

**From:** [Annette Smith](#)  
**To:** [Carl Uchytel](#)  
**Subject:** Re: UAS PROPERTY - DRAFT MEMO  
**Date:** Saturday, September 3, 2022 6:24:39 PM

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Hi Carl....I've been chatting with some folks in the fishing community and we came up with a possible idea.....it's a bit out there.....but.....I think it might work.

I don't know what is happening with the Tanner's property since his son in law passed away. But....I suspect at some time it might be up for sale. Is it possible to use the money from the city that was to purchase the UAS property to purchase the old Tanners property? There is space for a boat yard and a shop is already there. There is no travel lift or cranes, but I am guessing the cost of that property would not eat up even half the money from the city.....and could be used to get started on those facilities.

Anyway....just a thought to chew on. I'll keep cogitating. Has anyone talked with the guy running the current facility? I wonder what his thoughts are.

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From: Carl Uchytel  
Sent: Friday, September 2, 2022 9:58:24 AM  
To: Annette Smith  
Subject: RE: UAS PROPERTY - DRAFT MEMO

Annette -

Thanks for your thoughts. The challenge will be to navigate the opinions of our users groups (commercial fishermen/boat yard clients) who may think D&H is turning its back on Juneau maritime users.

We have produced plans for the Norway Point vicinity for marine services use. It is contained in our 2017 planning document:

<https://juneau.org/harbors/project-archive/entry/45526>

Like everything we do...we only need money!

Sincerely,  
Carl  
Carl J. Uchytel, P.E.  
Port Director  
City & Borough of Juneau  
(907)586-0294  
[www.juneau.org/harbors](http://www.juneau.org/harbors)

-----Original Message-----

From: Annette Smith <[Annette.Smith@juneau.org](mailto:Annette.Smith@juneau.org)>  
Sent: Friday, September 2, 2022 7:46 AM  
To: Carl Uchytel <[Carl.Uchytel@juneau.org](mailto:Carl.Uchytel@juneau.org)>  
Subject: Re: UAS PROPERTY - DRAFT MEMO

Carl,

Excellent letter. My personal opinion is to simply let it go back to UAS. We do not need to be a middleman landlord, especially to something that I cannot see even coming close to paying for itself. I understand the need for the service in town, however in my mind, this is not penciling out, especially, if you add in the environmental cleanup risk. In addition, the idea of "paying down the lease" by using funds from the city to purchase the property is 1) not a good idea because it uses the money for something it was not intended for - 2) at the end of the lease, we

own nothing - 3) the university is the only one to benefit from the arraignment - 4) providing an “educational benefit  
“ to the university smacks of graft.....it is an unseemly choice of words....I don't understand why they do not simply  
state a financial benefit.

Here's a question for you.....as we go about rebuilding the north end of Aurora, can we build in the ability to  
provide the service that is currently being provided on the UAS property?

Thanks  
Annette

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From: Carl Uchtyl  
Sent: Thursday, September 1, 2022 6:32:27 PM  
To: Harbor Board  
Cc: Matthew Creswell  
Subject: UAS PROPERTY - DRAFT MEMO

Board Members,

I started drafting options for the UA property which is included in the attached word document. I will be on leave  
starting Saturday through September 12th. I am soliciting input to the draft letter and welcome any suggestions or  
ideas to pursue. Please send your comments/ideas/questions directly to me and not reply all.

Thank you,  
Carl

[PORT OF JUNEAU LOGO for Signature]

Carl Uchtyl, P.E.  
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