



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: *Carl J. Uchytel*
Carl Uchytel, Port Director

To: Docks & Harbors Board

Date: February 22nd, 2023

Re: AUKE BAY LOADING FACILITY – USE AREA

1. At the February Operations-Planning Committee meeting, Harbormaster Creswell provided a PowerPoint regarding the management of the ABLF. In summary, we have a leased area operated by Karl's Auto & Marine (boatyard) and an ask by Gastineau Guiding (charter boat operator) for continued use of the ABLF for regular maintenance. Earlier this fall, Docks & Harbors staff was notified of regulations which would preclude conducting routine maintenance outside the Boatyard, which is regulated through an ADEC issued Multi-Sector Use Permit/Stormwater Planning Prevention Plan (SWPPP). Detailed research is suggesting that there are regulatory workarounds that the charter boat operator could meet regulatory standards. If the charter boat operator meets the ADEC requirements, this potentially enables the charter boat operator use of the ABLF as they have enjoyed approximately 2015.
2. The question before the Board is no longer: Can we allow the charter boat operator to continue regular maintenance of their fleet at the ABLF, but outside the lease area of the boatyard? The question is now "Should we allow the charter boat operator use of the ABLF for routine maintenance"
3. Based on the Committee questions of February 13th, we have compiled a list of FAQs:
 - a. Does the boatyard have a non-compete clause in the lease agreement preventing other commercial use at the ABLF? **No.**
 - b. What services does the boatyard provide? **Boat repair, pressure washing, self-service boat repair, boat storage, boat painting.**
 - c. How much does the boatyard pay in annual lease rent? **\$36,000**
 - d. How long has the charter boat operator been using ABLF? **7+ years**
 - e. What services does the charter boat operator use at ABLF? **Oil changes, pressure washing, zinc replacements**
 - f. Does Docks & Harbors charge for charter boat operators to use ABLF? **Docks & Harbors charges a "Miscellaneous – Work Zone Fee" of \$26.22 per haul out. A commercial launch permit is also required at a cost of \$262.25 per trailer.**

- g. How much revenue did Docks & Harbors collect from the charter boat operator in 2022?
- Moorage = \$20,588.16**
- Passenger for Hire = \$72,847.56**
- Misc – Work Zone Fee = \$917.70**
- Commercial Launch Permit = \$262.25**
- Total = \$94,615.67**
- h. What permit has Docks & Harbors acquired to allow oil changes to occur at the ABLF but outside of the boatyard? **ADEC Certificate of No Exposure.**
- i. What permit and what conditions will be required for charter boat operator to pressure wash? **Multi Sector General Permit (MSGP) and Storm Water Pollution Prevention Plan (SWPPP).**
- j. How many times did the charter boat operator use the ABLF for oil changes/pressure washing in 2022?
- 35**
- k. How often does the charter boat operator expect to use the ABLF for maintenance in 2023?
- Approximately 120 times.**
- l. What if the charter boat operator is not allowed to pressure wash at the ABLF? **One option is to tow their vessels to their Industrial Blvd facility for maintenance. This would require a permit to tow the oversize load on the highway. Another option is for the bottoms of their vessels to be protected by anti-fouling paint which would reduce the need for pressure washing.**
- m. What is the financial impact? **The charter boat operator estimates a cost of \$40K-\$50K to use the boatyard in 2023.**
- n. How does the EPA/ADEC define boatyard/shipyard work? **Establishments primarily engaged in building and repairing boats. SIC 3732**