

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Tuesday, February 23, 2010

- I. Call to Order (5:00 p.m. to 7:00 p.m.) in the **Room 224, City Hall.**
- II. Roll Call (Preston, Jardell, Jebe, Kueffner, Mehrkens, and Etheridge).
- III. Approval of Agenda.

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED.

- IV. Public Participation on Non-Agenda Items (not to exceed five minutes per person, or twenty minutes total).
- V. Approval of Previous Meeting Minutes.
Presented by the Committee Secretary

Public Comment

MOTION: TO APPROVE THE JANUARY 26, 2010 FINANCE COMMITTEE MEETING MINUTES AS PRESENTED OR AMENDED.

Committee Discussion/Action

- VI. Items for Action.
 - 1. Amendment to Docks and Harbors Regulation – Passenger for Hire
Presentation by the Port Director

Public Comment

MOTION: TO RECOMMEND THE BOARD ADOPT AN AMENDMENT TO THE PORT FEE REGULATIONS ADDRESSING PASSENGER FOR HIRE CHARGES AND ASK UNANIMOUS CONSENT.

Committee Discussion/Action

- 2. Amendment to Docks and Harbors Regulation – Residence Surcharge
Presentation by the Port Director

Public Comment

MOTION: TO RECOMMEND THE BOARD ADOPT AN AMENDMENT TO THE PORT FEE REGULATIONS ADDRESSING RESIDENCE SURCHARGES AND ASK UNANIMOUS CONSENT.

Committee Discussion/Action

3. 2010 Scheduled Tideland Lease Adjustments
Presentation by Port Director

Public Comment

MOTION: TO BE DEVELOPED AT MEETING

Committee Discussion/Action

VII. Items for Information/Discussion.

VIII. Staff & Member Reports.

IX. Committee Administrative Matters.

1. Next Finance Committee Meeting – March 23, 2010

X. Adjournment.

MOTION: TO ADJOURN THE FINANCE COMMITTEE MEETING.

CBJ DOCKS & HARBORS
FINANCE COMMITTEE MEETING MINUTES

For Tuesday, January 26, 2010

I. Call to Order.

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

II. Roll Call.

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

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

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

III. Approval of Agenda.

MOTION by Ms. Jebe: TO ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS PRESENTED.

The motion passed without objection.

IV. Public Participation on Non-Agenda Items.

There was none.

V. Approval of Previous Meeting Minutes.

MOTION by Ms Jebe: TO ASK UNANIMOUS CONSENT TO APPROVE THE NOVEMBER 19, 2009 FINANCE COMMITTEE MINUTES AS PRESENTED.

The motion passed without objection.

VI. Items for action.

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

Mr. Stone said we are recommending the Committee consider amendments to the port fee regulations as they relate to the assessment of passenger-for-hire fees for day tour boats. At the time of adoption, the Board did not extend the fees to the cruise ship docks, the Intermediate Vessel Float (IVF) and the Marine Park Lightering Float. In an effort to standardize fees, we are recommending the Board amend the fee regulations. The intent of the amendment is to assess passenger-for-hire fees in lieu of moorage fees to companies that use the port facilities for day tours at all CBJ facilities.

FINANCE COMMITTEE MEETING MINUTES

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VI. Items for action (continued).

MOTION by Ms. Jebe: TO RECOMMEND THE BOARD PROPOSE AN AMENDMENT TO THE PORT FEE REGULATIONS ADDRESSING PASSENGER FOR HIRE CHARGES. TO HOLD PUBLIC HEARINGS AT THE FEBRUARY 23, 2010 FINANCE COMMITTEE MEETING AND THE FEBRUARY 25, 2010 REGULAR BOARD MEETING AND TO TAKE FINAL ACTION IMMEDIATELY AFTER THE PUBLIC HEARING AT THE FEBRUARY 25 REGULAR BOARD MEETING AND ASK UNANIMOUS CONSENT.

The Motion Passed without objection.

2. Amendment to Docks and Harbors Regulation – Resident Surcharge

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

Mr. Kueffner suggested a notification be sent to all Harbor residents to give them a chance to come to the public meetings and comment.

MOTION by Mr. Jardell: TO RECOMMEND THE BOARD PROPOSE AN AMENDMENT TO THE PORT FEE REGULATIONS ADDRESSING RESIDENCE SURCHARGES. TO HOLD PUBLIC HEARINGS AT THE FEBRUARY 23, 2010 FINANCE COMMITTEE MEETING AND THE FEBRUARY 25, 2010 REGULAR BOARD MEETING AND TO TAKE FINAL ACTION IMMEDIATELY AFTER THE PUBLIC HEARING AT THE FEBRUARY 25 REGULAR BOARD MEETING AND ASK UNANIMOUS CONSENT.

The Motion Passed without objection.

3. Moorage Rate 2010 CPI Adjustments.

Mr. McLeod said every year we adjust the moorage rates according to the Anchorage CPI. This year the CPI increase was 1.2%. If the Board does nothing, the increase will take effect because it is an automatic adjustment. Mr. McLeod included moorage rate charts reflecting the CPI increases for the moorage year beginning July 1, 2010.

Ms. Jebe said she was not in favor of the increase even though it is a small amount.

Mr. Preston said the reason the moorage rates are set up to automatically adjust to the Anchorage CPI is to show increased revenues over time to be eligible for revenue bonds.

There was brief discussion between Committee Members.

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FINANCE COMMITTEE MEETING MINUTES

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VI. Items for Action (Continued)

MOTION by Mr. Jardell: TO FORWARD THE MOORAGE RATE 2010 CIP ADJUSTMENTS TO THE FULL BOARD AND RECOMMEND THEIR ADOPTION AND ASK UNANIMOUS CONSENT.

The motion passed with one objection.

4. 2010 Scheduled Tideland Lease Adjustments.

Mr. McLeod said there are seven leases that are due for adjustment this year. Four of the leases are either at or above the 15 cents per square foot level. The three that are below are: Channel Flying at 10 cents, Thane Ore House at 11 cents, and John Gitkov at 14 cents. Having these properties appraised would cost an estimated \$15,000 and if the appraisal Justified raising the rents to 15 cents per square foot, this would produce only an additional \$5,400 per year in revenue. This combined with the current economic environment and the fact that 2009's inflation rate was only 1.2%, leads Port Management to conclude that the effort and cost of pursuing lease rate increases this year outweighs the possible gain in revenues.

Mr. Kueffner asked when the next opportunity to do a lease rent adjustment would be if we choose not to pursue a rent increase at this time.

Mr. McLeod said our next opportunity to make adjustments to these leases would be five years.

Mr. Stone said he did not think there would be a change in assessments to justify an increase in the lease rates.

Mr. Jardell was in favor of going ahead with appraisals for all three properties. He also asked if the lease rate increases were set at five years.

Mr. McLeod said the lease adjustment intervals are part of the lease agreement signed by the lessor.

Mr. Jardell and Ms. Jebe asked for more information from Horan, the appraisal company before the committee moved forward on this action item. They asked for the date of the last appraisal on the lease adjustment properties and to give a cost estimate on what a comparative analysis of similar properties would be and if it would be cost effective to go ahead with full appraisals.

5. 2010 Budget.

Mr. McLeod provided a handout that included the 2011-2012 budget projections. Mr. McLeod said if you look at FY10 actuals compared to FY11 and FY12 the salaries projections are smaller and that is because the benefits percentage change significantly in the next two years. This year it is 38.9% and it will decrease to 31.9% for the next two years.

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VI. Items for Action (Continued)

The Docks portion of the budget has one very significant change. Due to outstanding Tour Broker Sales Permits this year, we are now projecting \$400,000 in tour sales permits in stead of the previous \$175,000. Dock expenses we expect to be about the same.

Ms. Jebe asked what line number 82 (board Contingency) amounts represented.

Mr. Stone said he would double check but he was pretty sure that was money used for a matching grant for the fisheries terminal cranes. The contingency fund was set up so when something unexpectedly breaks, we can have it immediately fixed without going through the administrative process to get approval. If the funds are not used, they just go back into the reserves.

Mr. Stone said our budgets do not include any depreciation expenses or capital replacement costs so this makes them a bit deceptive. Most public entities do not include those items in their budgets.

MOTION by Mr. Jardell: TO FORWARD THE 2010 BUDGET TO THE FULL BOARD FOR ADOPTION AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

VII. Items for Information/Discussion.

1. Docks and Harbors Revenue Report.

Mr. McLeod provided a new revenue report. He said we are ahead of last year in Harbors mainly because the lease fees have been moved over to Harbors. There was a brief review of the revenue report.

2. Waterfront Permit Sales Report.

Mr. Stone said we had several new tour companies bidding this year for the waterfront sales permits. Liquid Alaska is a new tour company that purchased a permit to do amphibious vehicle tours. They will be using the Harris Harbor Launch Ramp to access the water and then do a harbor tour. Woo Hoo Tours is another new tour company that would like to rent jet skies from one of the CBJ Harbors. Phil is working with the owner of Woo Hoo Tours to find a place in the Harbors that offers some storage and other facilities that he needs for operation.

Mr. McLeod said the total for auctioned permits this year was \$343,000 and total permits renewed was \$94,100 so the total for waterfront sales permits is \$437,500 for the FY10 season.

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VIII. Staff & Member Reports.

Committee Members all agreed that providing a website to download meeting agendas was working very well.

Mr. Preston said at the previous meeting he and Mr. Mehrkens had volunteered to work with the City Assessor and the property owner to help negotiate a purchase price for the Lenhart property. The assessor came back to them and said he felt reasonably comfortable with the appraised value of \$650,000. We felt the appraisal was a bit higher than it should be and we made an offer of \$599,000 which we felt was a reasonable starting offer.

The Lenharts came to the C.I.P. Committee Meeting, made a presentation and seemed very eager to sell the property, but they did not accept our offer. We just received a letter from the Lenharts again offering the property at the price of \$650,000. The current assessed value of the property is \$567,000.

Mr. Stone said we might want to go back to the City Assessor and get his input because the assembly will ultimately want his recommendation.

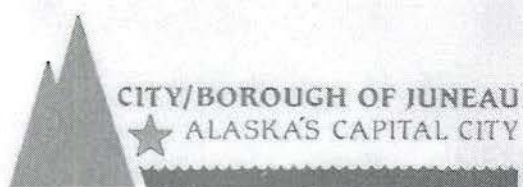
IX. Committee Administrative Matters.

The next Finance Committee Meeting is scheduled for February 23, 2010.

X. Adjournment.

MOTION by Ms. Jebe: TO ADJOURN AND ASK UNANIMOUS CONSENT.

The meeting adjourned at 6:23 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 Harbors Finance Committee
CC:
From: John M. Stone, P.E. Port Director
Date: December 24, 2009
Re: Amendment to Port Fee Regulations for Passenger-for-Hire

We are recommending the Committee consider amendments to the port fee regulations as they relate to the assessment of passenger-for-hire fees for day tour boats.

As you know, the Board adopted comprehensive passenger-for-hire fee regulations in 2006 for the small boat harbors and launch ramps. These regulations were intended to account for extra operating costs associated with day tour vessels and their passengers. At the time of adoption, the Board did not extend the fees to the cruise ship docks, the Intermediate Vessel Float (IVF), and the Marine Park Lightering Float. The Board reasoned that the moorage fees at these facilities were higher than the small boat harbors. Therefore, the assessment of a passenger-for-hire fee on top of the higher moorage fee was not equitable.

Over the past few years, it has become clear that several companies are conducting day tours at the IVF and the Marine Park Lightering Float. In addition, we have been charging two of the operators the passenger-for-hire fee in lieu of the higher moorage fee. This was done at the request of the two companies and because the companies use the facilities in a manner similar to the no charge loading zones at the small boat harbors. Another company doing day tours opted to pay the higher moorage fee, though they use the facilities similar to the two companies paying the passenger-for-hire fees.

In an effort to standardize the assessment of fees, we are recommending the Board amend the fee regulations. The intent of the amendment is to assess passenger-for-hire fees in lieu of moorage fees to companies that use the port facilities for day tours.

Call me at 586-0294 if you have questions.

Attachment

A REGULATION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Adoption of Amendments to Title 05, Chapter 15 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 AMENDMENT TO REGULATIONS:

Section 1. Authority. This regulation is proposed for adoption pursuant to CBJ 01.60 and CBJ 85.02.060 and 85.02.100.

Section 2. Amendment of Regulation. Section 05 CBJAC 15.030(e), (f), and (h) of the City and Borough of Juneau Administrative Code is amended as follows:

05 CBJAC 15.030 Dockage Charges.

(e) From May 1 to September 30, dockage for all vessels, except as provided in 05 CBJAC 50.030(f) and (h), will be assessed for each 24-hour period or portion thereof as follows:

- (1) \$1.50 per foot for vessels less than 65 feet in length overall;*
- (2) \$2.50 per foot for vessels with a length overall from 65 feet up to 200 feet; and*
- (3) \$3.00 per foot for vessels greater than or equal to 200 feet in length overall.*

(f) From May 1 to September 30, fishing vessels will be assessed dockage at \$0.75 per foot of length overall for each 24 hour period or portion thereof, except there will be no charge to vessels staging to offload at Taku Fisheries, provided the duration of staging is less than 4 hours.

(h)) From May 1 to September 30, vessels loading passengers as part of a for-hire tour or experience with a duration less than 24 hours shall comply with the requirements set out in 05 CBJAC 20.080(c) and shall pay passenger-for-hire fees as set out in 05 CBJAC 20.080(d).

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 January 29, 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) 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; 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

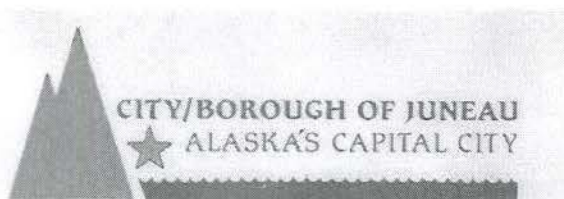
Filing with Clerk

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

To: Docks and Harbors Finance Committee
CC:
From: John M. Stone, P.E. Port Director
Date: December 24, 2009
Re: Residence Surcharge Amendment

As mentioned during the November 19, 2009 Committee meeting, I am providing an amendment to the residence surcharge regulations that would take into account vessels with numerous on-board residents. The regulation would require vessels with more than three residents to pay an additional fee of \$23 for each resident above three. This regulation is intended to provide equity in the residence surcharge and was brought about from certain vessels being used as boarding houses.

I recommend the Board propose the regulation for public comment at its January 28, 2009 meeting, hold public hearings at the February 23 Finance Committee meeting and the February 25 Regular Board meeting, and take final action immediately after the public hearing at the February 25 Regular Board meeting.

Call me at 586-0294 if you have questions.

Attachment

A REGULATION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Amendments to CBJ Administrative Code Title 05, Chapter 20 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 HEREBY PROPOSES TO ADOPT AMENDMENTS TO REGULATIONS AS FOLLOWS:

Section 1. Authority. The legal authority for these regulations is set out in CBJ Ordinances 01.60 and 85.02.100.

Section 2. Adoption of Regulations. The City and Borough of Juneau Administrative Code is amended by the repeal and adoption of regulations in Title 05, Chapter 20 as follows:

Repeal 05 CBJAC 20.050(d) and readopt as follows:

(d) *Residence surcharge.* The owner shall pay a residence surcharge of \$69 per calendar month, or portion thereof, for each vessel used as a residence. For a vessel with more than three residents, the owner shall pay an additional surcharge of \$23 per calendar month, or portion thereof, for each additional resident.

Section 3. Notice of Proposed Adoption of a Regulation. The notice requirements of CBJ 01.60.200 were followed by the Docks and Harbors Board. The notice period began on January 29, 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
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.

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Laurie J. Sica, Clerk

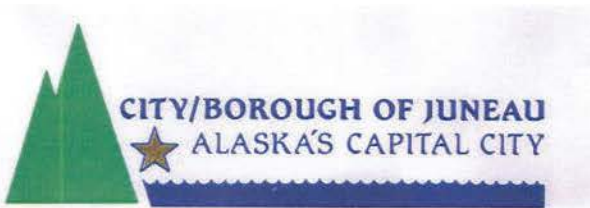
Filing with Clerk

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
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(907) 586-0292 Phone • (907) 586-0295 Fax

Port of Juneau

To: Docks and Harbors Finance Committee

February 19, 2010

From: Roy McLeod
Port Administrative Officer

Reference: Analysis of Lease Adjustment Data

THANE ORE HOUSE – Rent should be \$6700, but has been charged at \$6200. This will be corrected. The assessed value of the property has increased by 9.6 % since the last adjustment. The current rate is 12 cents per square foot. A 9.6% increase would change the rate to 13 cents per square foot, or \$7265 per year. We recommend it be adjusted to the corrected rate of \$6700 per year..

CHANNEL FLYING – The appraisal by Horan in 2004 recommended raising the rent from \$6500 per year to \$8140 per year. After negotiations with the lessee, the Board moved to decrease the rent to \$5427 per year. That motion failed. The Board then moved to leave the rent at \$6500 per year. That motion passed. We recommend it remain the same since it was based on a negotiated rate between the Board and the lessee.

FRANKLIN DOCK – The CBJ Assessor's Office 2009 value for this site is \$1,376,000, the same as the valuation set at the last adjustment. The lease calls for rent to be set at 10% of the assessment. The Board, during the last adjustment period, changed the rent valuation to 8% of assessed value. The chart below shows rent as various alternatives:

8%	\$110,076 (current rate)
8.5%	116,960
9%	123,840
9.5%	130,720
10%	\$137,600

We recommend it remain at the 8% level.

TRUCANO (3 LEASES) – Appraisal in 2004 suggested rates of \$7200 for ATS 750 (.39 per square foot), \$14010 for ATS 842 (.32 per square foot), and \$10920 for ATS 1316 (.23 per square foot). The Board initially set the rates at .23 per square foot for all three leases, but later changed that to .20 per square foot for ATS 750 and 842, and .15 per square foot for ATS 1316 after negotiations with the lessee. We recommend all three parcels be set at .20 per square foot.

AS314 Real Property Inquiry		
Last Update: CURRENT		DATE: 02/19/10
PARCEL NUMBER: 1B0301020030 CURR OWNER: JEFFERSON GEORGE C/O: MAIL ADDR: 4400 THANE RD CITY/STATE: JUNEAU AK STREET NAME: THANE RD LEGAL DESCRIPTN: ATS 1328 FR ZIP: 99801 HOUSE NUMBER: 4400 ROAD/NR: 001 WATER AVAI: 002 WATER SYS: 000 SEWER AVAI: 002 SEWER SYS: 000		
PREV OWNER: LAST TRANSFER: 00/ (YY/MM) TAX YEAR: 2009 SITE VALUE: 233,200.00 BLDG VALUE: 170,900.00 TOTAL VALUE: 404,100.00 EXEMPT CODE: 000 EXMP TYPE 1: 0.00 EXMP TYPE 2: 0.00 EXMP TOT: 0.00 USE CODE: 024 ZONING: 001 NO UNITS: 0 YR BUILT: 1982 STYLE: 000 BEDROOMS: 0 BATHS: 0.00 TOT ROOMS: 0 LOT SIZE: 55757.00 AREA UNIT: 001 TOTAL SQFT: 0 BSMNT SQFT: 0 ATTIC TYPE: 000 ATTIC SQFT: 0 GARAGE DESC: 000 GARAGE SQFT: 0		
(En)Find (2/18)First/Last (4)Prior (5)Next (6/22)List/Search (7)Change Key (8)Prev Yr (10)Inquiry (11)Names (13)Taxes (14)Utility (15)Print (16)Exit		

9.6% diff in assessed values
13.2 cents / sq ft
7265 / yr

VI. Items for Action (continued).

Mrs. Jebe said she read the letter from Mr. Hoffman regarding having all the harbors pay the same rate. She is wrestling with the issue so she will probably not vote tonight.

Mr. Preston said we struggled with the rates at Auke Bay. The Board made a decision to treat facilities differently. He supports the 5% increase.

Mr. White said if we had to treat DeHart's like every other marina, we wouldn't have purchased it. We have to look at other funding sources for improvements.

The motion passed with one objection by Mrs. Jebe.

2. Tideland Lease Reappraisals.

Mr. Stone said we have three tideland leases due for adjustment. We need to notify them of the clause in the lease to review rates. Channel Flying and the Thane Ore House were reviewed by the appraiser in 2004. Channel Flying will increase from 10.4¢ to 13¢ per sq ft and the Thane Ore House will increase from 6.6¢ to 12¢ per sq ft. The CBJ Assessor did an assessment of Maritime Hydraulics. They pay 10% of market value. Their rent will go from \$3094 to \$3315. He is asking authorization to sent letters to the lessees and bring this back to the next meeting.

MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO DIRECT THE PORT DIRECTOR TO NOTIFY LESSEES THAT THE BOARD INTENDS TO ADJUST THEIR RENT IN ACCORDANCE WITH THE RECOMMENDATIONS OF ITS APPRAISERS AND THE COMMITTEE WILL MAKE RECOMMENDATIONS TO THE BOARD AT ITS NOVEMBER 17, 2005 MEETING AFTER GIVING THE LESSEES AN OPPORTUNITY TO COMMENT ON THE RENT ADJUSTMENT. The motion passed without objection.

3. Small Boat Harbor Commercial Use Fees Recommendations.

Mr. Stone handed out a letter from Alaska Fjordlines and a substitute draft changes to commercial use fees. Staff estimated annual expenses at \$42,226 and annual revenue at \$22,301 so there was a shortfall. The freight use fee schedule was adjusted based on time used instead of an hourly fee. He recommended no changes to the N. Douglas launch use fees of \$1.10 per passenger. Auke Bay staff estimated that 40,000 people use Statter each year. The Passenger for Hire has a per seat fee, but we are looking at a per passenger fee instead. He will get information on the freight use fees for the next meeting.

Mr. White said permits for vehicles could only be purchased at Statter. He would like to look at being able to purchase them downtown or look at a combined permit for both.

3.14 PARCEL 14*Common Name:*

Thane Ore House Salmon Bake

Address:

4400 Thane Road, Juneau, Alaska

Lease Summary*ADL No.:*

ADL 103289

Legal Description:

ATS 1328, Tracts B1 and B2

Lessor:

City and Borough of Juneau as successor to the State of Alaska

Lessee:

Thane Ore House

Original Lease Date:

December 1, 1995

Ending Lease Date:

November 30, 2025

Last Rent Adj. Date:

December 20, 1994

Last Rent Adj. Amount:

\$3,700.00

Reappraisal Anniversary:

December 1, 2000

Use:

Salmon Bake

Property Rights Excluded:

No mineral rights are conveyed by the lease

Easements:

Access to Tract B3 is provided through Tract B1, effects about 7,000 SF (12.5%) of the site. It is assumed this access will persist until and unless alternate access for Tract B3 is developed.

Other Terms of Lease:

Typical fully net lease indemnifying lessee

Reversion of Improvements:

Not specified but typically able to be retained by lessee or its successor if obligations of the lease are fulfilled.

*Building/Site Improvements**Included:*

Any improvements to the site by lessee not valued in market rent estimate.

Property Description

The site is developed with the Salmon Bake restaurant and other rustic facilities as a tourist destination. There are site paving and other incidental improvements, as well as a sewer treatment plant located on Tract B2. None of these improvements are included in the land as leased and valued in its pre-developed condition.

Size and Shape:

55,887 SF. Highly irregular in shape.

Topography:

The subject is generally filled lands of unclassified soil mostly channeling from the Sheep Creek Mine. It is predominantly above the mean high water line. There is a shallow settling pond that effects about 17% to 18% of the site.

Access:

Via road which may trespass across adjacent property to Thane Road, public paved right-of-way

Utilities:

Power and telephone are extended to the property. Water is from a shallow well. The sewage is disposed of by an onsite sewer system.

Functional Utility:

The site is relatively remote, not having full compliment of municipal utilities. It is in an industrial area that is on a tidelands flat filled with mine tailings from earlier in the last century. It is adequate for a variety of low-intensity industrial uses.

Zoning:

WI, Waterfront Industrial

Assessed Valuation - 2003:

The assessment includes the site and building improvements.

CBJ Assessor's ID No.:

1B0301020030

Land Value:

\$164,500

Improvements:

\$204,300

Total:

\$368,800

Three Year Sales History:

No known sales.

Valuation*Highest and Best Use:*

The current use has been a long-term seasonal use and takes advantage of the rustic industrial environment. There is no other apparent imminent high demand for alternate uses. The highest and best use is the existing use or those uses in keeping with the industrial nature of the area.

Summary of Comparables:

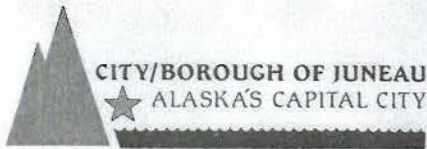
TIDELAND RENT INDICATORS				
#	Transaction Description	Size (SF)	Land Use Description	Annual Rent/SF
S12	Douglas Hwy & Bridge	47,394	Some filled; mostly low utility	\$0.19
S13	North Side Cowee Creek Tract B, ATS 556	17,621	Sold as unfilled barge site	\$0.18
S15	5050 North Douglas Hwy Channel View Terrace ATS 713	67,953	Tide flats - low utility	\$0.05

These lands are more similar to uplands but with very little utility. About 30% of the site is encumbered with a traffic easement and pond areas inhibiting the utility of the property. Comparable S15 reflects this type of low utility land at \$0.05/SF. Capitalizing this at 30% reflects a value of the remaining lands with greater utility at \$0.17/SF ($\$0.05 \div 30\%$). This confirms the better located industrial lands especially Comparable S12 which has some fill and low utility tidelands. Comparables S12 and S13 have inferior overall filled characteristics but are in a superior location closer to town and utilities. In the appraiser's opinion, the annual rent is reflective at 30% of low utility \$0.05/SF/year land, and 70% better utility land at \$0.15/SF/year. This indicates a blended rate of \$0.12/SF/year.

Market Rental Value Conclusion:

55,887 SF @ \$0.12/SF = \$6,706.44/year
Rounded to \$6,700/year

7265



Port of Juneau

December 2, 2005

Ken Loken
Channel Flying, Inc.
8995 Yandukin Drive
Juneau, Alaska 99801

Re: Tideland Lease No. ADL 2852 Annual Lease Rental Adjustment

Dear Ken,

At its December 1, 2005 meeting, the Docks and Harbors Board took action on the annual lease rent adjustment for your Tideland Lease No. ADL 2852. The Board decided to keep your lease rate at \$6500.00 per year. I will direct staff to bill you accordingly.

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

Sincerely,

John M. Stone, P.E.
Port Director

VII. Items for Action (cont'd).

After a unanimous vote of the Board Members, the Appeal was denied.

Mr. Fisk wished to go on record that Mr. McCall has done the correct thing and has tried to assign stalls to appropriate sized vessels in a fair manner. He also said that Mr. McCall should be commended for the good job that he is doing.

Mr. McCall thanked the Board Members for their support.

2. Tideland Lease Rent Adjustments.

Mr. Preston gave a short presentation on this topic.

A. Maritime Hydraulics Lease.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO APPROVE A RENT ADJUSTMENT FOR THE MARITIME HYDRAULICS LEASE FROM \$3,094.00 TO \$3,315.00 PER YEAR.

The motion passed without objection.

B. Channel Flying Lease.

Mr. Preston gave a short presentation on this topic.

MOTION by Mr. Preston: MOVE TO APPROVE A RENT ADJUSTMENT FOR THE CHANNEL FLYING LEASE FROM \$6,500.00 TO \$5,427.00 PER YEAR.

Mr. Knapp seconded the motion.

Discussion followed with Mr. Kueffner, Mr. Preston, Mr. Etheridge, Mr. Fisk, Mr. Simpson, and Mr. Stone.

Mr. Knapp offered a friendly amendment saying that this is an adjustment to the current rates based on discussion and is not considered retroactive, and will be a single parcel with a blended rate.

The motion failed with a tied vote – 4 yes votes and 4 no votes.

MOTION by Mr. Fisk: MOVE THAT THE BOARD SET THE LEASE RATE AT THE CURRENT LEASE RATE OF \$6,500 PER YEAR FOR THE CURRENT FIVE-YEAR READJUSTMENT PERIOD.

Mr. Etheridge seconded the motion.

Discussion followed with Mr. Dore, Mr. Etheridge, Mr. Knapp, Mr. Kueffner, and Mr. Preston. The motion passed with 6 yes votes and 2 no votes.

VI. Items for Action (continued).

Mr. Stone said the appraiser recommended we adjust the rent on the Channel Flying lease from \$6,500 to \$8,140 per year. The lease rate for Maritime Hydraulics is set at 10% of the assessed value of the premises. The CBJ Assessor did a recent assessment. Based on that assessment the rent would adjust from \$3,094 to \$3,315.

After Channel Flying received their letter, they called and asked about changing the lease area they are renting.

Mr. Craig Loken, Channel Flying, said they appealed this last year. At that time, the best way to do this was to keep the same lease track but have a different rate for the area that was out in the channel below low tide line. That is still their position. He believed the rate for wetlands or unusable property was 5¢ or 7¢. It is their hope to convert this portion of the lease to that rate and leave the uplands at 17¢. The submerged area is common property so that people west of them can access their property.

The Committee members asked additional questions of Mr. Loken and went through parts of the report from Horan and Corak.

MOTION by Mr. Simpson: TO RECOMMEND TO THE FULL BOARD TO ESTABLISH A BLENDED RATE BASED ON SIMPLY DETERMINING THE SQUARE FOOTAGE OF THE LANDWARD PORTION AT 13¢ (THE APPRAISER'S RECOMMENDED RATE), TO MAKE A JUDGEMENT DETERMINATION THAT THE SEAWARD PORTION IS WORTH HALF THAT (6.5¢) AND FIGURE OUT THAT SQUARE FOOTAGE, AND TO ESTABLISH A BLENDED RATE BUT NOT SUBDIVIDE THE PARCEL. The motion was seconded by Mr. Knapp.

The motion passed with one objection from Mr. Kueffner.

Mr. Simpson said his motion was to obtain two square footage calculations for ATS 54. The first being the roughly rectangular portion that is adjacent to ATS 18 and getting a square footage figure for that based on that essentially it would be a continuation of those lots that are ATS 18. The square footage will be calculated at 13¢ to be consistent with the appraised value of ATS 18. A calculation would be made for the remainder of ATS 54 (basically the total minus whatever you come up with for the first parcel). The lease rate for that would be 6.5¢ per square foot, recognizing the lower value of that compared to the more landward portion of the survey.

MOTION by Mr. Kueffner: TO RECOMMEND TO THE FULL BOARD TO ADJUST THE ANNUAL RENT FOR MARITIME HYDRAULICS FROM \$3,094 TO \$3,315. Mr. Simpson seconded the motion.

The motion passed without objection.

Parcel #	Street Address	Legal Description 1
7B0901010030	CHANNEL DR 2601	ATS 54

Owner's Name and Address	Legal Description 2
---------------------------------	----------------------------

CHANNEL FLYING
8995 YANDUKIN DR
JUNEAU AK
99801

Previous Owner	Site Value	Building PV	Total PV
	\$190200.00	\$112500.00	\$ 302700.00
Use Code	Exempt	Zoning	Tax Year
Miscellaneous	No Data	Waterfront - Industrial	2009
Number of Units	Year Built	Effective Age	Style
N/A	1966	N/A	No Data
Total Rooms	Bedrooms	Baths	Total FIN Sq. Ft.
N/A	N/A	N/A	N/A
Total Basement	Attic	Attic Area	Garage Type
N/A	N/A	N/A	N/A
Garage Description	Garage Area	Lot Size	Last Trans
N/A	N/A	62622 sq. ft.	0
City Water Available	City Sewer Available	Water System	Sewer System
Yes	Yes	N/A	N/A
Exempt Land	Exempt Building	Exempt Total	Road/No Road
N/A	N/A	N/A	Roaded

Back

SITE VALUE - \$190,200

ANNUAL RENT INDICATOR @ 8% = \$15,216

3.7 PARCEL 7

Common Name: Channel Flying
Address: 2601 Channel Drive, Juneau, Alaska

Lease Summary

ADL No.: ADL 2852
Legal Description: ATS 54, Portion
Lessor: City and Borough of Juneau as successor to the State of Alaska
Lessee: Channel Flying
Original Lease Date: November 28, 1961
Ending Lease Date: November 27, 2016
Last Rent Adj. Date: December 20, 1994
Last Rent Adj. Amount: \$6,500.00
Reappraisal Anniversary: November 28, 2000
Use: Seaplane Float
Property Rights Excluded: No mineral rights are conveyed by the lease
Easements: None Known
Other Terms of Lease: Typical fully net lease indemnifying lessee
Reversion of Improvements: Not specified but typically able to be retained by lessee or its successor if obligations of the lease are fulfilled.
Building/Site Improvements Included: Any improvements to the site by lessee not valued in market rent estimate.

Property Description

Based on a 1994 appraisal description which included an interview with the owner, these tidelands are filled approximately 15,000 SF. The fill was placed after the commencement of the tidelands lease. As leased, it would appear to be typical of gravel, loamy soil from mean high to mean low tide sloping to a long muddy, silty runout below mean low water. Apparently, the property goes dry towards the dolphins which held a float, and was mostly submerged lands at the far reaches of the site.

Size and Shape: 1.468 AC (with DOT take) 62,622. 100.32' wide, extending 531.5' into the channel.
Topography: Sloping tidal lands and submerged lands
Access: Public roadway.
Utilities: All those available within the City and Borough of Juneau
Functional Utility: The site extends far enough to deep water that it can be accessed at many tides, but is not accessible all the time due to the tidal changes in Gastineau Channel.
Zoning: WI, Waterfront Industrial

Assessed Valuation

CBJ Assessor's ID No. - 2003: 7B0901010030
 Land Value: \$100,000
 Improvements: \$112,500
 Total: \$212,500
 Three Year Sales History: No known sales.

Valuation*Highest and Best Use:*

The site appears to be utilized for some type of fish brokerage at this time. The flying service does not appear to operate out of it at this time. The site would be available for other types of uses consistent with its Waterfront Commercial zone.

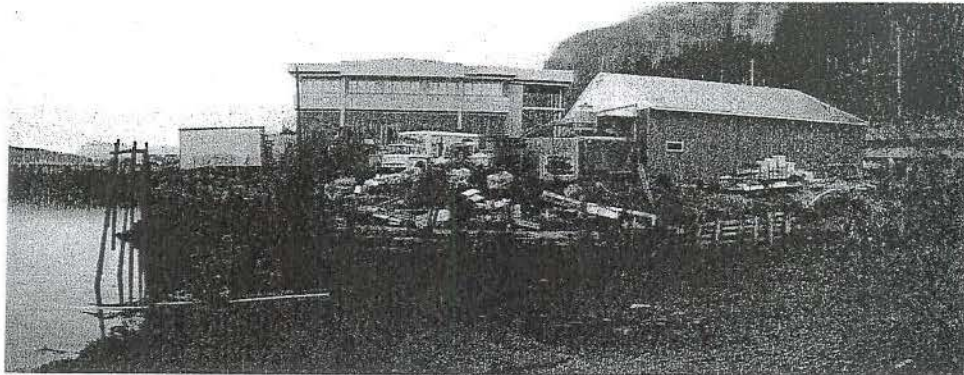
Summary of Comparables:

TIDELAND RENT INDICATORS				
#	Transaction Description	Size (SF)	Land Use Description	Annual Rent/SF
S10	3150 Channel Drive ATS 1412	62,703	Poor deep water access	\$0.17
S11	Channel Drive Lot 1, ATS 7	51,401	Poor deep water access	\$0.13
S14	5010 North Douglas Hwy Waterside Park	127,195	Low utility tide flats with creek	\$0.04
S15	5050 North Douglas Hwy Channel View Terrace ATS 713	67,953	Tide flats - low utility	\$0.05

Comparable S10 is in a superior location with similar neighborhood to the subject. Comparable S11 is the most similar being a few doors away from the subject, and having similar tidelands characteristics. Comparables S14 and S15 are in an inferior location or have inferior fill. The lower end of this range is applicable due to the poor water access situation.

Market Rental Value Conclusion:

62,622 SF @ \$0.13/SF = \$8,140.86/year
 Rounded to \$8,140.00/year



041304_0826 and 0827 stitch

Panorama side view of the portions of the property which have been developed. Note log cribbing on fill appears to be deteriorating. This fill and other improvements are not part of the subject rental estimate.



041304_0829

View looking out towards channel and subject. Note, deeper waters past piling photo distant center.



Franklin Dock

telnet - mun

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AS314 **Real Property Inquiry**

Last Update: CURRENT DATE: 02/17/10

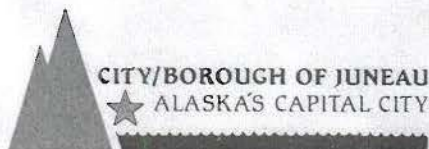
Property Information

PARCEL NUMBER: 1C100K830032 ROAD/NR: 001
CURR OWNER: CBJ WATER AVAI: 000
C/O: FRANKLIN DOCK ENTERPRISES WATER SYS: 000
MAIL ADDR: 350 N FRANKLIN ST #2 SEWER AVAI: 000
CITY/STATE: JUNEAU AK ZIP: 99801 SEWER SYS: 000
STREET NAME: _____ HOUSE NUMBER: _____
LEGAL DESCRIPTN: ATS 3 FR & BL 87

PREV OWNER: _____ LOT SIZE: 2.00
LAST TRANSFER: 00/ (YY/MM) AREA UNIT: 002
TAX YEAR: 2009 TOTAL SQFT: 0
SITE VALUE: 1,376,000.00 USE CODE: 017 BSMNT SQFT: 0
BLDG VALUE: 0.00 ZONING: 010
TOTAL VALUE: 1,376,000.00 NO UNITS: 0
EXEMPT CODE: 000 YR BUILT: 0 ATTIC TYPE: 000
EXMP TYPE 1: 0.00 STYLE: 000 ATTIC SQFT: 0
EXMP TYPE 2: 0.00 BEDROOMS: 0
EXMP TOT: 0.00 BATHS: 0.00 GARAGE DESC: 000
TOT ROOMS: 0 GARAGE SQFT: 0

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(8)Prev Yr (10)Inquiry (11)Names (13)Taxes (14)Utility (15)Print (16)Exit

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Port of Juneau

To: File
CC:
From: John M. Stone, Port Director 
Date: December 29, 2006
Re: Trucano Tideland Lease – ADL 105460/Account #05649

Doug Trucano and I met today to resolve tideland lease billing issues pursuant to the Board's December 7, 2006 action to amend the lease area of ATS 1468, Tract A. Based on our discussion, I agreed to following:

1. New Lease Area for Account #05649 (ADL #105460) is 64,347 square feet as follows:
 - a. ATS 1532 – 0.244 acres or 10,629 square feet
 - b. Amended Lease Area within ATS 1468, Tract A – 1.168 acres or 51,671 square feet
 - c. ATS 1468, Tract B – 0.047 acres or 2047 square feet
2. We agreed the new lease rate is 15¢ per square foot. He felt the Board set the tidelands at this rate in previous meetings as opposed to the uplands at 20¢ per square foot.
3. ATS 1532 was not included in this year's or last year's billing. However, this lease area is part of ADL 1056460 (See Amendment #1 to lease by State of Alaska). He agreed it should be billed. I agreed we would look to see if it was being billed directly to Petro Marine instead of through Trucano under Account #05649. If not we are to bill him for this year and last year.
4. I agreed we would recalculate this year's and last year's lease billings according this memo and resend him an amended bill without delinquent charges.

Attachments

VII. Items for Information/Discussion (cont'd).

He added that final action would take place on:

August 25, 2005 – Regular Board Meeting
7:00 p.m. – CBJ Assembly Chambers

In addition, he said that written comments could be sent to him before August 19, 2005 and he will include them in the Board Packet.

VIII. Items for Action.

1. MEBA Negotiation.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO GO INTO EXECUTIVE SESSION.

The motion passed without objection.

After a two-minute break, the Board Members went into Executive Session at 7:38 p.m.

The Regular Board Meeting was called back to order at 8:11 p.m.

2. Trucano's Tideland Lease Appeals.

Mr. Stone gave a short report on this topic. He added that the Board Members unanimously passed a motion at the May 26, 2005 Regular Board Meeting to establish an annual lease rate of \$.23 per square foot for Parcels ATS-750, ATS-842, and ATS-1316. These three tideland parcels belong to Mr. Trucano.

Mr. Trucano gave a short report on the new appraisal that he had done for these three tideland parcels. In this attached appraisal, the amount of \$.18 per square foot was recommended.

Discussion followed with Mr. Kueffner, Mr. Fisk, Ms. Jebe, and Mr. Knapp.

MOTION by Mr. Fisk: MOVE TO CHANGE THE SQUARE FOOTAGE RATE FOR TRUCANO'S THREE TIDELAND LEASE PARCELS, ATS-750, ATS-742, AND ATS-1316, FROM \$.23 TO \$20.5.

Mr. Kueffner added a friendly amendment to change the figure to an even \$.20 per square foot. Mr. Fisk accepted the friendly amendment.

Mr. Kueffner seconded the motion.

The motion passed without objection.

Discussion followed with Mr. Simpson. He added that Mr. Trucano had in the past requested for the Board Members to look at dividing some tideland parcels.

Cecilia Larson

From: John Stone
Sent: Tuesday, January 09, 2007 1:14 PM
To: Cecilia Larson
Subject: ADL 105460

Doug wants ADL 105460 billing it broken up as follows:

ATS 1532 – 10,629 square feet x \$0.15 per square foot = \$1,594.35 + tax

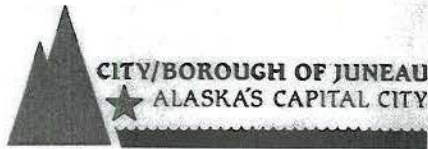
$$15.94 \times 10,629 = 1,674.07$$

ATS 1468, Tracts A, B, and ATS 1316 – 53,718 square feet x \$0.15 per square foot = \$8,057.70 + tax

$$\begin{array}{r} 402.89 \\ 8460.59 \end{array}$$

$$\begin{array}{r} 1,674.07 \\ + 8460.59 \\ \hline 10,134.66 \end{array}$$

$$\begin{array}{r} 8057.70 \\ 1594.35 \\ \hline 9652.05 \end{array}$$



Port of Juneau

To: Doug Trucano
CC:
From: John M. Stone, Port Director
Date: May 27, 2005
Re: Tideland Lease Appeals

The Docks and Harbors Board considered your appeals at last night's meeting. The Board took the following actions:

1. Annual Rental Rate

The Board set the annual rent for ATS 750, ATS 842, and ATS 1316 at \$0.23 per square foot.

2. Parcel Subdivision

The Board denied your appeal to subdivide ATS 1316 and ATS 1468 as requested by Mr. Gould on December 16, 2003.

I will have Cecilia issue new bills for the lease rents.

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

City and Borough of Juneau Tideland's Annual Rent Update

Summary of Existing Rents and Estimated Market Rents - April 2004

Parcel #	Report	ADL	ATS	Leaseholder	Reappraisal	Last Adjustments	SF Size	Market Rent 2004	Per SF
#	Page #				Amortization	Date	Rent		
1	13	ADL 1799	ATS 123	Novell Avenue Development	01/01/04	1/16/1979	\$ 350.76	45,433	\$ 3,180.00 \$ 0.07
2	17	ADL 1891	ATS 18	Channel Marina	01/25/04	2/27/1979	\$ 842.04	20,029	\$ 2,600.00 \$ 0.13
3	21	ADL 2090	ATS 18	Channel Marina	01/25/04	2/27/1979	\$ 842.04	20,087	\$ 2,610.00 \$ 0.13
4	26	ADL 2195	ATS 7	Juneau Redi-Mix	09/25/03	1/30/1979	\$ 2,158.68	70,001	\$ 9,100.00 \$ 0.13
5	31	ADL 2480	ATS 33	Neil Taylor	04/25/00	12/20/1994	\$ 5,300.00	55,495	\$ 8,320.00 \$ 0.15
6	35	ADL 2798	ATS 43	Myron Klein	11/08/02	2/6/1979	\$ 599.24	150,935	\$ 6,040.00 \$ 0.04
7	40	ADL 2852	ATS 54	Channel Flying	11/28/00	12/20/1994	\$ 6,500.00	62,622	\$ 8,140.00 \$ 0.13
8	44	ADL 2928	ATS 615	Donahue	01/01/04	3/20/1989	\$ 1,499.16	138,628	\$ 6,930.00 \$ 0.05
9	50	ADL 36091	ATS 750	Trucano	06/30/01	10/30/1995	\$ 4,800.00	18,469	\$ 7,200.00 \$ 0.39
10	55	ADL 36172	ATS 741	Thomas	05/26/03	3/24/1989	\$ 439.16	40,249	\$ 1,610.00 \$ 0.04
11	59	ADL 51488	ATS 842	Trucano	08/19/00	12/20/1994	\$ 9,600.00	43,863	\$ 14,010.00 \$ 0.32
12	63	ADL 53804	ATS 857	Taku Oil Sales	12/16/03	11/10/1988	\$ 569.76	3,833	\$ 1,150.00 \$ 0.30
13	68	ADL 63677	ATS 43	Joe Loecher	09/19/00	12/20/1994	\$ 1,100.00	39,160	\$ 1,960.00 \$ 0.05
14	73	ADL 103289	ATS 1328	Thane Ore House	12/01/00	10/11/1999	\$ 24,000.00	212,573	\$ 27,630.00 \$ 0.12
15	80	ADL 104320	ATS 1356	DIPAC	10/17/02	10/10/1999	\$ 9,791.00	47,480	\$ 10,920.00 \$ 0.23
16	85	ADL 105460	ATS 1316	Trucano	09/16/03	11/12/1997	\$ 21,075.00	187,352	\$ 28,100.00 \$ 0.15
17	91	ADL 106223	ATS 1533	Allen Marie Tours	12/01/02				

Roy McLeod

From: John Stone
Sent: Friday, February 05, 2010 4:52 PM
To: scottysimonson@hotmail.com
Cc: Roy McLeod
Subject: RE: Web Form Mail:Added Live-aboard fee

Scott,

I will get your comments to the Harbor Board. The original fee of \$69 and it did not have a limit. In the past year, we have had a few boats move in with 10-15 people living aboard. The Board asked us to look at a few amendmenty to handle these situtations. We chose three because it seemed the be the higher end of the average liveaboard situation.

John

From: scottysimonson@hotmail.com [scottysimonson@hotmail.com]
Sent: Friday, February 05, 2010 2:14 PM
To: John Stone
Subject: Web Form Mail:Added Live-aboard fee

Sender: scott simonson	Email: scottysimonson@hotmail.com Telephone:
Subject: Added Live-aboard fee	
Message: 1st: Where did you guys come up with the limit of 3 persons per boat? Wouldn't 4 make more sense so a family of 4 would not have to pay extra or be "penalized" for their forth child, or 2 couples etc.? 2nd: I feel the extra charge is a bit much...\$10 or \$15 would seem more appropriate to me? I fail to see the added "wear and tear" a forth party would cause to the docks and harbors, that our scheduled fees don't already cover. anyway that's my two cents (fyi this proposal will not affect me but I still fail to see the need for it.)	

Roy McLeod

From: John Stone
Sent: Monday, February 08, 2010 1:34 PM
To: ekueffner@faulknerbanfield.com
Cc: Roy McLeod
Subject: IVF Float

The owner of Alaska Yacht Charters stopped by the booth at the boat show and requested that the Board consider a promotional rate at the Intermediate Vessel Float. You will remember that it did not make it through last year. However, there was a substantial drop in use of the float and I told him I would run it by the Finance Committee so if you are Ok I would like to bring it back to this month's finance committee.

John

2/8/2010