CBJ DOCKS AND HARBORS BOARD
SPECIAL BOARD MEETING MINUTES
For Friday, June 8th, 2018
(No Audio)

I. Call to Order

Mr. Donek called the Special Board Meeting to order at 12:05 in CBJ Room 224.

II. Roll Call

The following members were present: Don Etheridge, Weston Eiler, Bob Janes (arrived at 12:21), Mark Ridgway(via phone/arrived at 12:14), Budd Simpson, and Tom Donek

Absent: David Lowell, Robert Mosher, and Tom Donek

Also present were the following: Carl Uchytil – Port Director, Gary Gillette – Port Engineer, Dave Borg – Harbormaster, and Matt Creswell – Deputy Harbormaster.

III. Approval of Agenda

MOTION By MR. ETHERIDGE: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Public Participation on Non-Agenda Items – None

V. Archipelago Development Update

Mr. Simpson recussed himself from this topic.

Mr. Uchytil said the Morris Communications Group representatives are here to introduce themselves and talk about the project.

Robert Kuhar Vice President of Property and Facilities introduced himself.

Billy Morris President of Morris Communication introduced himself and told a little about the background of Morris Communications and the Archipelago project plans.

Allen Grinalds, Director of Real Estate with Morris Communications, Augusta, GA. He went over a power point presentation on the Archipelago development update. The slides from the presentation are attached to these minutes.

No Action was taken

Break

Back in Session 1:14pm

VI. Continuation of Strategic Planning Efforts
Michelle Turinsky, Juneau, AK

She said she is the owner of Chum Fun Charters and she brings clients to fish off Wayside Park Float. She read a letter to the Board asking to dredge the Wayside float area. The letter is attached to these minutes.

Mr. Uchytil read a blog post on Strategic Planning. The post is attached to these minutes.

No Action was taken, but the Board was in general agreement of the need t continue to conduct strategic planning on a regular cycle.

VII. Adjournment – The Special Board Meeting adjourned at 2:14 pm.

ARCHIPELAGO DEVELOPMENT UPDATE

June 2018

COMPONENTS

- Uplands- Developed by Morris Company
  - Approximately 13,000 SF of retail / food / beverage / and incubator space
  - Design to incorporate theme that reflects cultural heritage and authenticity of Juneau.
  - Possibility of 2nd floor office space for a specific user if desired.
- Tidelands- Developed by CBJ Docks and Harbors
  - Public space to support year around residents and cruise ship passengers.
  - Connectivity between existing sea walk and South Franklin street to promote circulation.
  - "B" permit parking
  - Covered reception area for cruise ship passengers / multi-function use off season.

WHY DEVELOP NOW?

- The property has been on the market for a decade with no transaction.
- Current market conditions are favorable for development.
- In concert with the D&H master plan for the downtown waterfront, now is the time to cooperate to meet objectives for both parties.
- Morris is transitioning from a media company to a real estate company.
- Morris is committed, long term holder of the property and wants to "do it right."

SENSITIVITY ISSUES

- What we want to do:
  - Build a first class retail development (design, materials, etc) that will be beneficial to our neighbors and downtown as a whole.
  - Offer competitive lease rates for first class tenants with a proven track record of success.
  - Identify the ideal tenant mix for the entire property.
  - Foster growth of micro businesses.
  - Be a good steward of our property.
- We we don't want to do:
  - Overbuild and create an absorption issue.
  - Move forward absent consultation with city / neighbors / downtown businesses

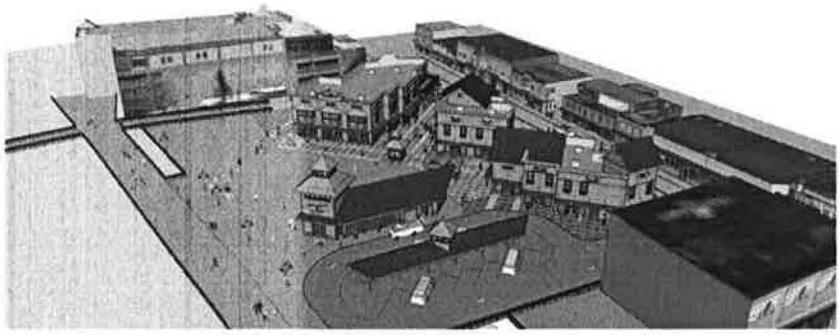
DEVELOPMENT BENEFITS

- Infill Development of Unimproved Land
- Increase in Sales Tax Revenue
- Increase in Property Tax Revenue
- Increase in Jobs
- Potential of Additional Housing

TIMELINE

- Uplands design is approximately 80% complete.
- 2018
  - PSA and Development Agreement with D&H / CBJ
  - Design Review Approval
  - Permitting
  - Begin decking construction
- 2019
  - Complete decking / parking improvements / complete pre-leasing
- 2020
  - Complete uplands improvements / Open for business

CURRENT DESIGN RENDERING



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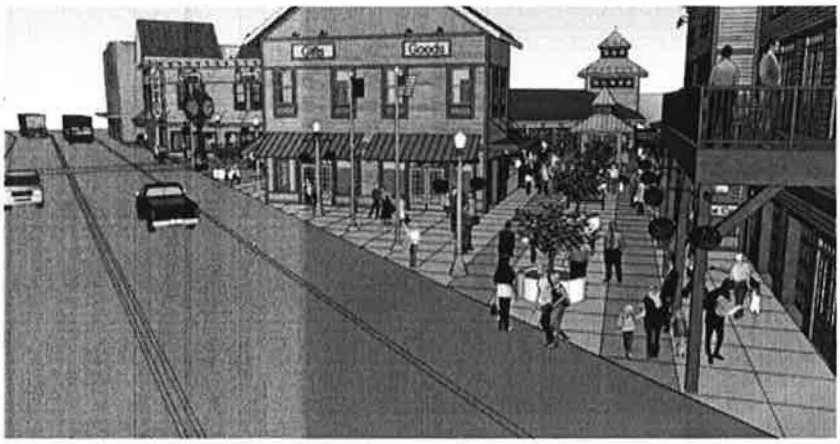

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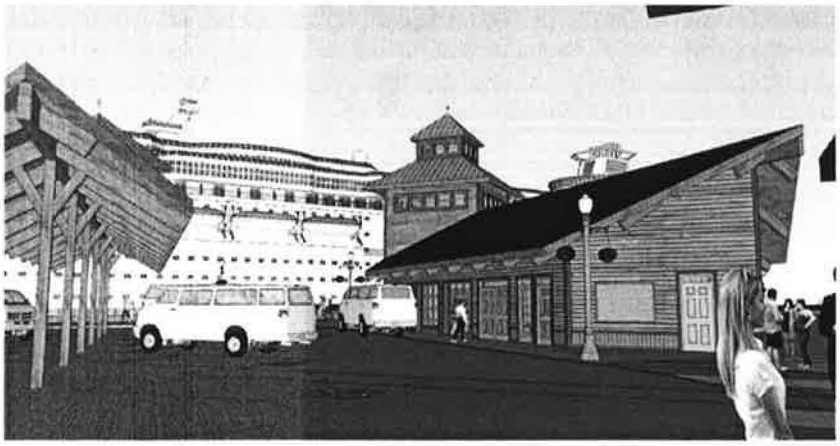

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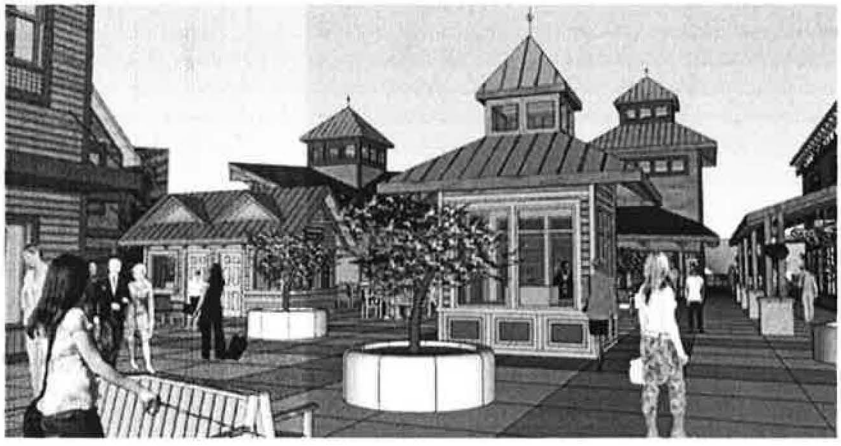

6/08/2018

Dear Docks and Harbors Board Members,

We are writing this letter to help see to it, that funds are allocated for the dredging work to be done at Wayside park, both along the beach and under the dock.

Its been brought to our knowledge that the floating dock at Wayside Park is starting to show signs of wear and tear, mainly because of it going dry on low tides. However, it is not too late to save the dock.

Over the years we have been watching the activities at Wayside Park during the summer months and have noticed young families and Elders in the community using it to help feed themselves and their families. We have also seen young men coming out of ~~Wildwood~~ Lemon Creek prison trying to turn their lives around with their families, practicing a new way of life down on the dock, teaching their children how to fish and trying to be positive role models to their children, we realize that Wayside Park is not a large revenue generator for the city, however some things such as family values are priceless.

The Dock is also an excellent alternative to people who cannot afford a boat or those who choose to not impact the environment by burning hundreds of dollars on fuel for a few fish.

Sincerely,

Paul & Michelle Turinsky

Teena Larson

To: Carl Uchytil
Subject: RE: Deep Thoughts on Strategic Planning

How long will this strategy work take?"

I was asked this question recently by a harried CEO. The follow-on: "*Can we knock this out in an afternoon?*" left me momentarily speechless.

The need for speed in our world is understandable. However, "knocking out" the work that creates the foundation for the survival and success of your business isn't typically something you crank through in an afternoon.

In part, the use and abuse of S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) or similar templates allow people to think that strategy work is something that you crank through mechanically. Note: there is no magical template, framework, or tool that short-circuits the hard work and thinking of strategy.

The work of strategy is some of the most challenging thinking work a firm's members will do. And truth be told, it's never really finished. Strategy is a process, not an event, and the work of evaluating, diagnosing, and choosing are never-ending activities.

Strategy work gives teams the filters and frames to assess and make decisions. It also provides the mechanism for turning ideas into actions.

I empathize with the executive's underlying angst over timing. He's leading an exciting, entrepreneurial business with nearly endless options and potential vectors. Planning to spend time away from the tornado-like environment of daily operations and opportunities seems unappealing and stressful.

For the very reasons of too many choices and too many opportunities chasing too few resources, is why strategy is needed. Right now, there's no filter on what to do and what not to do. Every idea seems like a potential winner in isolation.

The Bottom-Line for Now:

The question is never, "*How long will this strategy work take?*" Rather, it's something in the neighborhood of, "*How can we leverage strategy to make smarter yes and no decisions and grow a healthy business?*" I advocate an agile approach to strategy with a series of sprints that bring it to life and make it part of the operating scheme of the business. And yes, you can get started in an afternoon, but the work never stops.