

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Tuesday, January 26, 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 NOVEMBER 19, 2009 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 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 ON THE AMENDMENT IMMEDIATELY AFTER THE PUBLIC HEARING AT THE FEBRUARY 25 REGULAR BOARD MEETING 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 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 ON THE AMENDMENT IMMEDIATELY AFTER THE PUBLIC HEARING AT THE FEBRUARY 25 REGULAR BOARD MEETING AND ASK UNANIMOUS CONSENT.

Committee Discussion/Action

3. Moorage Rate 2010 CPI Adjustments
Presentation by Administrative Officer

Public Comment

MOTION: TO FORWARD THE MOORAGE RATE 2010 CPI ADJUSTMENTS TO THE FULL BOARD AND RECOMMEND THEIR ADOPTION AND ASK UNANIMOUS CONSENT.

Committee Discussion/Action

4. 2010 Scheduled Tideland Lease Adjustments
Presentation by Administrative Officer

Public Comment

MOTION: TO FORWARD THE 2010 LEASE ADJUSTMENTS TO THE FULL BOARD AND RECOMMEND THAT ALL LEASES SCHEDULED FOR ADJUSTMENTS IN 2010 REMAIN AT THEIR CURRENT LEASE RATES AND ASK UNANIMOUS CONSENT.

Committee Discussion/Action

5. 2010 Budget
Presentation by Administrative Officer

Public Comment

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

Committee Discussion/Action

VII. Items for Information/Discussion.

1. Docks and Harbors Revenue Report.
Presentation by the Administrative Officer.
2. Waterfront Permit Sales Report
Presentation by Administrative Officer

VIII. Staff & Member Reports.

IX. Committee Administrative Matters.

1. Next Finance Committee Meeting – February 23, 2010

X. Adjournment.

MOTION: TO ADJOURN THE FINANCE COMMITTEE MEETING.

CBJ DOCKS & HARBORS
FINANCE COMMITTEE MEETING MINUTES
For Thursday, November 19, 2009

I. Call to Order.

Chairman Kueffner called the Finance Committee Meeting to order at 5:01 p.m. in the CBJ Assembly Chambers.

II. Roll Call.

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

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

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

III. Approval of Agenda.

Mr. Stone said he would like to add two items for information to the agenda as the following:

2. Lenhart Appraisal.

3. Resident Surcharge Issues.

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

The motion passed without objection.

IV. Public Participation on Non-Agenda Items.

There was none.

V. Approval of Previous Meeting Minutes.

MOTION by Ms Jebe: TO ASK UNANIMOUS CONSENT TO APPROVE THE OCTOBER 15, 2009 FINANCE COMMITTEE MINUTES AS PRESENTED.

The motion passed without objection.

FINANCE COMMITTEE MEETING MINUTES

November 19, 2009

Page 2

VI. Items for action.

1. Jason Maroney Payment Agreement.

Mr. McLeod said Mr. Maroney previously came before the Board proposing a payment plan and some relief from accrued daily moorage charges. The Board directed Harbor staff to negotiate a payment plan with Mr. Maroney and then submit the Plan to the Finance Committee for final review.

Mr. Preston clarified that the Finance Committee just needs to approve the payment plan and it does not need to go back to the Regular Board.

Mr. Maroney has paid the remainder of the moorage year in full as agreed at the previous meeting. Payments on his delinquent moorage fees of \$5,638.47 will be \$200 on the first of each month with an additional \$1,000 at the end of each quarter.

MOTION by Mr. Preston: TO ACCEPT THE DELINQUENT PAYMENT AGREEMENT AS PRESENTED BY STAFF AND ASK UNANIMOUS CONSENT.

The Motion Passed without objection.

2. Auke Bay Commercial Loading Facility Fees and Charges.

Mr. McLeod said we are proposing several fees to be charged at the Auke Bay Commercial Loading Facility (ABLF). This item is open to public comment. We have made some minor changes to the proposed fees just to clarify what activities the fees are intended for.

A. We propose a fee of 5 cents per gallon for the sale of fuel. This charge will apply when fuel trucks utilize the facility for purpose of refueling vessels. This is the same charge being applied to fuel being sold at our leased facility.

B. We propose freight charges equal to daily moorage charges for vessels that use the facility for resale freight loading and offloading. The only exception would be for vessels that have paid moorage at another CBJ Harbor facility and use the ABLF for less than four hours.

C. We propose freight staging fees of \$25.00 per 24 hour period per 1000 square feet of space or portion thereof, except when the staging operation is less than four hours in duration.

Mr. Preston asked if we were complying with Coast Guard regulations for loading fuel at the facility with the proposed fees.

Mr. Benner said he believed it would be the responsibility of the Truck loading the fuel to be in compliance with the Coast Guard regulation for loading fuel.

Mr. McLeod said a new version of Amend 05 CBJAC 45.050(j) has been provided to clarify the proposed fees.

CBI DOCKS & HARBORS BOARD
FINANCE COMMITTEE MEETING MINUTES

November 19, 2009

Page 3

VI. Items for Action (Continued)

MOTION by Mr. Preston: TO FORWARD THE PROPOSED FEES AND CHARGES AT THE AUKE BAY LOADING FACILITY AS A REGULATORY AMENDMENT TO THE FULL BOARD 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. We are a bit behind last year in Dock Revenues and most of that can be attributed to summer daily moorage for vessels over 65ft.

Mr. Mehrkens asked if the Dock revenues were down because of the higher fees this year.

Mr. McLeod said earlier in the year, John spoke with many of the charter vessels that use the IVF Float and they had said they had not booked enough passengers to make as many trips this year. As far as we can tell, there were just fewer visits at the IVF Float this year.

Mr. Kueffner said earlier in the year the board had considered giving the charter vessels using the IVF Float a break on moorage but he could not remember if the board approved the fee change.

Mr. Stone said they did not lower the fees at the IVF Float for the past season.

Mr. Preston asked why there were no revenues recorded for Passenger for hire vessels.

Mr. Stone said the majority of those fees are collected in the first part of the year some time after January. Many of the permits are just a one time fee. Only the Inspected-annual vessels pay the monthly seat fee. It is often hard to catch the vessels that are doing passenger for hire but not paying us for a permit.

There was a brief recap of various passenger for hire fees assessed in the Harbors.

2. Lenhart Appraisal.

Mr. Stone said as part of the Statter Harbor launch ramp project, we are considering a purchase of property at 11755 Glacier Highway. At the Board's direction, we obtained an appraisal of the property and I have asked the City Assessor to informally review the appraisal. The appraised value of the property is \$650,000 and the Assessed value is \$567,000.

VII. Items for Information/Discussion(continued).

The Assessor did question the sale price of comp. #4 in the sales comparison method of the appraisal. The sale price listed in the appraisal is \$599,000 and his records show a sale price of \$525,000 which could lower the appraised value. His primary concern with the appraisal was the site size adjustment under the sales comparison approach spread sheet. It appears the comps site values are being adjusted upward by a significant amount and there is no explanation. He has asked for an explanation from the appraiser.

Mr. Stone suggested the committee appoint one or two members to work with the City Assessor and the property owner to help negotiate a purchase contract.

Mr. Preston and Mr. Mehrkens volunteered to help negotiate a purchase price.

Mr. Kueffner asked if the purpose of acquiring the property was to tear the building down.

Mr. Stone said the building probably would be torn down. The elevation of the new launch ramp is much higher than the house and it would end up with a very tall retaining wall right in the back yard.

3. Resident Surcharge issues.

Mr. Stone said right now we have a resident surcharge of \$69 per month that we charge for vessels that have at least one person using the vessel as their primary residence. The Harbormaster has brought up an issue where we have a few very large boats that have many liveaboard residents and the vessel is still only charged the \$69 per month. This fee was really only meant to cover one or two people. We do not want to increase the basic resident fee, but we may need to consider some kind of graduated fee for these vessels with many residents.

Mr. Kueffner said he was still concerned with the justification for the liveaboard fee because it is hard to show where liveaboards use more utilities than non-liveaboards.

Mr. Stone said he did know that many harbors do not allow liveaboards and they do not provide year round water and Mr. Benner could show were providing year round water alone is a huge expense to the Harbor Department. For FY10 we have collected \$24,000 in resident surcharges and Harbors has spent over \$25,000 replacing heat tapes alone. We also provide snow removal and extra garbage service for our patrons.

Mr. Mehrkens asked if Harbors was re-cooping 100% of the cost for liveaboards.

Mr. Stone said it is hard to say if we are re-cooping the costs. The staff does not think we are breaking even on these fees.

Mr. Mehrkens asked if we could group the liveaboards together and minimize water service to the rest of the harbor.

FINANCE COMMITTEE MEETING MINUTES

November 19, 2009

Page 5

VII. Items for Information/Discussion(continued).

Mr. Stone said it would be hard to group the liveaboards together. Other harbors limit liveaboards by not providing water year round.

Mr. Benner said that most of the Harbors south of Juneau do not have the heat trace issues that we do.

Mr. Preston asked if it was possible to limit liveaboards to only one of the harbors and not provide year round water to the others.

Mr. Stone said we could take a look at that and get back to the board. The problem is that we have float houses scattered around and it would be hard to group them together.

Mr. Mehrkens said at one time it was beneficial to have the liveaboards in the harbor because they kept an eye on things.

Mr. Stone said we do have some good liveaboards that have helped keep vessels from sinking, put out fires and alerted us to other problems. We have several large vessels that are basically running like a boarding house.

Mr. Kueffner suggested the resident surcharge could be based on vessel length.

VIII. Staff & Member Reports.

There was none.

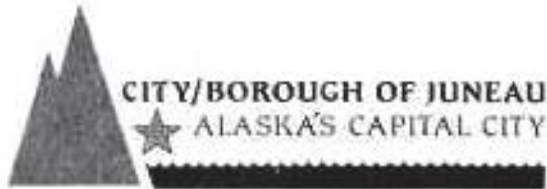
IX. Committee Administrative Matters.

The Committee cancelled the next Finance Committee Meeting previously scheduled for December 17, 2009.

X. Adjournment.

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

The meeting adjourned at 5:38 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.

(c) *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

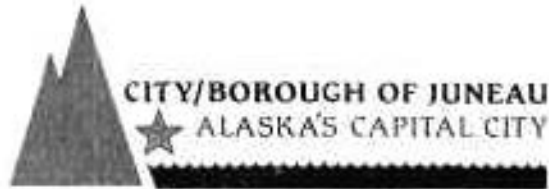
Filing with Clerk

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

*Finance
Packets
(23)*

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.

Date: _____

Laurie J. Sica, Clerk

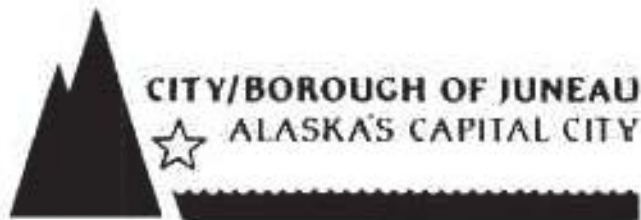
Filing with Clerk

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



DOCKS & HARBORS DEPARTMENT
 155 S. Seward St.
 Juneau, AK 99801
 (907) 586-0292 tel
 (907) 586-0295 fax
www.juneau.org/harbors/

Moorage Rates

DOUGLAS, HARRIS AND AURORA HARBORS		
	Effective thru June 30, 2010	Effective July 1, 2010
Skiff	\$535 per year	\$540 per year
Daily	48¢ per foot	49¢ per foot
Monthly	\$3.85 per foot	\$3.90 per foot
Annual	5% discount on 12-month advanced payment	5% discount on 12-month advanced payment

STATTER & DEHARTS HARBORS		
	Effective thru June 30, 2010	Effective July 1, 2010
Skiff	\$535 per year	\$540 per year
Daily Moorage	48¢ per foot	49¢ per foot
Monthly	\$6.45 per foot	\$6.50 per foot
Annual	5% discount on 12-month advanced payment	5% discount on 12-month advanced payment
Reservations (May 1 - Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	0.75¢ per foot \$1.50 per foot per day \$2.50 per foot per day \$3.00 per foot per day

INTERMEDIATE VESSEL FLOAT (IVF)		
	Effective thru June 30, 2010	Effective July 1, 2010
Daily (Oct. 1 - Apr. 30)	48¢ per foot	49¢ per foot
Monthly (Oct. 1 - Apr. 30)	\$3.85 per foot	\$3.90 per foot
Reservations (May 1 - Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	0.75¢ per foot \$1.50 per foot per day \$2.50 per foot per day \$3.00 per foot per day

Residence Surcharge

Per Month	\$69
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- A 5% City & Borough of Juneau sales tax may apply
- Disclaimer - The above rates do not take the place of the published fee regulations. For additional information, see the Harbor Master.

Launch Rates

Recreational – Year	\$90
Recreational – Day	\$14
Commercial – Year	\$225
Freight Use – Personal	Up to ¼ hour – no charge Over ¼ hour: \$15 per ½ hour of use beyond ¼ hour with \$15 min. charge
Freight Use – Commercial	Up to ½ hour \$30 Over ½ hour \$30 + \$1.50 for each minute beyond ½ hour

Parking Rates

Douglas, Harris, Aurora Harbors	Free w/ permit (permits available at Aurora Harbormaster's office)
Statter Harbor – Summer (May, June, July, August, September)	\$5 per calendar day / \$75 per calendar month
Statter Harbor – Winter (October through April)	Free w/ permit (permits available at Statter Harbormaster's office)

Shorepower

Connection Type	Daily Fee
20 amp	\$4.00
30 amp	\$6.00
50 amp	\$20.00
100 amp/208 volt	\$40.00
100 amp/480 volt	\$100.00

Connection Type	Summer Liveaboard Monthly	Summer Non-Liveaboard Monthly
20 and 30 amp	\$75.00	\$45.00
50 amp	\$150.00	\$90.00
100 amp/208 volt	\$350.00	\$210.00
100 amp/480 volt	\$825.00	\$490.00

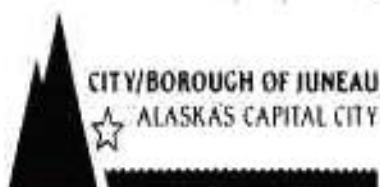
Connection Type	Winter Liveaboard Monthly	Winter Non-Liveaboard Monthly
20 amp	\$100.00	\$60.00
30 amp	\$135.00	\$80.00
50 amp	\$250.00	\$150.00
100 amp/208 volt	\$600.00	\$350.00
100 amp/480 volt	\$1400.00	\$810.00

Services Provided

Power
Potable water
Restrooms (Auke Bay & Aurora)
Showers (Statter Harbor, Harbor Washboard, Augustus Brown Pool)
Free Sewage pump-out

Annual Fee Comparison - Downtown Harbors

FY 11 (July 1, 2010 to June 30, 2011)



DOCKS & HARBORS DEPARTMENT

155 S. Seward St., Juneau, AK 99801

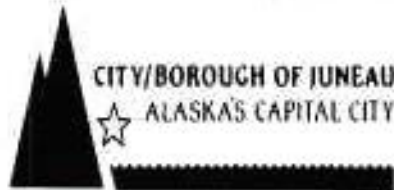
(907) 586-0292 tel, (907) 586-0295

www.juneau.org/harbors

Boat Length (feet)	Old Rate FY10	New Rate FY11	Boat Length (feet)	Old Rate FY10	New Rate FY11
15	\$658.35	\$666.90	63	\$2,765.07	\$2,800.98
16	\$702.24	\$711.36	64	\$2,808.96	\$2,845.44
17	\$746.13	\$755.82	65	\$2,852.85	\$2,889.90
18	\$790.02	\$800.28	66	\$2,896.74	\$2,934.36
19	\$833.91	\$844.74	67	\$2,940.63	\$2,978.82
20	\$877.80	\$889.20	68	\$2,984.52	\$3,023.28
21	\$921.69	\$933.66	69	\$3,028.41	\$3,067.74
22	\$965.58	\$978.12	70	\$3,072.30	\$3,112.20
23	\$1,009.47	\$1,022.58	71	\$3,116.19	\$3,156.66
24	\$1,053.36	\$1,067.04	72	\$3,160.08	\$3,201.12
25	\$1,097.25	\$1,111.50	73	\$3,203.97	\$3,245.58
26	\$1,141.14	\$1,155.96	74	\$3,247.86	\$3,290.04
27	\$1,185.03	\$1,200.42	75	\$3,291.75	\$3,334.50
28	\$1,228.92	\$1,244.88	76	\$3,335.64	\$3,378.96
29	\$1,272.81	\$1,289.34	77	\$3,379.53	\$3,423.42
30	\$1,316.70	\$1,333.80	78	\$3,423.42	\$3,467.88
31	\$1,360.59	\$1,378.26	79	\$3,467.31	\$3,512.34
32	\$1,404.48	\$1,422.72	80	\$3,511.20	\$3,556.80
33	\$1,448.37	\$1,467.18	81	\$3,555.09	\$3,601.26
34	\$1,492.26	\$1,511.64	82	\$3,598.98	\$3,645.72
35	\$1,536.15	\$1,556.10	83	\$3,642.87	\$3,690.18
36	\$1,580.04	\$1,600.56	84	\$3,686.76	\$3,734.64
37	\$1,623.93	\$1,645.02	85	\$3,730.65	\$3,779.10
38	\$1,667.82	\$1,689.48	86	\$3,774.54	\$3,823.56
39	\$1,711.71	\$1,733.94	87	\$3,818.43	\$3,868.02
40	\$1,755.60	\$1,778.40	88	\$3,862.32	\$3,912.48
41	\$1,799.49	\$1,822.86	89	\$3,906.21	\$3,956.94
42	\$1,843.38	\$1,867.32	90	\$3,950.10	\$4,001.40
43	\$1,887.27	\$1,911.78	91	\$3,993.99	\$4,045.86
44	\$1,931.16	\$1,956.24	92	\$4,037.88	\$4,090.32
45	\$1,975.05	\$2,000.70	93	\$4,081.77	\$4,134.78
46	\$2,018.94	\$2,045.16	94	\$4,125.66	\$4,179.24
47	\$2,062.83	\$2,089.62	95	\$4,169.55	\$4,223.70
48	\$2,106.72	\$2,134.08	96	\$4,213.44	\$4,268.16
49	\$2,150.61	\$2,178.54	97	\$4,257.33	\$4,312.62
50	\$2,194.50	\$2,223.00	98	\$4,301.22	\$4,357.08
51	\$2,238.39	\$2,267.46	99	\$4,345.11	\$4,401.54
52	\$2,282.28	\$2,311.92	100	\$4,389.00	\$4,446.00
53	\$2,326.17	\$2,356.38	101	\$4,432.89	\$4,490.46
54	\$2,370.06	\$2,400.84	102	\$4,476.78	\$4,534.92
55	\$2,413.95	\$2,445.30	103	\$4,520.67	\$4,579.38
56	\$2,457.84	\$2,489.76	104	\$4,564.56	\$4,623.84
57	\$2,501.73	\$2,534.22	105	\$4,608.45	\$4,668.30
58	\$2,545.62	\$2,578.68	106	\$4,652.34	\$4,712.76
59	\$2,589.51	\$2,623.14	107	\$4,696.23	\$4,757.22
60	\$2,633.40	\$2,667.60	108	\$4,740.12	\$4,801.68
61	\$2,677.29	\$2,712.06	109	\$4,784.01	\$4,846.14
62	\$2,721.18	\$2,756.52	110	\$4,827.90	\$4,890.60

Annual Fee Comparison - Auke Bay Harbors

FY 10 (July 1, 2009 to June 30, 2010)



DOCKS & HARBORS DEPARTMENT

155 S. Seward St., Juneau, AK 99801

(907) 586-0292 tel, (907) 586-0295

www.juneau.org/harbors

Boat Length (feet)	Old Rate FY09	New Rate FY10	Boat Length (feet)	Old Rate FY09	New Rate FY10
15	\$1,051.65	\$1,102.95	63	\$4,416.93	\$4,632.39
16	\$1,121.76	\$1,176.48	64	\$4,487.04	\$4,705.92
17	\$1,191.87	\$1,250.01	65	\$4,557.15	\$4,779.45
18	\$1,261.98	\$1,323.54	66	\$4,627.26	\$4,852.98
19	\$1,332.09	\$1,397.07	67	\$4,697.37	\$4,926.51
20	\$1,402.20	\$1,470.60	68	\$4,767.48	\$5,000.04
21	\$1,472.31	\$1,544.13	69	\$4,837.59	\$5,073.57
22	\$1,542.42	\$1,617.66	70	\$4,907.70	\$5,147.10
23	\$1,612.53	\$1,691.19	71	\$4,977.81	\$5,220.63
24	\$1,682.64	\$1,764.72	72	\$5,047.92	\$5,294.16
25	\$1,752.75	\$1,838.25	73	\$5,118.03	\$5,367.69
26	\$1,822.86	\$1,911.78	74	\$5,188.14	\$5,441.22
27	\$1,892.97	\$1,985.31	75	\$5,258.25	\$5,514.75
28	\$1,963.08	\$2,058.84	76	\$5,328.36	\$5,588.28
29	\$2,033.19	\$2,132.37	77	\$5,398.47	\$5,661.81
30	\$2,103.30	\$2,205.90	78	\$5,468.58	\$5,735.34
31	\$2,173.41	\$2,279.43	79	\$5,538.69	\$5,808.87
32	\$2,243.52	\$2,352.96	80	\$5,608.80	\$5,882.40
33	\$2,313.63	\$2,426.49	81	\$5,678.91	\$5,955.93
34	\$2,383.74	\$2,500.02	82	\$5,749.02	\$6,029.46
35	\$2,453.85	\$2,573.55	83	\$5,819.13	\$6,102.99
36	\$2,523.96	\$2,647.08	84	\$5,889.24	\$6,176.52
37	\$2,594.07	\$2,720.61	85	\$5,959.35	\$6,250.05
38	\$2,664.18	\$2,794.14	86	\$6,029.46	\$6,323.58
39	\$2,734.29	\$2,867.67	87	\$6,099.57	\$6,397.11
40	\$2,804.40	\$2,941.20	88	\$6,169.68	\$6,470.64
41	\$2,874.51	\$3,014.73	89	\$6,239.79	\$6,544.17
42	\$2,944.62	\$3,088.26	90	\$6,309.90	\$6,617.70
43	\$3,014.73	\$3,161.79	91	\$6,380.01	\$6,691.23
44	\$3,084.84	\$3,235.32	92	\$6,450.12	\$6,764.76
45	\$3,154.95	\$3,308.85	93	\$6,520.23	\$6,838.29
46	\$3,225.06	\$3,382.38	94	\$6,590.34	\$6,911.82
47	\$3,295.17	\$3,455.91	95	\$6,660.45	\$6,985.35
48	\$3,365.28	\$3,529.44	96	\$6,730.56	\$7,058.88
49	\$3,435.39	\$3,602.97	97	\$6,800.67	\$7,132.41
50	\$3,505.50	\$3,676.50	98	\$6,870.78	\$7,205.94
51	\$3,575.61	\$3,750.03	99	\$6,940.89	\$7,279.47
52	\$3,645.72	\$3,823.56	100	\$7,011.00	\$7,353.00
53	\$3,715.83	\$3,897.09	101	\$7,081.11	\$7,426.53
54	\$3,785.94	\$3,970.62	102	\$7,151.22	\$7,500.06
55	\$3,856.05	\$4,044.15	103	\$7,221.33	\$7,573.59
56	\$3,926.16	\$4,117.68	104	\$7,291.44	\$7,647.12
57	\$3,996.27	\$4,191.21	105	\$7,361.55	\$7,720.65
58	\$4,066.38	\$4,264.74	106	\$7,431.66	\$7,794.18
59	\$4,136.49	\$4,338.27	107	\$7,501.77	\$7,867.71
60	\$4,206.60	\$4,411.80	108	\$7,571.88	\$7,941.24
61	\$4,276.71	\$4,485.33	109	\$7,641.99	\$8,014.77
62	\$4,346.82	\$4,558.86	110	\$7,712.10	\$8,088.30



Port of Juneau

To: Docks and Harbors Finance Committee

January 21, 2010

From: Roy McLeod
Port Administrative Officer

Reference: Lease Renewals for 2010

Attached is the spreadsheet of leases with adjustment anniversaries in 2010. Four of these leases are currently at or above the 15 cents per square foot level. The three that are below this level are: Channel Flying at 10 cents, Thane Ore House at 11 cents, and John Gitkov at 14 cents.

Having these three properties appraised would cost an estimated \$15000, and, if the appraisal justified raising the rents to 15 cents per square foot, would produce only an additional \$5400 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.

Our recommendation is to leave all seven leases at their current rates.

Roy McLeod
Port Administrative Officer

1	10/01/23-13.2	5	City & Borough of Juneau	#NAME?	10	January 23 20	10	Page:
2								
3	GL787		Budget-Harb	or Exp 11-12		Rep	ort Format	8
4								
5			Period	5 ending Novem	ber 30, 2009	Tra	nsaction status	
6						Rounding	to Whole Dollar	
7								
8	Description		09 Actuals	FY10	10 Actuals	PROJECTED	FY11 DEPT	FY12 DEPT
9				BUDGET		FY10 ACTUALS	REQUESTED	REQUESTED
10								
11	ENTERPRISE FU	NDS						
12	Boat Harbors							
13	TRANSPORTAT	ION FUNCTION						
14	BOARD							
15	Harbors							
16	PERSONNE	L						
17	530 4050101110	Salaries - Regu	\$ 682,267.00	\$ 714,500.00	\$ 287,875.00	\$ 700,000.00	\$ 723,000.00	\$ 743,000.00
18	530 4050101111	Salaries - Over	\$ 28,233.00	\$ 36,000.00	\$ 5,910.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
19	530 4050101112	Seasonal Labor		\$ 76,300.00		\$ -	\$ -	\$ -
20	530 4050101116	Leave Accrual	\$ 87,777.00		\$ 40,116.00	\$ 95,000.00	\$ -	\$ -
21	530 4050101120	Benefits	\$ 516,079.00	\$ 401,100.00	\$ 173,103.00	\$ 420,000.00	\$ 412,200.00	\$ 443,500.00
22	530 4050101121	Seasonal Benefi	\$ 210.00	\$ 53,400.00	\$ 72.00	\$ 100.00	\$ -	\$ -
23	530 4050101130	Worker's Comp	\$ 18,400.00	\$ 16,800.00	\$ 7,000.00	\$ 16,800.00	\$ 14,100.00	\$ 14,100.00
24								
25	Obj 001	PERSONNEL	\$ 1,332,966.00	\$ 1,298,100.00	\$ 514,076.00	\$ 1,256,900.00	\$ 1,174,300.00	\$ 1,225,600.00
26								
27	SUPPLIES							
28	530 4050101389	Fleet Gasoline	\$ 12,887.00	\$ 17,500.00	\$ 4,783.00	\$ 15,000.00	\$ 18,000.00	\$ 18,000.00
29	530 4050101480	Office Supplies	\$ 10,531.00	\$ 12,600.00	\$ 6,288.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
30	530 4050101490	Materials & Com	\$ 107,347.00	\$ 107,500.00	\$ 40,658.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
31	530 4050101491	Safety Prog & E	\$ 1,879.00	\$ 2,200.00	\$ 502.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00
32	530 4050101492	Gasoline & Oil	\$ 1,661.00	\$ 1,100.00	\$ 498.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
33	530 4050101496	Minor Equipment	\$ 15,165.00	\$ 15,800.00	\$ 960.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
34	530 4050101497	Minor Furniture	\$ 1,973.00	\$ 500.00	\$ 682.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
35	530 4050102490	Fire Extinguish	\$ 848.00	\$ 1,700.00	\$ 456.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
36	530 4050103490	Creosoted Lumbe	\$ 214.00			\$ -	\$ -	\$ -
37	530 4050104490	Paint & Related	\$ 414.00		\$ 104.00	\$ 100.00	\$ -	\$ -
38	530 4050105490	Special Clothin	\$ 1,076.00	\$ 1,000.00	\$ 216.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
39	530 4050106490	Janitorial Supp	\$ 4,054.00	\$ 5,700.00	\$ 1,355.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
40	530 4050110490	M & C - Signage	\$ 3,471.00	\$ 8,400.00	\$ 1,667.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
41								
42	Obj 002	SUPPLIES	\$ 161,520.00	\$ 174,000.00	\$ 58,169.00	\$ 145,100.00	\$ 149,000.00	\$ 149,000.00
43								
44	SERVICES	& CHARGES						
45	530 4050101310	Telephone	\$ 17,354.00	\$ 20,100.00	\$ 6,516.00	\$ 16,000.00	\$ 20,000.00	\$ 20,000.00
46	530 4050101320	Printing	\$ 862.00	\$ 4,000.00		\$ -	\$ 1,000.00	\$ 1,000.00
47	530 4050101322	Advertising	\$ 2,522.00	\$ 4,700.00		\$ -	\$ 1,000.00	\$ 1,000.00
48	530 4050101330	Rents	\$ 4,810.00	\$ 5,000.00		\$ -	\$ 2,000.00	\$ 2,000.00
49	530 4050101332	Electricity	\$ 146,459.00	\$ 142,000.00	\$ 24,829.00	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00
50	530 4050101333	Fuel Oil	\$ 8,526.00	\$ 11,300.00	\$ 4,426.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
51	530 4050101334	Disposal Servic	\$ 142,423.00	\$ 152,300.00	\$ 45,388.00	\$ 145,000.00	\$ 145,000.00	\$ 145,000.00

52	530 4050101335	Water Service	\$	16,745.00	\$	24,000.00	\$	11,156.00	\$	24,000.00	\$	24,000.00	\$	24,000.00	
53	530 4050101336	Sewer Service	\$	(1,004.00)	\$	3,200.00	\$	280.00	\$	2,000.00	\$	2,000.00	\$	2,000.00	
54	530 4050101337	Lease Related P	\$	(1,228.00)	\$	1,300.00	\$	36,349.00	\$	40,000.00	\$	10,000.00	\$	10,000.00	
55	530 4050101340	Repairs-Vehicle	\$	11,478.00	\$	24,500.00	\$	4,079.00	\$	20,000.00	\$	20,000.00	\$	20,000.00	
56	530 4050101341	Electronic Repa	\$	2,315.00				\$	-	\$	-	\$	-	\$	-
57	530 4050101342	Equip Mtn & Rep	\$	22,958.00	\$	8,000.00	\$	2,616.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	
58	530 4050101343	Maintenance Ele	\$	8.00				\$	-	\$	-	\$	-	\$	-
59	530 4050101344	Maintenance Bul	\$	3,108.00	\$	4,100.00		\$	-	\$	-	\$	-	\$	-
60	530 4050101345	Bldg Mnt Div Ch	\$	22,434.00	\$	6,000.00	\$	5,397.00	\$	20,000.00	\$	15,000.00	\$	15,000.00	
61	530 4050101360	Equipment Renta	\$	887.00	\$	1,100.00	\$	760.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	
62	530 4050101362	Harbor's Fleet			\$	18,000.00	\$	7,500.00	\$	18,000.00	\$	18,000.00	\$	18,000.00	
63	530 4050101370	Insurance & Bon	\$	60,731.00	\$	63,700.00	\$	26,542.00	\$	63,700.00	\$	67,000.00	\$	67,000.00	
64	530 4050101375	General Liabili	\$	5,600.00	\$	5,800.00	\$	2,417.00	\$	5,800.00	\$	8,300.00	\$	8,300.00	
65	530 4050101380	Dues & Subscrip	\$	2,647.00	\$	1,200.00	\$	1,573.00	\$	2,000.00	\$	2,000.00	\$	2,000.00	
66	530 4050101390	Contract Serv-P	\$	50,400.00	\$	61,000.00	\$	73,964.00	\$	75,000.00	\$	75,000.00	\$	75,000.00	
67	530 4050101394	Full Cost Alloc	\$	137,500.00	\$	137,500.00	\$	57,292.00	\$	137,500.00	\$	147,650.00	\$	147,650.00	
68	530 4050101397	Bank Card Fees	\$	28,483.00	\$	22,600.00	\$	19,940.00	\$	30,000.00	\$	30,000.00	\$	30,000.00	
69	530 4050101481	Postage	\$	9,353.00	\$	7,700.00	\$	4,042.00	\$	9,000.00	\$	9,000.00	\$	9,000.00	
70	530 4050101494	Accident Contin	\$	3,426.00	\$	3,700.00		\$	-	\$	-	\$	-	\$	-
71	530 4050102340	Repairs-Launch			\$	500.00		\$	-	\$	-	\$	-	\$	-
72	530 4050102390	Vehicle Impound	\$	312.00	\$	8,600.00		\$	-	\$	-	\$	-	\$	-
73	530 4050103340	Float Mtn & Rep	\$	3,249.00	\$	2,600.00	\$	1,168.00	\$	2,000.00	\$	2,000.00	\$	2,000.00	
74	530 4050103390	Derelict Vessel	\$	7,409.00	\$	73,600.00	\$	44,400.00	\$	20,000.00	\$	44,000.00	\$	44,000.00	
75	530 4050104340	Repairs-Electri	\$	22,140.00	\$	8,300.00	\$	989.00	\$	8,000.00	\$	8,000.00	\$	8,000.00	
76	530 4050104390	Pkg Lot Mtn & R	\$	5,518.00	\$	6,500.00	\$	1,018.00	\$	2,000.00	\$	2,000.00	\$	2,000.00	
77	530 4050105340	Repairs-Harbor	\$	11,549.00	\$	4,700.00	\$	779.00	\$	1,000.00	\$	2,000.00	\$	2,000.00	
78	530 4050105390	Contract Serv-W	\$	2,000.00			\$	2,000.00	\$	2,000.00	\$	-	\$	-	
79	530 4050106340	Repairs-Snow Bl	\$	388.00	\$	2,400.00	\$	443.00	\$	500.00	\$	1,000.00	\$	1,000.00	
80	530 4050106390	Contract Serv-W					\$	179.00	\$	200.00	\$	-	\$	-	
81	530 4050107340	Repairs-Dewater	\$	281.00				\$	-	\$	-	\$	-	\$	-
82	530 4050107390	Board Contingen	\$	32,417.00	\$	25,000.00	\$	221.00	\$	10,000.00	\$	10,000.00	\$	10,000.00	
83	530 4050110340	Repairs-Signage	\$	3,591.00				\$	-	\$	-	\$	-	\$	-
84	530 4050111340	Water Sys Mtn &	\$	9,402.00	\$	6,400.00	\$	4,907.00	\$	6,000.00	\$	2,000.00	\$	2,000.00	
85	530 4050112340	Repairs-Cranes	\$	3,863.00	\$	2,500.00	\$	2,265.00	\$	5,000.00	\$	4,000.00	\$	4,000.00	
86	530 4050201390	Contract Serv	\$	785.00				\$	-	\$	-	\$	-	\$	-
87															
88	Obj 003	SERVICES & CHARGES	\$	801,701.00	\$	873,900.00	\$	393,435.00	\$	822,700.00	\$	829,950.00	\$	829,950.00	
89															
90	TRAVEL &	TRAINING													
91	530 4050101200	Travel	\$	4,002.00	\$	6,000.00	\$	561.00	\$	3,000.00	\$	4,000.00	\$	4,000.00	
92	530 4050101201	Mileage	\$	1,414.00	\$	1,200.00	\$	1,717.00	\$	4,000.00	\$	4,000.00	\$	4,000.00	
93	530 4050101202	Training & Educ	\$	194.00	\$	1,800.00	\$	149.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	
94															
95	Obj 004	TRAVEL & TRAINING	\$	5,610.00	\$	9,000.00	\$	2,427.00	\$	8,000.00	\$	9,000.00	\$	9,000.00	
96															
97	CAPITAL	OUTLAY													
98	530 4050101510	Machinery & Equ	\$	13,727.00	\$	31,600.00	\$	29,803.00	\$	30,000.00	\$	10,000.00	\$	10,000.00	
99	530 4050101881	Depreciation Bl						\$	-	\$	-	\$	-	\$	-
100	530 4050101882	Depreciation Eq						\$	-	\$	-	\$	-	\$	-
101															
102	Obj 005	CAPITAL OUTLAY	\$	13,727.00	\$	31,600.00	\$	29,803.00	\$	30,000.00	\$	10,000.00	\$	10,000.00	

103									
104	DEBT SER	VICE							
105	530 4050101830	07 Hbr Rev Bond	\$ (2,368.00)			\$ -	\$ -	\$ -	
106									
107	Obj 006	DEBT SERVICE	\$ (2,368.00)	\$ -	\$ -	\$ -	\$ -	\$ -	
108									
109	MISCELLA	NEOUS							
110	530 30000036	Bad Debts	\$ 112,468.00	\$ 80,000.00	\$ 94.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
111	530 4050101204	Recruitment & R	\$ 1,009.00			\$ -	\$ -	\$ -	
112									
113	Obj 007	MISCELLANEOUS	\$ 113,477.00	\$ 80,000.00	\$ 94.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
114									
115	TRANSFER	S OUT TO:							
116	530 9953260950	Transfer Out to	\$ 691,400.00	\$ 752,600.00		\$ 752,600.00	\$ 752,231.00	\$ 751,394.00	
117	530 9953540950		\$ 292,514.00			\$ -	\$ -	\$ -	
118									
119	Obj 009	TRANSFERS OUT TO:	\$ 983,914.00	\$ 752,600.00	\$ -	\$ 752,600.00	\$ 752,231.00	\$ 751,394.00	
120									
121	Div 001	Harbors	\$ 3,410,547.00	\$ 3,219,200.00	\$ 998,004.00	\$ 3,065,300.00	\$ 2,974,481.00	\$ 3,024,944.00	
122									
123	Re	port Final Totals	\$ 3,410,547.00	\$ 3,219,200.00	\$ 998,004.00	\$ 3,065,300.00	\$ 2,974,481.00	\$ 3,024,944.00	

1	10/01/23-12	-57	City & Borough of Juneau	u - GL2010/PA2	10	January 23 20	10	Page:
2								
3	GL787		Budget-Harb	or Rev 11-12		Rep	ort Format	6
4								
5			Period	5 ending Novem	ber 30, 2009	Tra	nsaction status	
6						Rounding	to Whole Dollar	
7								
8	Description		09 Actuals	FY10	10 Actuals	PROJECTED	FY11 DEPT	FY12 DEPT
9				BUDGET		FY10 ACTUALS	REQUESTED	REQUESTED
10								
11	ENTERPRISE FUNDS							
12	Boat Harbo	rs						
13	STATE REV	ENUES						
14	530 30000502	Fish tax-Inside	\$ (342,695.00)	\$ (350,000.00)		\$ (350,000.00)	\$ (350,000.00)	\$ (350,000.00)
15	530 30000508	State Shared Re	\$ (105,209.00)					
16								
17	Obj 010	STATE REVENUES	\$ (447,904.00)	\$ (350,000.00)	\$ -	\$ (350,000.00)	\$ (350,000.00)	\$ (350,000.00)
18								
19	USER FEES							
20	530 31000001	Annual Moorage	\$ (883,607.00)	\$ (915,000.00)	\$ (816,333.00)	\$ (887,000.00)	\$ (900,000.00)	\$ (900,000.00)
21	530 31000002	DeHart's Assign	\$ (155,140.00)	\$ (148,000.00)	\$ (25,863.00)	\$ (155,000.00)	\$ (150,000.00)	\$ (150,000.00)
22	530 31000003	Downtown Daily	\$ (146,124.00)	\$ (193,300.00)	\$ (54,552.00)	\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)
23	530 31000004	Auke Bay Daily	\$ (271,314.00)	\$ (408,000.00)	\$ (181,147.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)
24	530 31000005	Downtown Montly	\$ (162,132.00)	\$ (93,000.00)	\$ (70,599.00)	\$ (120,000.00)	\$ (120,000.00)	\$ (120,000.00)
25	530 31000006	Auke Bay Montly	\$ (193,356.00)	\$ (170,800.00)	\$ (97,246.00)	\$ (170,000.00)	\$ (170,000.00)	\$ (170,000.00)
26	530 31000008	Residence Surch	\$ (81,679.00)	\$ (79,000.00)	\$ (31,395.00)	\$ (65,000.00)	\$ (65,000.00)	\$ (65,000.00)
27	530 31000009	Rec Boat Launch	\$ (138,883.00)	\$ (144,700.00)	\$ (79,176.00)	\$ (140,000.00)	\$ (140,000.00)	\$ (140,000.00)
28	530 31000010	Com Boat Launch	\$ (2,025.00)	\$ (2,500.00)	\$ (910.00)	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)
29	530 31000011	Freight Use Fee	\$ (7,914.00)	\$ (12,000.00)	\$ (4,592.00)	\$ (8,000.00)	\$ (8,000.00)	\$ (8,000.00)
30	530 31000012	Freight Staging	\$ (175.00)	\$ (300.00)	\$ (300.00)	\$ (400.00)	\$ (400.00)	\$ (400.00)
31	530 31000014	Inspected Vesse	\$ (32,660.00)	\$ (41,700.00)	\$ (44,662.00)	\$ (50,000.00)	\$ (50,000.00)	\$ (50,000.00)
32	530 31000015	Uninspected Ves	\$ (3,950.00)	\$ (5,000.00)		\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)
33	530 31000016	Statter Harbor	\$ (5,965.00)	\$ (5,200.00)		\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)
34	530 31000017	Statter Harbor	\$ (26,861.00)	\$ (17,500.00)	\$ (24,933.00)	\$ (32,000.00)	\$ (32,000.00)	\$ (32,000.00)
35	530 31000642	Shorepower Acce	\$ (105,966.00)	\$ (125,000.00)	\$ (38,154.00)	\$ (80,000.00)	\$ (80,000.00)	\$ (80,000.00)
36	530 34000634	Grid Fees	\$ (7,354.00)	\$ (6,000.00)	\$ (1,956.00)	\$ (4,000.00)	\$ (4,000.00)	\$ (4,000.00)
37	530 34000640	Crane Use Fee	\$ (4,333.00)	\$ (17,000.00)	\$ (2,370.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)
38								
39	Obj 040	USER FEES	\$ (2,229,438.00)	\$ (2,384,000.00)	\$ (1,474,188.00)	\$ (2,105,900.00)	\$ (2,113,900.00)	\$ (2,113,900.00)
40								
41	INTEREST	AND PENALTIES						
42	530 30000401	Interest Alloca	\$ (459,869.00)	\$ (54,500.00)		\$ (221,700.00)	\$ (114,000.00)	\$ (117,100.00)
43	530 34000101	Late Fee Intere	\$ (15,579.00)	\$ (20,000.00)	\$ (6,838.00)	\$ (20,000.00)	\$ (20,000.00)	\$ (20,000.00)
44								
45	Obj 050	INTEREST AND PENALTIES	\$ (475,448.00)	\$ (74,500.00)	\$ (6,838.00)	\$ (241,700.00)	\$ (134,000.00)	\$ (137,100.00)

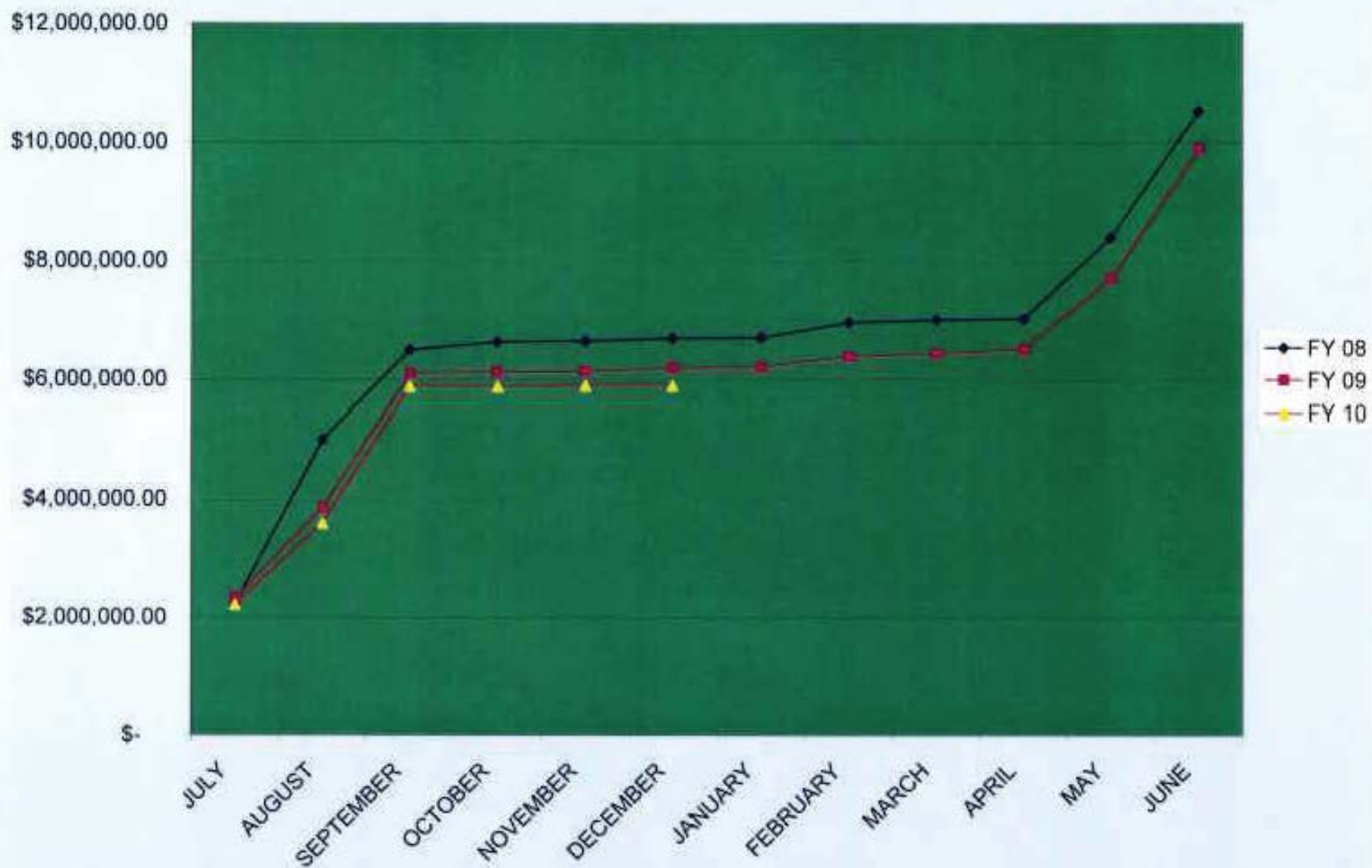
46												
47	RENTALS											
48	530 31000019	Pump Rentals	\$ (240.00)	\$ (200.00)	\$ (80.00)	\$ (500.00)	\$ (500.00)	\$ (500.00)	\$ (500.00)	\$ (500.00)	\$ (500.00)	
49	530 31000020	Storage Rentals	\$ (10,017.00)	\$ (13,000.00)	\$ (9,488.00)	\$ (13,000.00)	\$ (13,000.00)	\$ (13,000.00)	\$ (13,000.00)	\$ (13,000.00)	\$ (13,000.00)	
50	530 31000021	Private Boathou	\$ (3,822.00)	\$ (4,000.00)	\$ 80.00	\$ (3,000.00)	\$ (3,000.00)	\$ (3,000.00)	\$ (3,000.00)	\$ (3,000.00)	\$ (3,000.00)	
51	530 34000412	Land Lease Rent	\$ (290,761.00)	\$ (514,600.00)	\$ (335,986.00)	\$ (540,000.00)	\$ (540,000.00)	\$ (540,000.00)	\$ (540,000.00)	\$ (540,000.00)	\$ (540,000.00)	
52												
53	Obj 065	RENTALS	\$ (304,840.00)	\$ (531,800.00)	\$ (345,474.00)	\$ (556,500.00)	\$ (556,500.00)	\$ (556,500.00)	\$ (556,500.00)	\$ (556,500.00)	\$ (556,500.00)	
54												
55	FEES											
56	530 31000023	Staff Labor Fee	\$ (1,836.00)	\$ (3,000.00)	\$ (396.00)	\$ (800.00)	\$ (800.00)	\$ (800.00)	\$ (800.00)	\$ (800.00)	\$ (800.00)	
57	530 31000024	Towing Fees	\$ (1,061.00)	\$ (600.00)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
58	530 34000201	Waitlist Fees	\$ (2,900.00)	\$ (3,000.00)	\$ (1,150.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	
59	530 34000698	Vessel Disposal		\$ (10,000.00)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60	530 34000699	Other Misc (Har	\$ (79,614.00)	\$ (30,000.00)	\$ (13,746.00)	\$ (30,000.00)	\$ (30,000.00)	\$ (30,000.00)	\$ (30,000.00)	\$ (30,000.00)	\$ (30,000.00)	
61												
62	Obj 074	FEES	\$ (85,411.00)	\$ (46,600.00)	\$ (15,292.00)	\$ (32,800.00)	\$ (32,800.00)	\$ (32,800.00)	\$ (32,800.00)	\$ (32,800.00)	\$ (32,800.00)	
63												
64	FINES AND	PENALTIES										
65	530 30000301	Ord Violations	\$ (8,540.00)	\$ (20,000.00)	\$ (5,135.00)	\$ (10,000.00)	\$ (10,000.00)	\$ (10,000.00)	\$ (10,000.00)	\$ (10,000.00)	\$ (10,000.00)	
66	530 30000302	Minor Offense F	\$ (2,110.00)	\$ (4,000.00)		\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	
67												
68	Obj 080	FINES AND PENALTIES	\$ (10,650.00)	\$ (24,000.00)	\$ (5,135.00)	\$ (12,000.00)	\$ (12,000.00)	\$ (12,000.00)	\$ (12,000.00)	\$ (12,000.00)	\$ (12,000.00)	
69												
70	OTHER											
71	530 30100498	Harbor Cash Ove	\$ 121.00			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
72												
73	Obj 085	OTHER	\$ 121.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
74												
75		Report Final Totals	\$ (3,553,570.00)	\$ (3,410,900.00)	\$ (1,846,927.00)	\$ (3,298,900.00)	\$ (3,199,200.00)	\$ (3,199,200.00)	\$ (3,199,200.00)	\$ (3,199,200.00)	\$ (3,202,300.00)	

1	10/01/23-12	:37	Cit	y & Borough of	Junesu - GL201	0/PA2010	January 23 20	10 Page:
2								
3	GL787			Budget-Dock	Rev 11-12		Rep	ort Format 6
4								
5				Period	5 ending Novem	ber 30, 2009	Tra	nsection status
6							Rounding	to Whole Dollar
7								
8	Fnd 800		ENTERPRISE FUNDS					
9								
10	Description		09 Actuals	FY10	10 Actuals	PROJECTED	FY11 DEPT	FY12 DEPT
11				BUDGET		FY10 ACTUALS	REQUESTED	REQUESTED
12								
13	Dock Operati ons							
14	STATE REVEN							
15	531 30100508	State Shared Re	\$ (65,021.00)			\$ -	\$ -	\$ -
16								
17	Obj 010	STATE REVENUES	\$ (65,021.00)	\$ -	\$ -	\$ -	\$ -	\$ -
18								
19	USER FEES							
20	531 30100420	Tour Sales Perm	\$ (164,200.00)	\$ (175,000.00)		\$ (437,500.00)	\$ (400,000.00)	\$ (400,000.00)
21	531 30100610	Cruiseship Ligh	\$ (11,400.00)	\$ (12,000.00)	\$ (8,400.00)	\$ (12,000.00)	\$ (5,400.00)	\$ (5,400.00)
22	531 30100616	Loading Zone Pe	\$ (64,565.00)	\$ (66,000.00)	\$ (546.00)	\$ (66,000.00)	\$ (66,000.00)	\$ (66,000.00)
23	531 30100620	Potable Water F	\$ (79,298.00)	\$ (100,000.00)	\$ (65,185.00)	\$ (95,000.00)	\$ (100,000.00)	\$ (100,000.00)
24	531 30100624	Misc. User Fees	\$ (931.00)	\$ (1,000.00)		\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)
25	531 30100636	Shorepower Acce	\$ (9,468.00)	\$ (6,000.00)	\$ (4,764.00)	\$ (7,000.00)	\$ (7,000.00)	\$ (7,000.00)
26	531 30100638	IVF Moorage Fee	\$ (14,671.00)	\$ (125,000.00)	\$ (4,165.00)	\$ (15,000.00)	\$ (15,000.00)	\$ (15,000.00)
27	531 30100641	Cruiseship Dock	\$ (678,667.00)	\$ (580,000.00)	\$ (427,688.00)	\$ (580,000.00)	\$ (592,000.00)	\$ (592,000.00)
28	531 30100646	Maintenance Por	\$ (477,333.00)	\$ (500,000.00)	\$ (283,328.00)	\$ (400,000.00)	\$ (474,000.00)	\$ (474,000.00)
29								
30	Obj 040	USER FEES	\$ (1,500,533.00)	\$ (1,565,000.00)	\$ (794,096.00)	\$ (1,613,500.00)	\$ (1,660,400.00)	\$ (1,660,400.00)
31								
32	INTEREST AN	D PENALTIES						
33	531 30100401	Interest Income	\$ (140,626.00)	\$ (119,500.00)		\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)
34	531 30100402	Late Fee Intere	\$ 3.00		\$ 5.00			
35								
36	Obj 050	INTEREST AND PENALTIES	\$ (140,623.00)	\$ (119,500.00)	\$ 5.00	\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)
37								
38	RENTALS							
39	531 30100415	Other Land Leas	\$ (253,086.00)		\$ (66,093.00)	\$ -	\$ -	\$ -
40								
41	Obj 065	RENTALS	\$ (253,086.00)	\$ -	\$ (66,093.00)	\$ -	\$ -	\$ -
42								
43	FEES							
44	531 30100100	Misc Fees (Dock		\$ (2,500.00)		\$ -	\$ -	\$ -
45								
46	Obj 074	FEES	\$ -	\$ (2,500.00)	\$ -	\$ -	\$ -	\$ -
47								
48	TRANSFERS I	N FROM:						
49	531 39900225	Transfer In - F	\$ (40,000.00)	\$ (154,100.00)	\$ (64,208.00)	\$ (154,100.00)	\$ (154,100.00)	\$ (154,100.00)
50								
51	Obj 090	TRANSFERS IN FROM:	\$ (40,000.00)	\$ (154,100.00)	\$ (64,208.00)	\$ (154,100.00)	\$ (154,100.00)	\$ (154,100.00)
52								
53	Sub 030	Dock Operations	\$ (1,999,263.00)	\$ (1,841,100.00)	\$ (924,392.00)	\$ (1,867,600.00)	\$ (1,914,500.00)	\$ (1,914,500.00)
54								
55		Report Final Totals	\$ (1,999,263.00)	\$ (1,841,100.00)	\$ (924,392.00)	\$ (1,867,600.00)	\$ (1,914,500.00)	\$ (1,914,500.00)

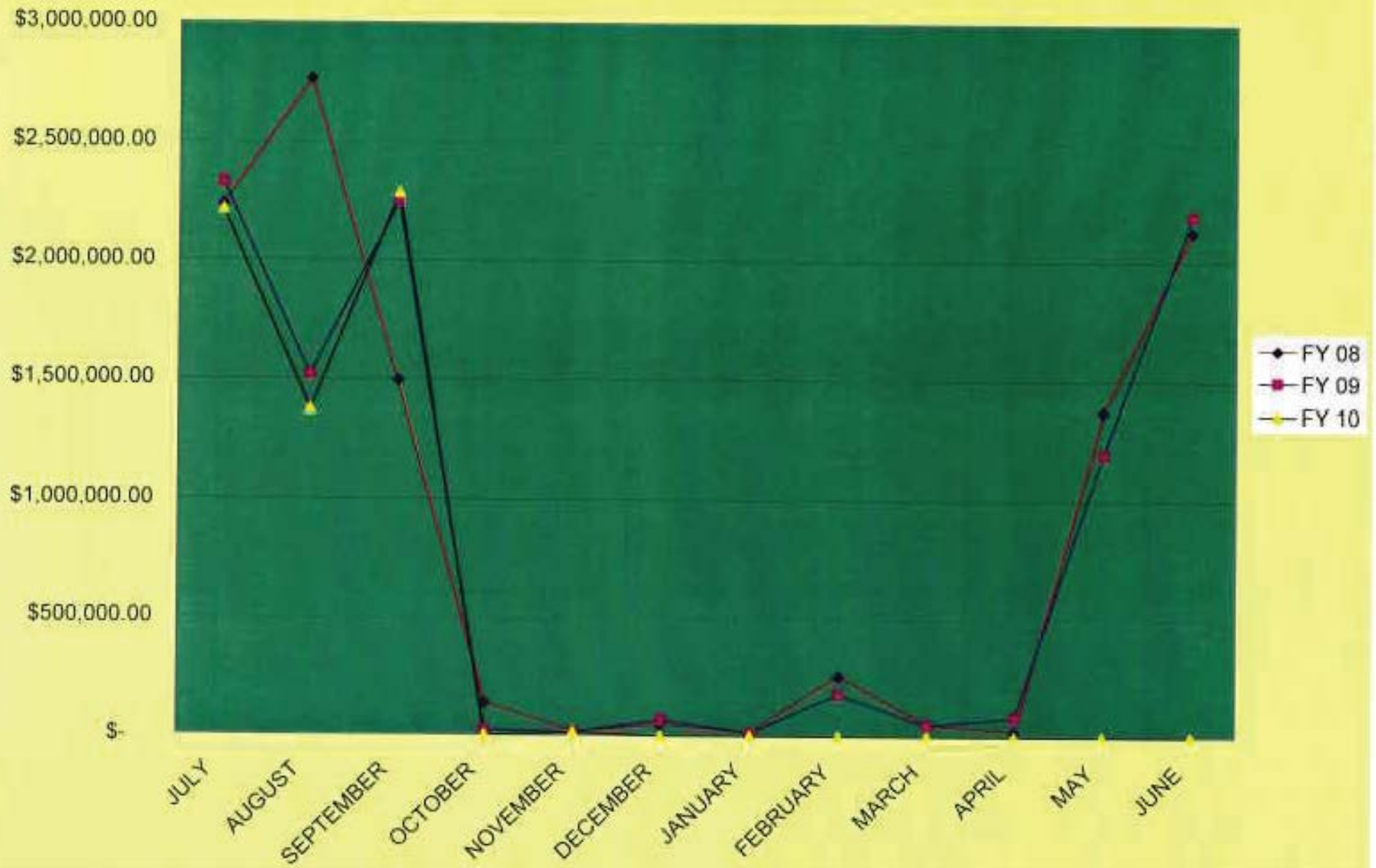
10/01/23-12/06	City	& Borough of	Juneau - GL201	01/PA2010	January 23 20	10	Page:
GL787		Budget-Dock	Exp 11-12		Rep	ort Format	6
		Period	5 ending Novem	ber 30, 2009	Tra	nsaction status	
					Rounding	to Whole Dollar	
Description		09 Actuals	FY10 BUDGET	10 Actuals	PROJECTED FY10 ACTUALS	FY11 DEPT REQUESTED	FY12 DEPT REQUESTED
ENTERPRISE FUN	DS						
Dock Operatio	ns						
TRANSPORTATI	ON FUNCTION						
BOARD							
Docks							
PERSONNEL							
531 5250101110	Salaries-Regula	\$ 411,650.00	\$ 308,100.00	\$ 236,912.00	\$ 470,000.00	\$ 508,500.00	\$ 512,000.00
531 5250101111	Overtime-Regula	\$ 19,552.00	\$ 27,800.00	\$ 7,934.00	\$ 16,000.00	\$ 20,000.00	\$ 20,000.00
531 5250101112	Salaries-Season		\$ 169,500.00		\$ -	\$ -	\$ -
531 5250101113	Overtime-Season	\$ 563.00		\$ 596.00	\$ 1,000.00	\$ -	\$ -
531 5250101116	Leave Accrual	\$ 45,691.00		\$ 30,820.00	\$ 70,000.00	\$ -	\$ -
531 5250101120	Benefits-Regula	\$ 304,164.00	\$ 172,500.00	\$ 139,000.00	\$ 347,000.00	\$ 292,900.00	\$ 306,800.00
531 5250101121	Benefits-Season	\$ 1,553.00	\$ 94,000.00	\$ 784.00	\$ 1,500.00	\$ -	\$ -
531 5250101130	Worker's Comp	\$ 18,500.00	\$ 16,900.00	\$ 7,042.00	\$ 16,900.00	\$ 14,200.00	\$ 14,200.00
531 5250101140	Manpower	\$ 69.00		\$ 2,838.00	\$ 8,000.00	\$ -	\$ -
531 5250103110	Salaries-Regula	\$ 11,609.00	\$ 105,100.00	\$ 7,971.00	\$ 20,000.00	\$ 98,300.00	\$ 98,300.00
531 5250103116	Leave Accrual	\$ 9,682.00			\$ -	\$ -	\$ -
531 5250103120	Benefits-Regula	\$ 6,349.00	\$ 43,500.00	\$ 3,705.00	\$ 8,000.00	\$ 46,700.00	\$ 48,200.00
531 5250103141	Manpower/OH to		\$ (148,600.00)		\$ (28,000.00)	\$ (145,000.00)	\$ (146,500.00)
Obj 001	PERSONNEL	\$ 829,362.00	\$ 788,800.00	\$ 437,602.00	\$ 930,400.00	\$ 835,600.00	\$ 853,000.00
SUPPLIES							
531 5250101480	Office Supplies	\$ 2,043.00	\$ 5,200.00	\$ 197.00	\$ 400.00	\$ 2,000.00	\$ 2,000.00
531 5250101490	Materials & Com	\$ 34,928.00	\$ 108,400.00	\$ 12,733.00	\$ 30,000.00	\$ 50,000.00	\$ 50,000.00
531 5250101491	Safety Program	\$ 580.00	\$ 2,200.00	\$ 57.00	\$ 100.00	\$ 2,000.00	\$ 2,000.00
531 5250101496	Minor Equipment	\$ 1,897.00	\$ 8,400.00	\$ 2,127.00	\$ 5,000.00	\$ 8,000.00	\$ 8,000.00
531 5250103490	Materials & Com	\$ 6,116.00			\$ -	\$ -	
Obj 002	SUPPLIES	\$ 45,564.00	\$ 124,200.00	\$ 15,114.00	\$ 35,500.00	\$ 62,000.00	\$ 62,000.00
SERVICES	& CHARGES						
531 5250101320	Printing	\$ 1,790.00	\$ 4,000.00		\$ 500.00	\$ 1,000.00	\$ 1,000.00
531 5250101322	Advertising	\$ 2,390.00	\$ 5,700.00	\$ 238.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
531 5250101330	Rents	\$ 52,620.00	\$ 54,600.00	\$ 53,141.00	\$ 53,200.00	\$ 58,000.00	\$ 60,000.00

531 5250101332	Electricity	\$ 25,443.00	\$ 35,600.00	\$ 6,184.00	\$ 18,000.00	\$ 20,000.00	\$ 20,000.00
531 5250101333	Fuel Oil	\$ 2,815.00	\$ 3,600.00	\$ 532.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
531 5250101334	Waste Disposal	\$ 14,895.00	\$ 15,500.00	\$ 6,139.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
531 5250101335	Water Service	\$ 60,297.00	\$ 80,000.00	\$ 58,648.00	\$ 90,000.00	\$ 120,000.00	\$ 120,000.00
531 5250101336	Sewer Service	\$ 754.00	\$ 1,000.00	\$ 288.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
531 5250101340	Repairs	\$ 22,126.00	\$ 7,500.00	\$ 2,788.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
531 5250101344	Maintenance Bui		\$ 1,000.00		\$ -	\$ -	\$ -
531 5250101345	Bldg. Maint Div	\$ 1,554.00	\$ 2,100.00	\$ 296.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
531 5250101360	Equipment Renta		\$ 1,000.00		\$ -	\$ -	\$ -
531 5250101362	Dock's Fleet Re		\$ 9,000.00	\$ 3,750.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
531 5250101370	Insurance & Bon	\$ 60,731.00	\$ 63,700.00	\$ 26,542.00	\$ 63,700.00	\$ 67,100.00	\$ 67,100.00
531 5250101375	General Liabili	\$ 3,100.00	\$ 3,300.00	\$ 1,375.00	\$ 3,100.00	\$ 4,600.00	\$ 4,600.00
531 5250101380	Dues and Subscr	\$ 863.00	\$ 1,000.00	\$ 307.00	\$ 700.00	\$ 1,000.00	\$ 1,000.00
531 5250101390	Contractual Ser	\$ 6,361.00	\$ 5,200.00	\$ 9,649.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00
531 5250101394	Full Cost Alloc	\$ 137,600.00	\$ 137,600.00	\$ 57,333.00	\$ 137,600.00	\$ 147,650.00	\$ 147,650.00
531 5250101397	Bankcard Fees	\$ 1,499.00	\$ 1,500.00	\$ 439.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
531 5250102390	Board Contingen	\$ 3,325.00	\$ 30,500.00	\$ 221.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
531 5250103340	Repairs	\$ 896.00			\$ -	\$ -	\$ -
531 5250103390	Contractual Ser	\$ 14,719.00		\$ 2,000.00	\$ 5,500.00	\$ 6,000.00	\$ 6,000.00
531 5270101001	Port & MPF Fees	\$ (9,000.00)	\$ (9,000.00)		\$ (9,000.00)	\$ (11,000.00)	\$ (11,000.00)
531 5270103001	Reimbursable Ex	\$ (33,736.00)			\$ -	\$ -	\$ -
Obj 003	SERVICES & CHARGES	\$ 371,042.00	\$ 454,400.00	\$ 229,870.00	\$ 459,300.00	\$ 505,350.00	\$ 507,350.00
TRAVEL & TRAINING							
531 5250101200	Travel	\$ 1,574.00	\$ 6,000.00	\$ 516.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
531 5250101201	Mileage	\$ 6,591.00	\$ 3,600.00	\$ 2,274.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
531 5250101202	Training & Educ	\$ 327.00	\$ 5,000.00		\$ -	\$ 2,000.00	\$ 2,000.00
Obj 004	TRAVEL & TRAINING	\$ 8,492.00	\$ 14,600.00	\$ 2,790.00	\$ 6,000.00	\$ 8,000.00	\$ 8,000.00
CAPITAL O	UTLAY						
531 5250101510	Vehicles & Equi	\$ 12,098.00	\$ 24,500.00	\$ 29,803.00	\$ 38,000.00	\$ 10,000.00	\$ 10,000.00
531 5250101881	Depr Bldg & Bld				\$ -	\$ -	\$ -
Obj 005	CAPITAL OUTLAY	\$ 12,098.00	\$ 24,500.00	\$ 29,803.00	\$ 38,000.00	\$ 10,000.00	\$ 10,000.00
TRANSFERS	OUT TO:						
531 9952250950	Transfers In &		\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ -	\$ -
Obj 009	TRANSFERS OUT TO:	\$ -	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ -	\$ -
Rep	ort Final Totals	\$ 1,266,558.00	\$ 1,412,000.00	\$ 720,679.00	\$ 1,474,700.00	\$ 1,420,950.00	\$ 1,440,350.00

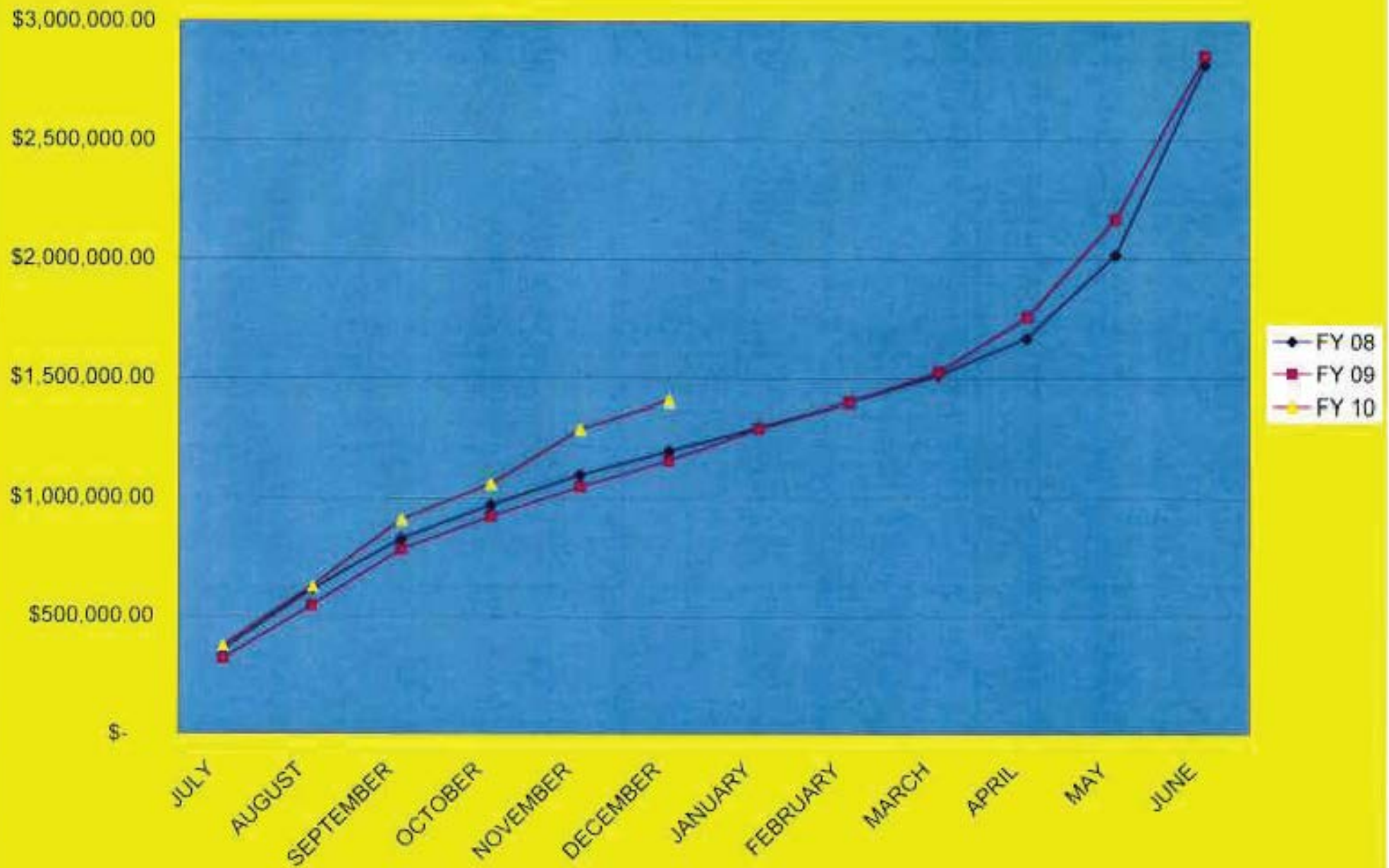
DOCK REVENUES CUMULATIVE BY FISCAL YEAR



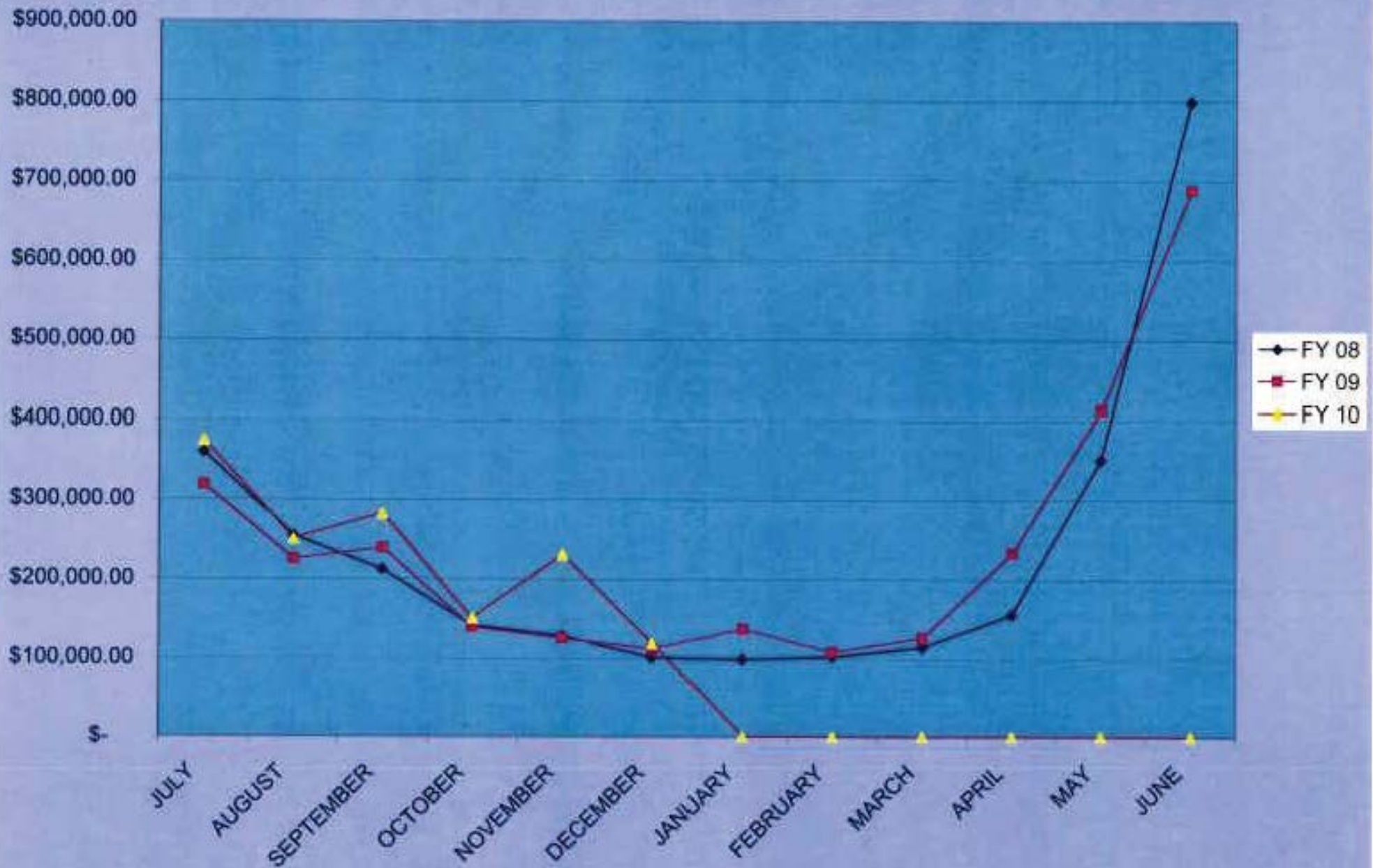
DOCK REVENUES BY MONTH BY FISCAL YEAR



HARBOR REVENUES CUMULATIVE BY FISCAL YEAR



HARBOR REVENUES BY MONTH BY FISCAL YEAR



PERMIT AUCTION RESULTS FOR 2010

PERMITS AUCTIONED	COMPANY WINNING AUCTION	BID	PERMIT EXPIRES AT END OF SEASON	SALES TAX	CHECK TOTAL
5 YEAR PERMIT	WHALE TALES	\$ 45,000.00	2014	\$ 2,250.00	\$ 47,250.00
3 YEAR PERMIT	ADVENTURES UNLIMITED	\$ 47,500.00	2012	\$ 2,375.00	\$ 49,875.00
3 YEAR PERMIT	WOO HOO TOURS	\$ 50,200.00	2012	\$ 2,510.00	\$ 52,710.00
3 YEAR PERMIT	BEST TOURS	\$ 50,000.00	2012	\$ 2,500.00	\$ 52,500.00
1 YEAR PERMIT	LIQUID ALASKA	\$ 50,600.00	2010	\$ 2,530.00	\$ 53,130.00
1 YEAR PERMIT	MENDENHALL TAXI	\$ 52,100.00	2010	\$ 2,605.00	\$ 54,705.00
1 YEAR PERMIT	LAST CHANCE	\$ 48,000.00	2010	\$ 2,400.00	\$ 50,400.00
PERMITS RENEWED					
2 YEAR PERMIT	MGT	\$ 15,100.00	2010	\$ 755.00	\$ 15,855.00
5 YEAR PERMIT	ORCA	\$ 7,000.00	2011	\$ 350.00	\$ 7,350.00
4 YEAR PERMIT	EXPERIENCE JUNEAU	\$ 33,500.00	2011	\$ 1,675.00	\$ 35,175.00
4 YEAR PERMIT	M & M TOURS	\$ 38,500.00	2011	\$ 1,925.00	\$ 40,425.00
TOTAL		\$437,500.00		\$21,875.00	\$ 459,375.00

PARCEL DESCRIPTION	ADJUSTMENT ANNIVERSARY	LEASE TERM END	LAST ADJUSTMENTS								AMT.	TAX	TOTAL	METHOD	DATE	MEMO INFO.	Annual	Back
anklin Dock Lease	1/1/2010	11/21/2030	1/1/2007	\$110,076.00	126,324	0.87	\$2,108.25				2,108.25	105.42	2,213.66	Monthly	1-Jan		25,299.00	
S 54 Tideland Lease	11/28/2010	11/27/2016	11/28/2005	\$6,500.00	62,622	0.10	\$6,500.00				6,500.00	325	6,825.00	Annual	28-Nov		6,500.00	
S 1328 Tideland Lease	12/1/2010	11/30/2025	12/1/2005	\$6,200.00	55,887	0.11					6,200.00	310	6,510.00	Annual	1-Dec		6,200.00	
S 1316/1532/1468 Tide Lease	5/27/2010	9/15/2048	5/27/2005	\$9,652.05	64,347	0.15					9,652.05	482.61	10,134.66	Annual	16-Sep		9,496.00	
S 842 Tideland Lease	5/27/2010	8/18/2026	5/27/2005	\$8,773.00	43,865	0.20					8,773.00	438.65	9,211.65	Annual	19-Aug		8,773.00	
S 750 Tideland Lease	5/27/2010	1/29/2024	5/27/2005	\$3,693.00	18,469	0.20					3,693.80	184.69	3,878.49	Annual	30-Jun		3,693.80	
S 1525 Tideland Lease	1/2/2010	1/31/2030	1/2/2000	\$7,200.00	50,094	0.14					7,200.00	360	7,560.00	Annual	1-Feb		7,200.00	

1	Profit and Loss Statement			
2	CBJ DOCKS			
3	For FY 11			
6				
7		FY 09	Current Period as % of Sales	FY 11
8	Sales Revenue			
9	CRUIESHIP 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%	\$ 835,600.00
33	Outside services	\$ 272,413.00	20.4%	\$ 350,350.00
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%	\$ 1,265,950.00
39	Total Operating Expenses [P=M+N+O]	\$ 1,178,402.00	88.2%	\$ 1,265,950.00
40				
41	Income from Operations [Q=L-P]	\$ 57,296.00	4.3%	\$ (160,550.00)
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%	\$ -

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%	\$1,174,300.00
37	Outside services	\$ 486,872.00	20.8%	\$520,950.00
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%	\$1,913,250.00
43				
44	Total Operating Expenses [P=M+N+O]	\$ 2,093,298.00	89.5%	\$1,913,250.00
45				
46	Income from Operations [Q=L-P]	\$ (57,344.00)	-2.5%	(\$47,050.00)
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			

1	Profit and Loss Statement			
2	CBJ DOCKS			
3	For FY 10			
6				
7		\$40,178.00	Current Period as % of Sales	FYTD
8	Sales Revenue			
9	CRUISESHIP WHARFAGE FEE	\$0.00	\$0.00	\$358,827.00
10	PORT MAINTENANCE FEE	\$0.00	\$0.00	\$289,441.17
11	POTABLE WATER FEE	\$0.00	\$0.00	\$65,185.26
12	ELECTRICAL POWER SALES	\$552.00	\$0.88	\$5,336.00
13	PORT MOORAGE	\$72.00	\$0.12	\$74,305.58
14	MISCELLANEOUS FEES	\$0.00	\$0.00	\$7,745.99
15	Total Sales Revenue [J]	\$624.00	\$1.00	\$800,841.00
16				
17	Cost of Sales			
18	ELECTRICITY	\$5,470.00	\$8.77	\$8,721.00
19	WATER SERVICE	\$11,560.00	\$18.53	\$58,648.00
20	TRASH DISPOSAL	\$2,488.00	\$3.99	\$6,460.00
21	Total Cost of Sales [K]	\$19,518.00	\$31.28	\$73,829.00
22	Gross Profit [L=J-K]	(\$18,894.00)	(\$30.28)	\$727,012.00
23				
24	Operating Expenses			
25	Sales and Marketing			
26	OTHER		\$0.00	\$0.00
27	Total Sales and Marketing Expenses [M]	\$0.00	\$0.00	\$0.00
28	Research and Development			
29	OTHER		\$0.00	\$0.00
30	Total Research and Development Expenses [N]	\$0.00	\$0.00	\$0.00
31	General and Administrative			
32	Wages and salaries	\$128,734.00	\$206.30	\$468,546.00
33	Outside services	\$111,971.00	\$179.44	\$166,326.00
34	Supplies	\$9,029.00	\$14.47	\$13,706.00
35	TRAVEL AND MILEAGE	\$1,334.00	\$2.14	\$3,266.00
36	MACHINERY AND EQUIPMENT	\$10,154.00	\$16.27	\$23,881.00
37	MISCELLANEOUS	\$0.00	\$0.00	\$8,190.00
38	Total General and Administrative Expenses [O]	\$261,222.00	\$418.63	\$683,915.00
39	Total Operating Expenses [P=M+N+O]	\$261,222.00	\$418.63	\$683,915.00
40				
41	Income from Operations [Q=L-P]	(\$280,116.00)	(\$448.90)	\$43,097.00
42	EXTRAORDINARY INCOME			
43	MARINE PASSENGER FEES	\$0.00	\$0.00	\$3,184,140.00
44	PORT DEVELOPMENT FEES - PUBLIC	\$0.00	\$0.00	\$731,436.00
45	PORT DEVELOPMENT FEES - PRIVATE	\$0.00	\$0.00	\$1,173,528.00
46	CIP REIMBURSEMENT	\$0.00	\$0.00	\$0.00
47	LEASE RENTAL FEES	\$0.00	\$0.00	\$0.00
48	STATE SHARED REV (ESTIMATE)	\$0.00	\$0.00	\$0.00
49	INTEREST INCOME	\$0.00	\$0.00	\$0.00
50	TRANSFER IN	\$0.00	\$0.00	\$0.00
51	EXTRAORDINARY INCOME TOTAL	\$0.00	\$0.00	\$5,089,104.00
52				
53	TAXES AND TRANSFERS OUT			
54	MARINE PASSENGER FEES	\$0.00	\$0.00	\$3,184,140.00
55	PORT DEVELOPMENT FEES - PUBLIC	\$0.00	\$0.00	\$731,436.00
56	PORT DEVELOPMENT FEES - PRIVATE	\$0.00	\$0.00	\$1,173,528.00

1	Profit and Loss Statement			
2	CBJ HARBORS			
3				
4	For FY 10			
8				
9		December-09	Current Period as % of Sales	FYTD
10				
11	Sales Revenue			
12	DOWNTOWN MOORAGE AND RELATED REVENUE	\$ 56,118.00	72.8%	\$ 622,489.02
13	DEHART'S MOORAGE AND RELATED REVENUE	\$ 1,783.00	2.3%	\$ 42,329.29
14	STATTER HARBOR MOORAGE AND RELATED REVENUE	\$ 11,264.00	14.6%	\$ 291,698.51
15	ELECTRICAL POWER SALES	\$ 7,872.00	10.2%	\$ 46,025.78
16	Total Sales Revenue [J]	\$ 77,037.00	100.0%	\$ 1,002,542.60
17				
18	Cost of Sales			
19	ELECTRICITY	\$ 23,387.00	30.4%	\$ 35,437.00
20	WATER SERVICE	\$ 3,722.00	4.8%	\$ 11,156.00
21	TRASH DISPOSAL	\$ 23,628.00	30.7%	\$ 51,495.00
22	Total Cost of Sales [K]	\$ 50,737.00	65.9%	\$ 98,088.00
23				
24	Gross Profit [L=J-K]	\$ 26,300.00	34.1%	\$ 904,454.60
25				
26	Operating Expenses			
27	Sales and Marketing			
28	OTHER	\$ -	0.0%	\$ -
29	Total Sales and Marketing Expenses [M]	\$ -	0.0%	\$ -
30				\$ -
31	Research and Development			\$ -
32	Other expenses (specify)	\$ -	0.0%	\$ -
33	Total Research and Development Expenses [N]	\$ -	0.0%	\$ -
34				
35	General and Administrative			
36	Wages and salaries	\$ 277,154.00	359.8%	\$ 596,306.00
37	Outside services	\$ 163,421.00	212.1%	\$ 230,581.00
38	Supplies	\$ 43,471.00	56.4%	\$ 65,249.00
39	TRAVEL AND MILEAGE	\$ 1,217.00	1.6%	\$ 2,745.00
40	MACHINERY AND EQUIPMENT	\$ 16,076.00	20.9%	\$ 43,530.00
41	MISCELLANEOUS	\$ -	0.0%	\$ 1,113.00
42	Total General and Administrative Expenses [O]	\$ 501,339.00	650.8%	\$ 939,524.00
43				
44	Total Operating Expenses [P=M+N+O]	\$ 501,339.00	650.8%	\$ 939,524.00
45				
46	Income from Operations [Q=L-P]	\$ (475,039.00)	-616.6%	\$ (35,069.40)
47				
48	EXTRAORDINARY INCOME			
49	LEASE REVENUE	\$ 28,653.00	27.1%	\$ 356,862.33
50	FISH TAX	\$ -	0.0%	\$ -
51	STATE SHARED REVENUE	\$ -	0.0%	\$ -
52	INTEREST INCOME	\$ -	0.0%	\$ -
53	TOTAL - EXTRAORDINARY INCOME	\$ 28,653.00	27.1%	\$ 356,862.33
54				
55	TAXES AND TRANSFERS OUT			