough of Juneau, Alaska, and must designate a single individual by physical address, mailing address and phone number in Juneau upon whom service of notices and legal proceedings may be made. Service of any notice concerning the permit to that person shall be legal and sufficient notice to any of the holders, owners or any other with an interest in the permit. The director must be notified in writing no less than ten days before there is a change in the name, address or phone number of the designated person for a permit. Failure to timely notify the director shall be considered a violation of the permit conditions.
 - (3) No person shall have an interest in more than one permit. As used in this section, "interest" means an equity interest in a permit or in a legal entity owning a permit, which interest is held by the person or a spouse, minor child, dependent, or a regular member of the person's household, but does not include the financial relationship between a permit holder and a tour provider for whom the holder sells tours. This subsection only applies to tour sales and tour broker permits.
 - (4) Tour sales permit holders and tour broker permit holders must actively sell during the tour season.
- (g) *Number of permits available.* The director shall publicly announce the number, type and schedule for application for permits.

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility	Construction	Complete 8/20/09	Trucano	Completing final close out
TIGER Grant Application	Awarded	Feb 17, 2010		Awaiting award letter
Conveyance - ADNR Land - Facility	Submitted	Spring 2010		Final determination out for public review
Conveyance - ADNR Land - Mitigation	Submitted	Spring 2010		Preparing supplemental info requested by DNR
Douglas Harbor Floating Breakwater				
Breakwater Construction	Construction	Fall 2009	COE	Due in Juneau April 2010
Breakwater Installation	Hold	Fall 2010	TBD	Corps will install
Old Douglas Harbor Reconstruction	Hold			
Permitting	Hold	Spring 2010	PND	Awaiting Board direction
Final Engineering and Design	Design	Spring 2010	PND	Hold
Statter Harbor Improvements				
EA Process	In Progress	Spring 2010	PND	EA Document being finalized
Conveyance - DNR Property at Glacier	In Progress	Spring 2010		Survey in progress
Conveyance - DNR Tideland	In Progress	Spring 2010		Application Submitted
Acquisition - Lehnhart Property	In Progress	Spring 2010		Beginning CBJ approval process
Acquisition - Park Property	In Progress	Spring 2010		Beginning CBJ approval process
Permitting	Hold	Spring 2010	PND	Awaiting completion of EA
Final Engineering and Design	Hold	Summer 2010	PND	Awaiting completion of EA
Begin Construction		Spring 2011	TBD	Awaiting full funding
Municipal Harbor Matching Grant	Submitted	July 1, 2009	PND	Awaiting Legislative approval
Cruise Ship Dock Reconfiguration				
Uplands Operations Analysis	Planning	Winter 09/10	PND	Awaiting final report & recommendations
Port-Customs-Visitors Buildings				
Buildings and Decking Design	Design	Bid April 2010	JYL Architects	95% drawing review in progress
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.	
North Douglas Boarding Float	Construction	June 1, 2010	Moeser	Alpine Lumber & Building Products
Aurora Harbor Reconfiguration	Planning	Spring 2010	PND	Concept plans in progress
Miscellaneous - Small Projects				
Marine Park Site Furniture	Complete	Spring 2010	Site Lines	
Norway Point Net Float	Design	Plans Complete		No funds to construct - Est. \$50K+/-
Archie Van Winkle Memorial	In Progress			Transfer to City