

Assembly Finance Committee

Docks & Harbors Enterprise - FY23 & FY24 Budget

April 26th, 2023



FY23 & FY24 SUMMARY

Docks & Harbors is very appreciative of Assembly financial support:

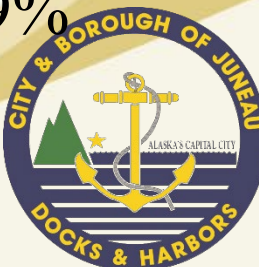
- \$2.5M for the Marine Park Deckover Project (completed April 14th, 2023)
- \$1.5M for Statter Harbor Bathrooms (completion May 19th, 2023)
- \$300K of MPF for unfunded USCG Security mandates
- \$6.5M of 1% Sales Tax (Aurora Harbor, Taku Harbor, Wayside Float)

Docks Enterprise will complete FY23 adding revenue to the Dock Fund Balance after two years of drawing from cash reserves;

Demand for Harbor Enterprise usage remains strong;

Marine construction escalation costs will challenge our ability to recapitalize facilities;

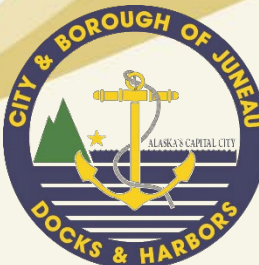
Docks & Harbors is embarking on a public outreach process to raise rates 9% across both enterprises.



Docks & Harbors - Docks

OVERVIEW

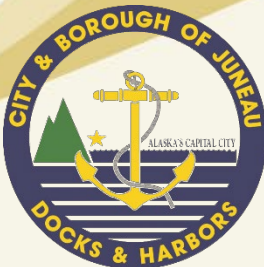
		FY23		FY24	
	FY22 Actuals	Amended Budget	Projected Actuals	Approved Budget	Revised Budget
EXPENDITURES					
Personnel Services	\$ 1,061,900	1,383,700	1,359,500	1,313,000	1,447,500
Commodities and Services	710,800	994,300	1,032,500	976,800	1,074,100
Capital Outlay	-	-	-	-	-
Support to:					
Marine Passenger Fee	-	-	-	-	-
Capital Projects	-	-	-	-	-
Total Expenditures	1,772,700	2,378,000	2,392,000	2,289,800	2,521,600
FUNDING SOURCES					
Interdepartmental Charges	15,100	15,100	15,100	15,100	40,200
Charges for Services	1,177,600	1,730,000	1,780,000	1,760,000	1,800,000
Licenses, Permits, and Fees	-	-	-	-	-
Rentals and Leases	1,500	-	-	-	-
Investment and Interest Income/(Loss)	(39,400)	21,300	24,300	21,300	67,100
Support from:					
Pandemic Response	-	-	-	-	-
Marine Passenger Fees	448,500	717,000	717,000	717,000	717,000
Port Development Fees	-	-	-	-	-
State Marine Passenger Fees	-	-	-	-	-
Capital Projects	-	-	-	-	-
Total Funding Sources	1,603,300	2,483,400	2,536,400	2,513,400	2,624,300
FUND BALANCE					
Beginning of Period	1,819,200	1,649,800	1,649,800	1,794,200	1,794,200
Increase (Decrease) in Fund Balance	(169,400)	105,400	144,400	223,600	102,700
End of Period Fund Balance	\$ 1,649,800	1,755,200	1,794,200	2,017,800	1,896,900
STAFFING	13.74	19.20	19.20	19.20	19.24



Docks Enterprise (Cruise Ships)

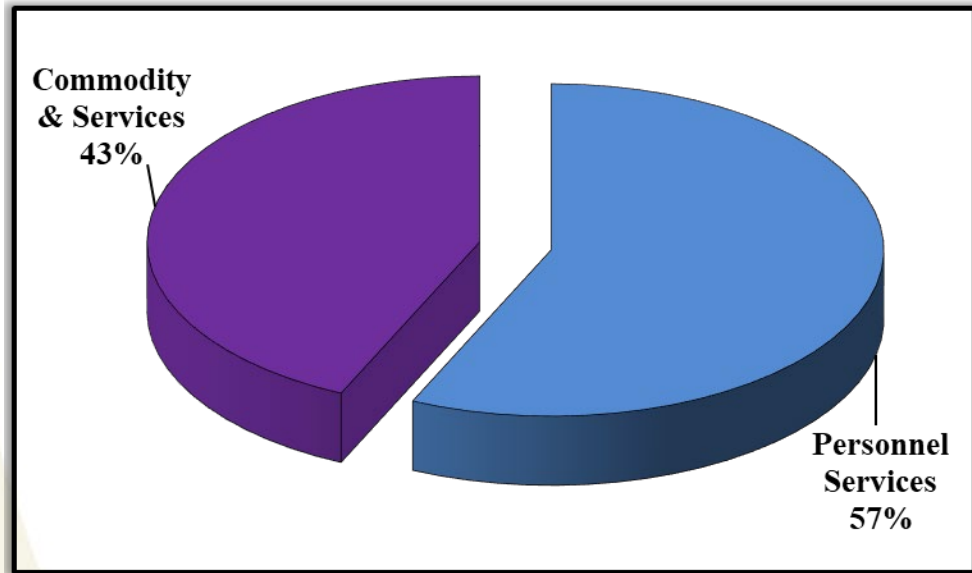
FY23 & FY24 Take Aways

- FY23 Projected Revenues expected to exceed Expenditures by \$144K
 - Primarily due to \$300K MPF increase for personnel
- FY24 Budget largely unchanged from FY23
- Docks Fund Balance anticipated to be \$1.8M at the end of FY23
- CY2023 Revenue Update – CPI Adjustment 8.1% effective April 1st
 - Dockage Charges - \$3.24/LF for Cruise Passenger Ships
 - Port Maintenance Fee - \$0.059/net registered ton for Cruise Passenger Ships
 - First change to these fees since 2008

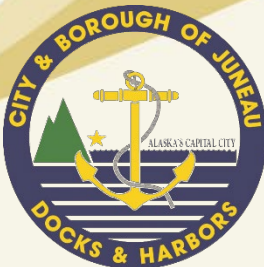
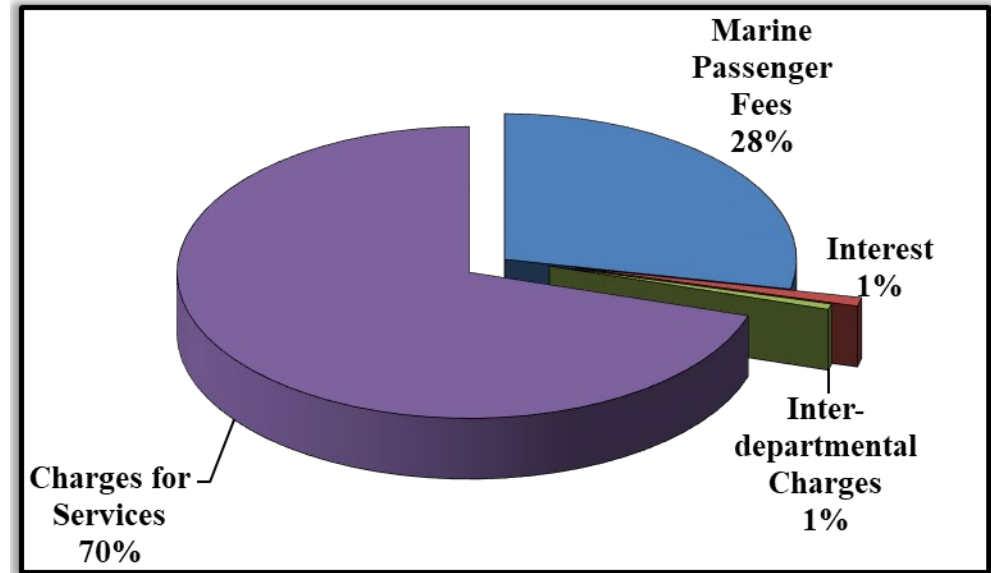


Docks Budget FY23 \$2.4M

Docks Expenditures

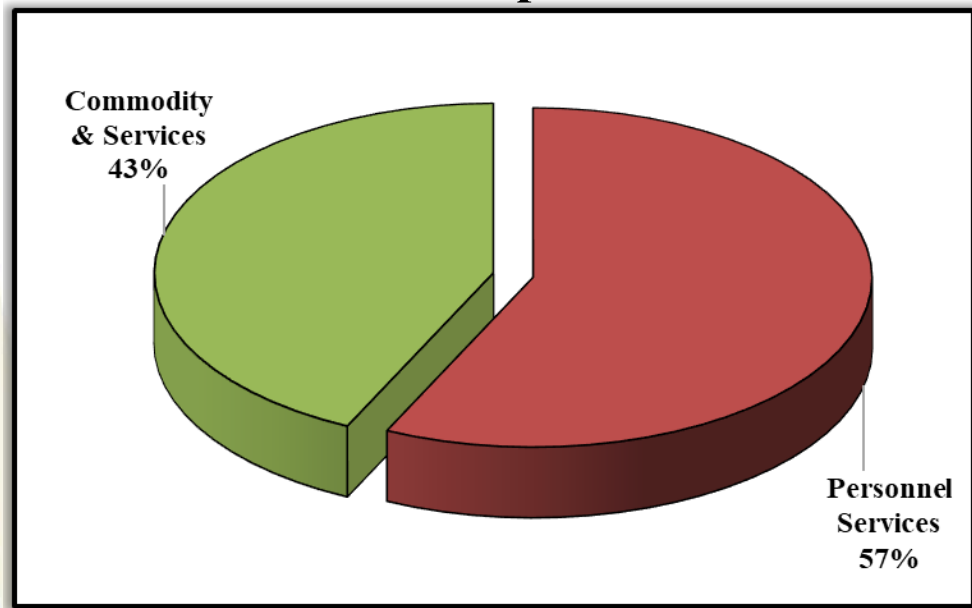


Docks Revenue

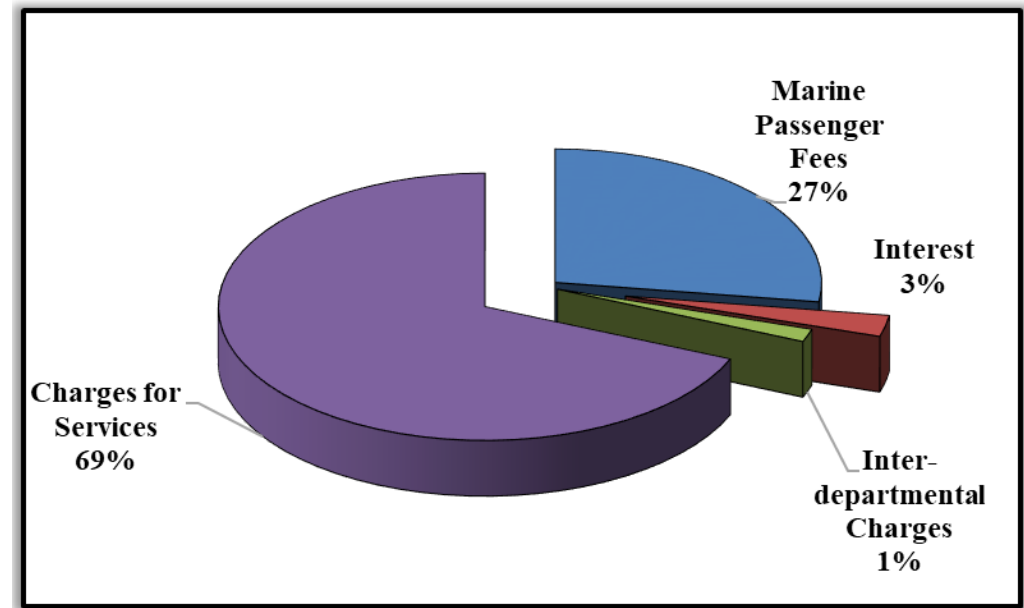


Docks Budget FY24 \$2.5M

Docks Expenditures

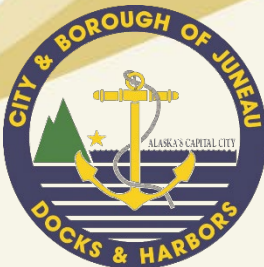


Docks Revenue

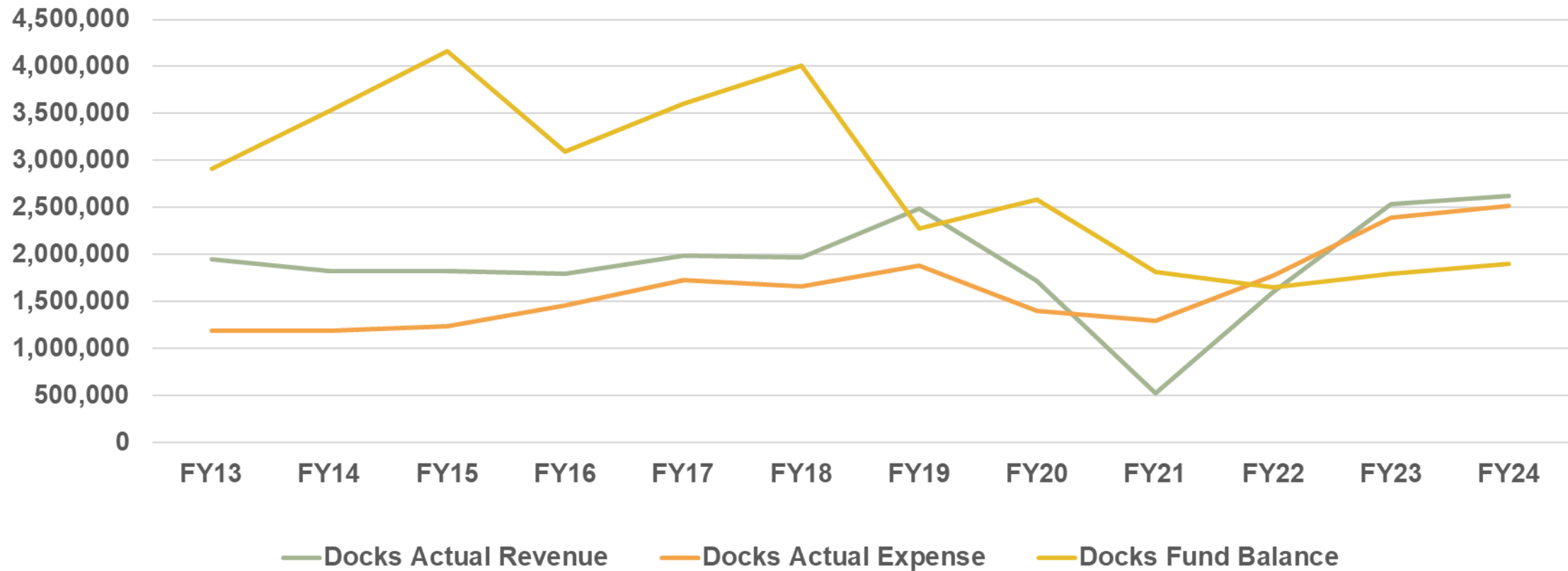


Docks Expenditures – Cliff Notes

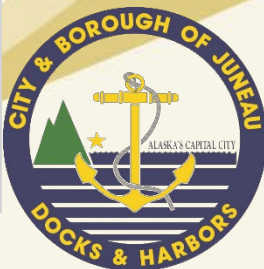
- FY23 Top 3 expenditures \$1,876,800– Make up 74% of the Budget
 - Salaries - \$1,359,500
 - Property Insurance \$311,100
 - Full cost allocation - \$206,200
- Next 5 top expenditures add \$298K - 86% of the Budget
 - Water Service - \$85K (billed back to cruise ships)
 - Rents – \$63K
 - Landscaping - \$44K
 - Repairs - \$56K
 - Contractual Services - \$50K



Docks Overview



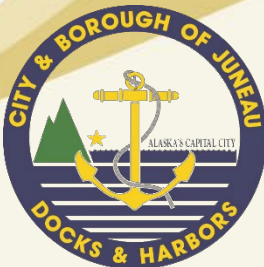
	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Docks Actual Revenue	1,946,900	1,820,000	1,828,400	1,792,800	1,983,100	1,964,484	2,485,900	1,718,800	526,000	1,603,300	2,536,400	2,624,300
Docks Actual Expense	1,189,800	1,188,500	1,238,600	1,454,100	1,727,600	1,663,167	1,881,100	1,399,100	1,297,800	1,772,700	2,392,000	2,521,600
Docks Fund Balance	2,907,240	3,531,061	4,159,525	3,098,254	3,609,037	4,009,076	2,279,623	2,586,600	1,818,000	1,649,800	1,794,200	1,896,900



Docks & Harbors - Harbors

OVERVIEW

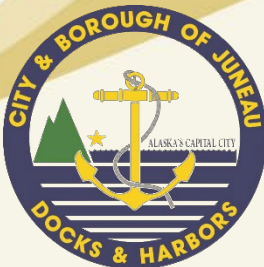
		FY23		FY24	
	FY22 Actuals	Amended Budget	Projected Actuals	Approved Budget	Revised Budget
EXPENDITURES					
Personnel Services	\$ 1,774,400	2,001,200	2,023,300	1,909,200	2,132,900
Commodities and Services	1,560,300	2,076,000	2,198,400	2,061,900	2,311,500
Capital Outlay	-	-	-	-	-
Debt Service	665,900	740,900	686,600	741,700	683,600
Support to:					
Capital Projects	-	-	-	-	-
Total Expenditures	4,000,600	4,818,100	4,908,300	4,712,800	5,128,000
FUNDING SOURCES					
Charges for Services	3,262,800	3,415,000	3,425,000	3,425,000	3,705,000
Licenses, Permits, and Fees	308,000	350,000	310,000	350,000	360,000
Rentals and Leases	898,700	860,000	900,000	870,000	900,000
State Shared Revenue	292,900	350,000	463,300	350,000	350,000
Federal Revenue	23,800	-	-	-	-
Fines and Forfeitures	11,300	10,000	10,000	10,000	10,000
Investment and Interest Income/(Loss)	(131,000)	27,600	46,300	27,600	107,700
Support from:					
Pandemic Response	116,500	-	-	-	-
Capital Projects	-	-	-	-	-
Total Funding Sources	4,783,000	5,012,600	5,154,600	5,032,600	5,432,700
FUND BALANCE					
Debt Reserve					
Beginning Reserve Balance	791,900	791,900	791,900	791,900	791,900
Increase (Decrease) in Reserve	-	-	-	-	-
End of Period Reserve	\$ 791,900	791,900	791,900	791,900	791,900
Available Fund Balance					
Beginning of Period	1,051,400	1,833,800	1,833,800	2,080,100	2,080,100
Increase (Decrease) in Fund Balance	782,400	194,500	246,300	319,800	304,700
End of Period Available	\$ 1,833,800	2,028,300	2,080,100	2,399,900	2,384,800
STAFFING	16.33	16.83	16.83	16.83	17.45



Harbors Enterprise

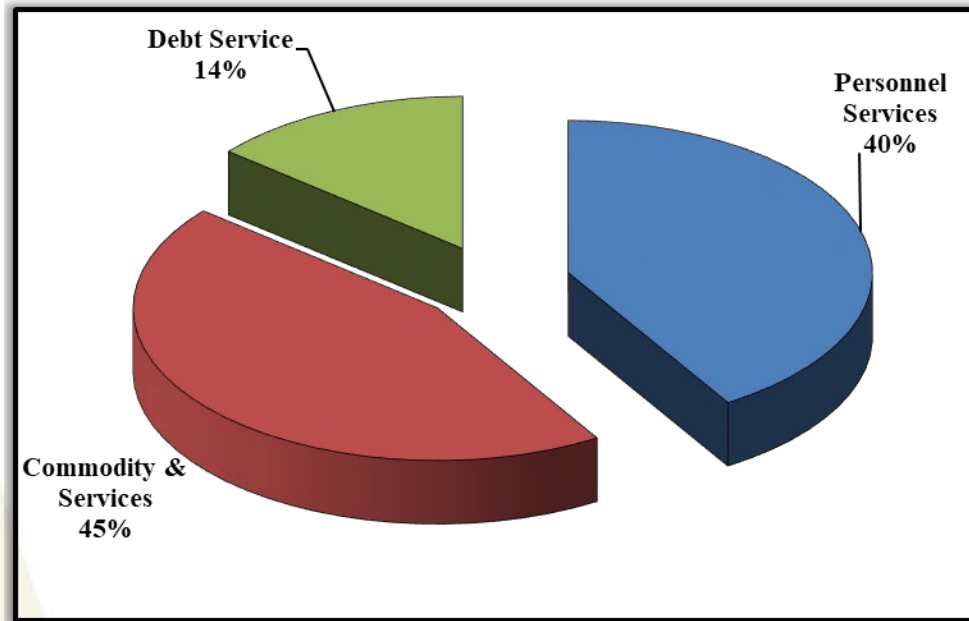
FY23 & FY24 Take Aways

- FY23 Projected Revenues expected to exceed Expenditures by \$246K
- FY24 Budget largely unchanged from FY23
- Fund Balance anticipated to be \$1.25M at the end of FY23
 - Two transfers totaling \$750K needed for Aurora Harbors Phase III Award
- Still budgeting for \$240K/year for new lease rent with University of Alaska – lease negotiations ongoing
- FY24 Added 0.62 FTE for Administration Staff
- CY2022 CPI adjustment 8.1% effective July 1st, 2023 for most Harbor charges

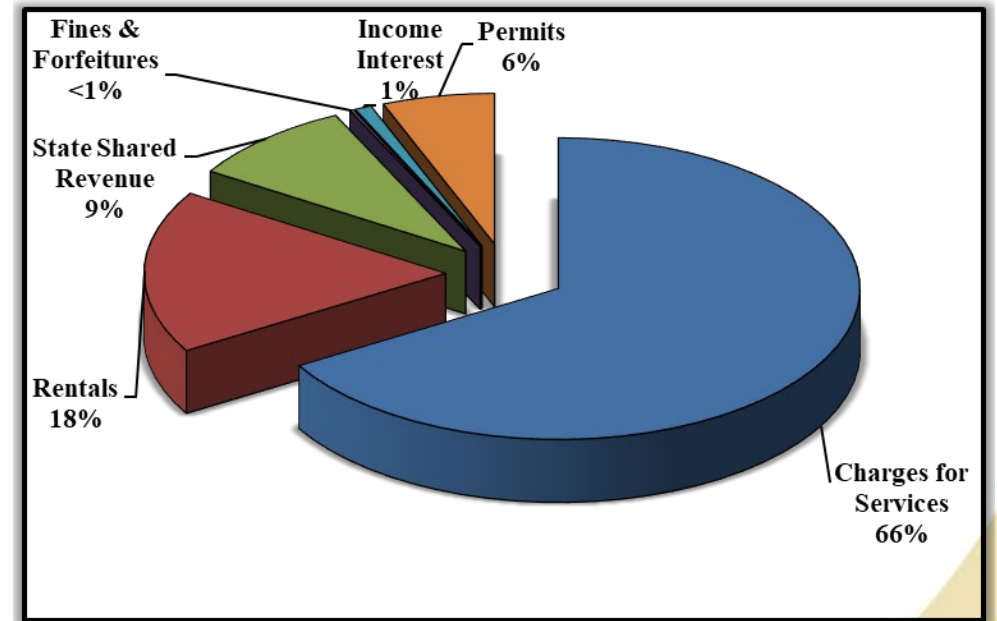


Harbor Budget FY23 \$4.9M

Harbors Expenditures

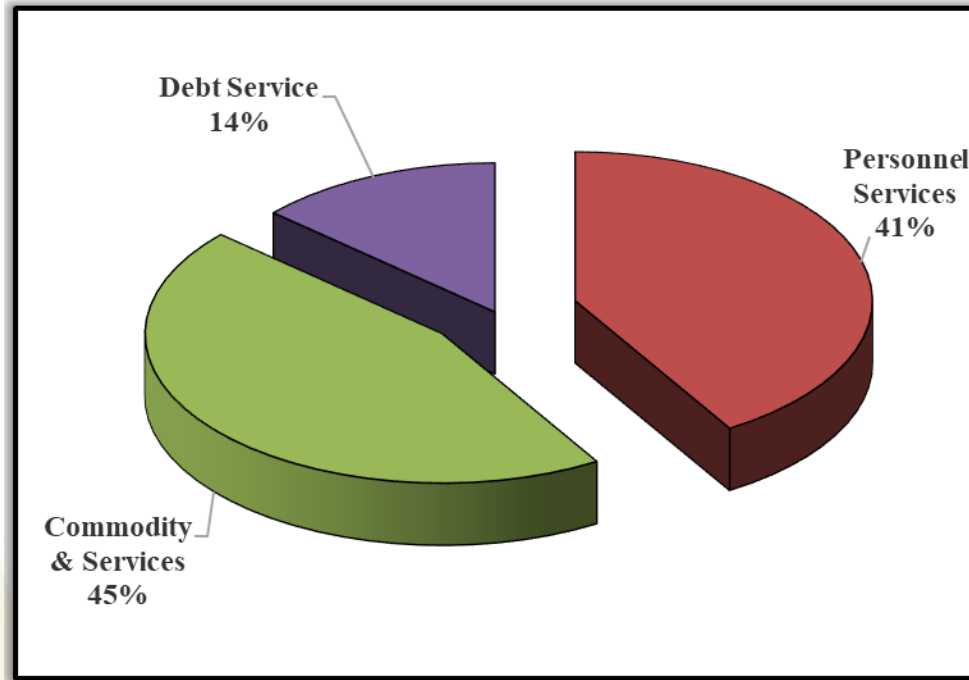


Harbors Revenue

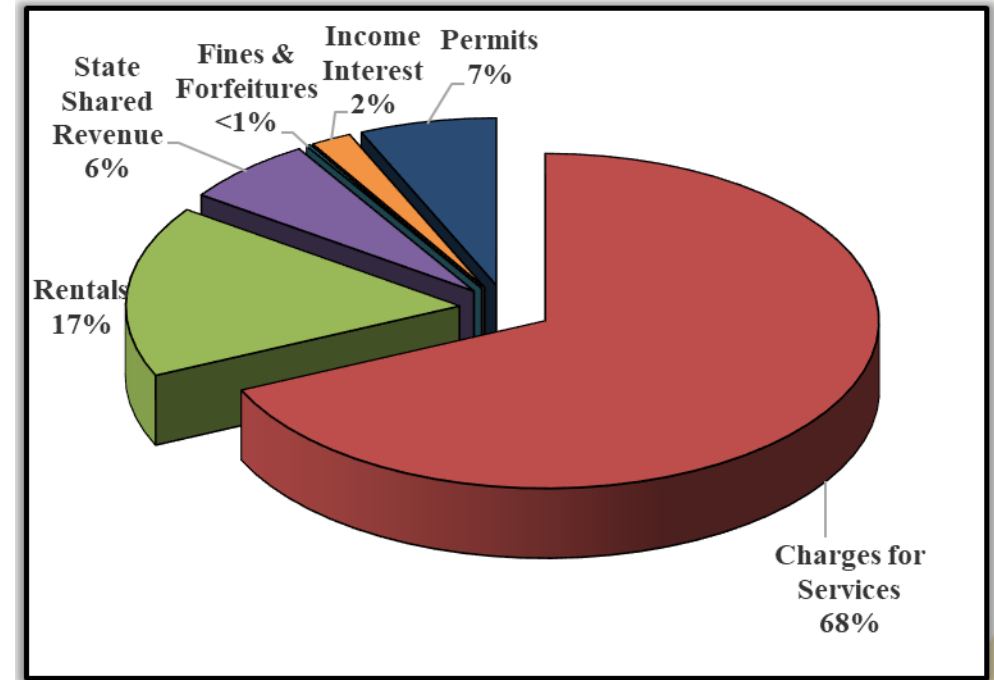


Harbor Budget FY24 \$5.1M

Harbors Expenditures

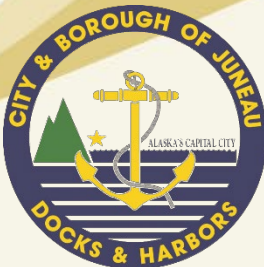


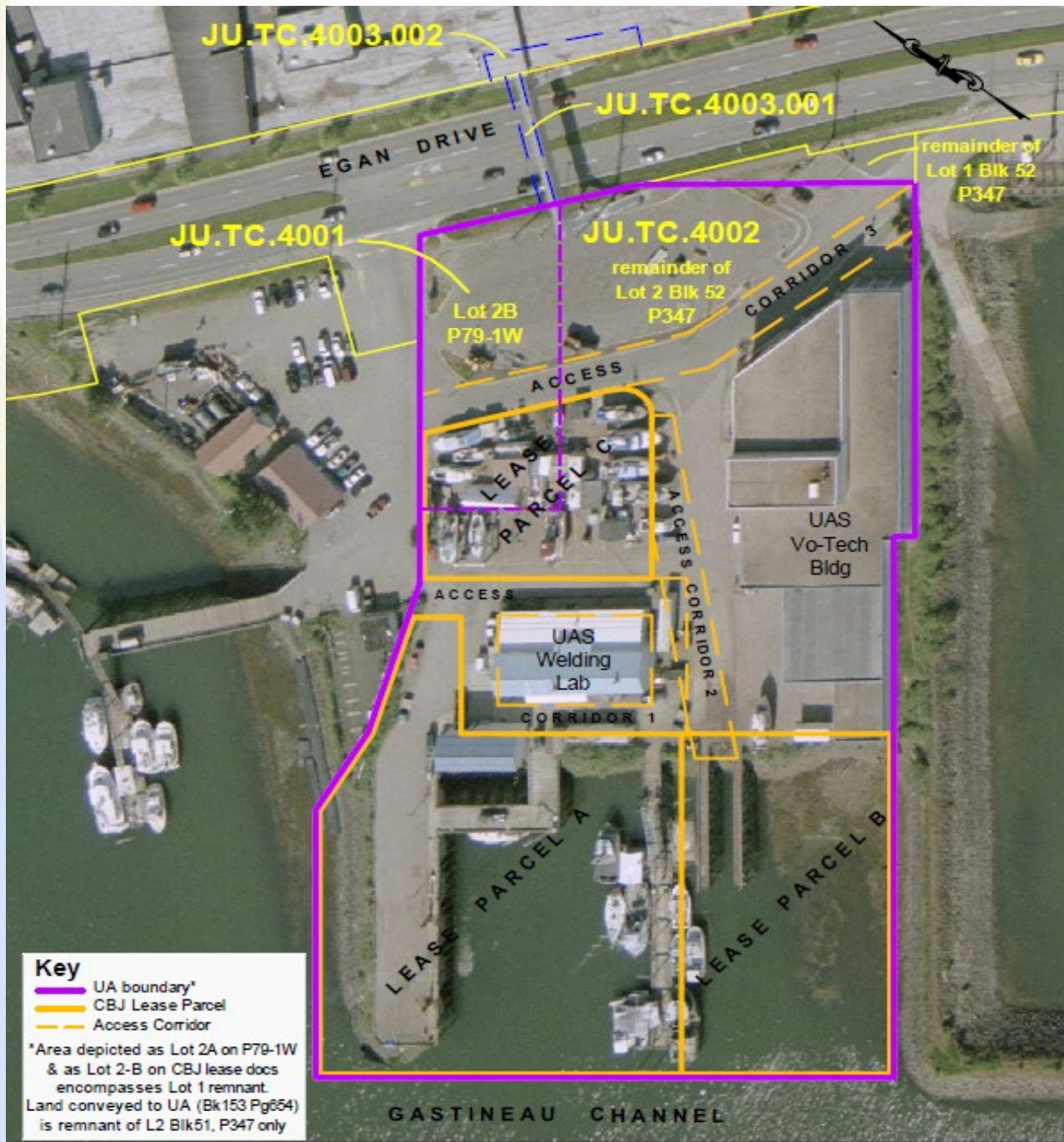
Harbors Revenue



Harbor Expenditure – Cliff Notes

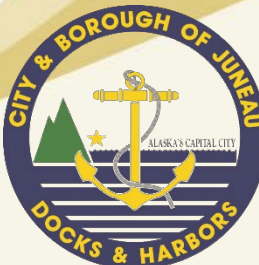
- FY23 Top 7 expenditures: \$3,898,100 – Make up 75% of the Budget
 - Salaries - \$2,023,300
 - Bond Debt - \$686,600
 - Contractual Services - \$300,000
 - UAS Property - \$240,000
 - Property Insurance \$226,000
 - Full cost allocation - \$206,200
 - Refuse - \$216,000
- Next 6 top expenditures add \$687K - 89% of the Budget
 - Repairs (\$200K); Electricity (\$145K); Bank Card Fees (\$130K); CBJ Fleet Maintenance (\$75K); CBJ Building Maintenance (\$57K); Materials & Commodities (\$80K)
- Contractual Services:
 - Use of Term Contractors (Port-a-potties, Boat Demolition, Electricians, Appraisal, etc)
 - Professional Services (Surveys for property conveyance, grant writing, etc)





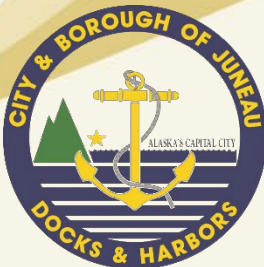
UAS Property Lease

- Juneau Fisheries Terminal considered critical for commercial fishermen & boatyard activity;
- Since 1988, CBJ has enjoyed favorable lease rent with UA at ~\$12K/year;
- Lease expires May 5th, 2023
- UA willing to enter into new 4 year lease at \$100K/year
- Fair Market Value of leased property is \$230,400/year

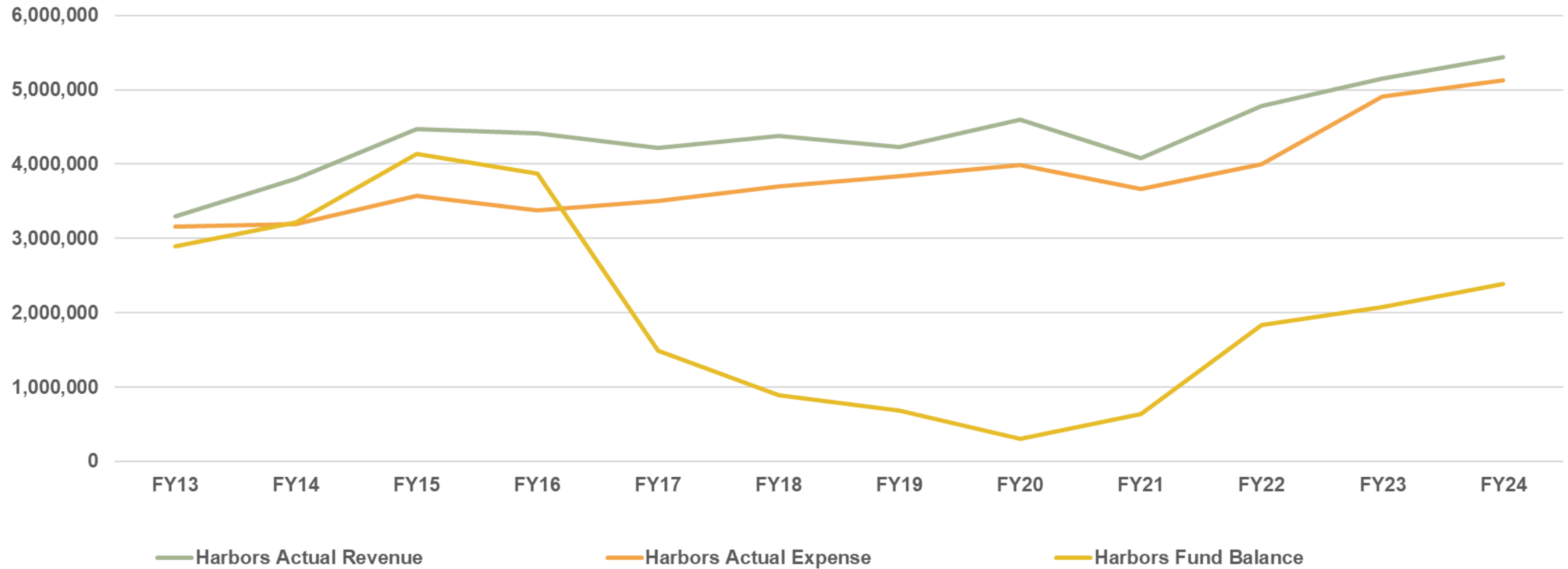


Proposed CBJ Educational Benefit To Discount Fair Market Lease Rent

- Docks & Harbors agrees to:
 - Not fewer than 3 paid UAS student maritime internships
 - Kayak storage & launch services at Statter Harbor
 - Engaged relationship with UAS/USCG CSPI program
 - Snow removal for UAS at downtown VoTech facility
- Eaglecrest
 - Free lift tickets and 50% gear rental to UAS students
 - Offer internship opportunity to Outdoor Recreation degree students
- CBJ Public Works - Transit
 - Provide no cost bus passes to UAS students
- CBJ Parks & Recreation
 - No cost access -Treadwell Rink, Pools & Dimond Park Fieldhouse



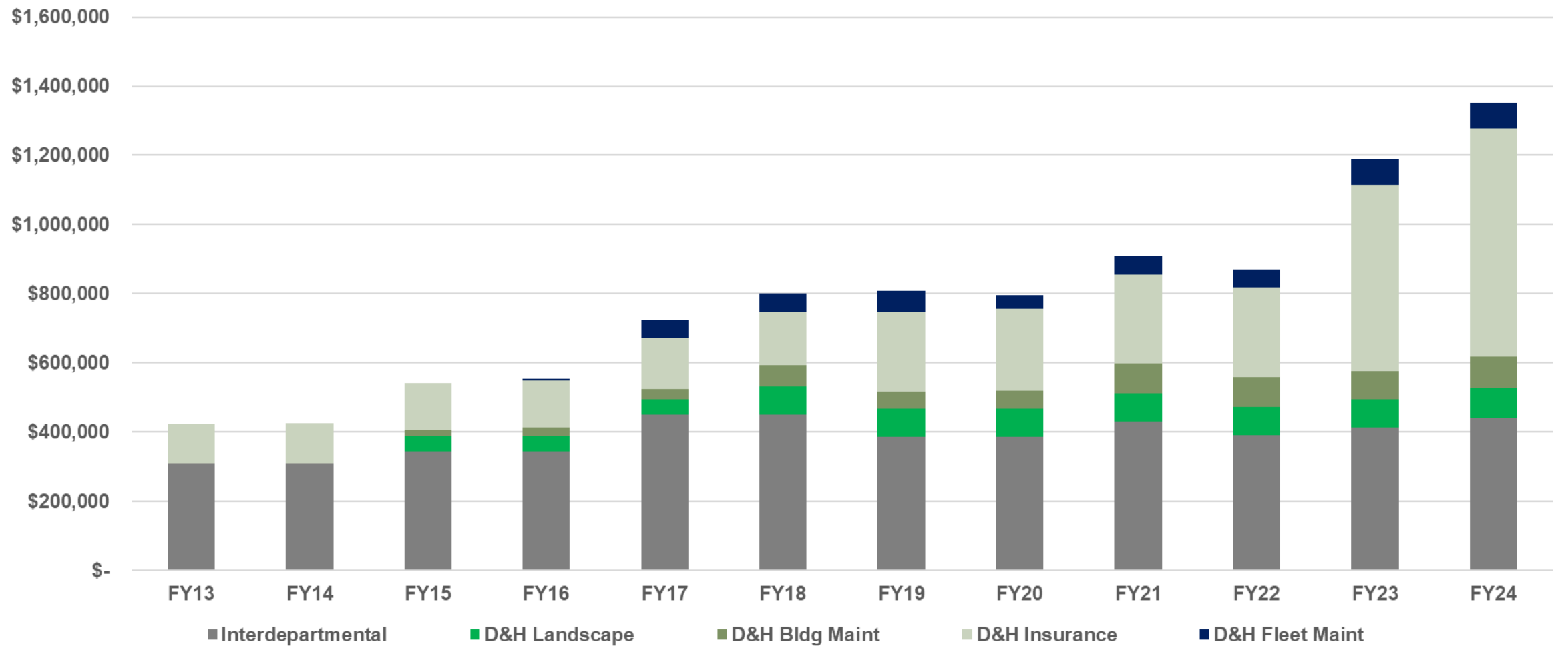
Harbors Overview



	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Harbors Actual Revenue	3,301,200	3,800,400	4,466,300	4,418,400	4,213,000	4,374,735	4,227,700	4,597,600	4,076,700	4,783,000	5,154,600	5,432,700
Harbors Actual Expense	3,163,500	3,195,000	3,574,700	3,380,634	3,507,112	3,702,155	3,834,900	3,983,100	3,661,100	4,000,600	4,908,300	5,128,000
Harbors Fund Balance	2,893,416	3,210,757	4,133,190	3,874,843	1,485,483	895,149	682,000	305,000	642,500	1,833,800	2,080,100	2,384,800



CBJ INTERDEPARTMENTAL & OTHER FEES

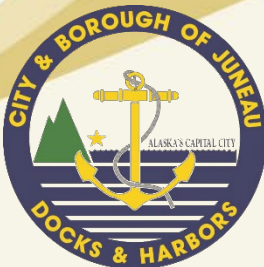


	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Interdepartmental	\$ 309,600	\$ 309,600	\$ 343,800	\$ 343,800	\$ 450,400	\$ 450,400	\$ 386,400	\$ 386,400	\$ 430,800	\$ 391,600	\$ 412,400	\$ 441,000
D&H Landscape	\$ -	\$ -	\$ 45,000	\$ 45,000	\$ 45,000	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$85,600
D&H Bldg Maint	\$ -	\$ -	\$15,807	\$24,318	\$28,322	\$60,836	\$48,527	\$51,300	\$85,900	\$86,400	\$81,900	\$90,800
D&H Insurance	\$ 114,200	\$114,566	\$136,400	\$136,400	\$149,324	\$154,680	\$231,674	\$236,384	\$257,706	\$258,452	\$538,600	\$661,000
D&H Fleet Maint	\$ -	\$ -	\$0	\$3,660	\$51,661	\$54,391	\$60,547	\$41,000	\$53,000	\$52,000	\$74,700	\$72,700
	\$ 309,600	\$ 309,600	\$ 404,607	\$ 416,778	\$ 575,383	\$ 646,627	\$ 576,474	\$ 559,700	\$ 650,700	\$ 610,600	\$ 1,188,600	\$ 1,351,100

FY23 & FY24

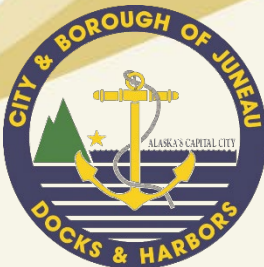
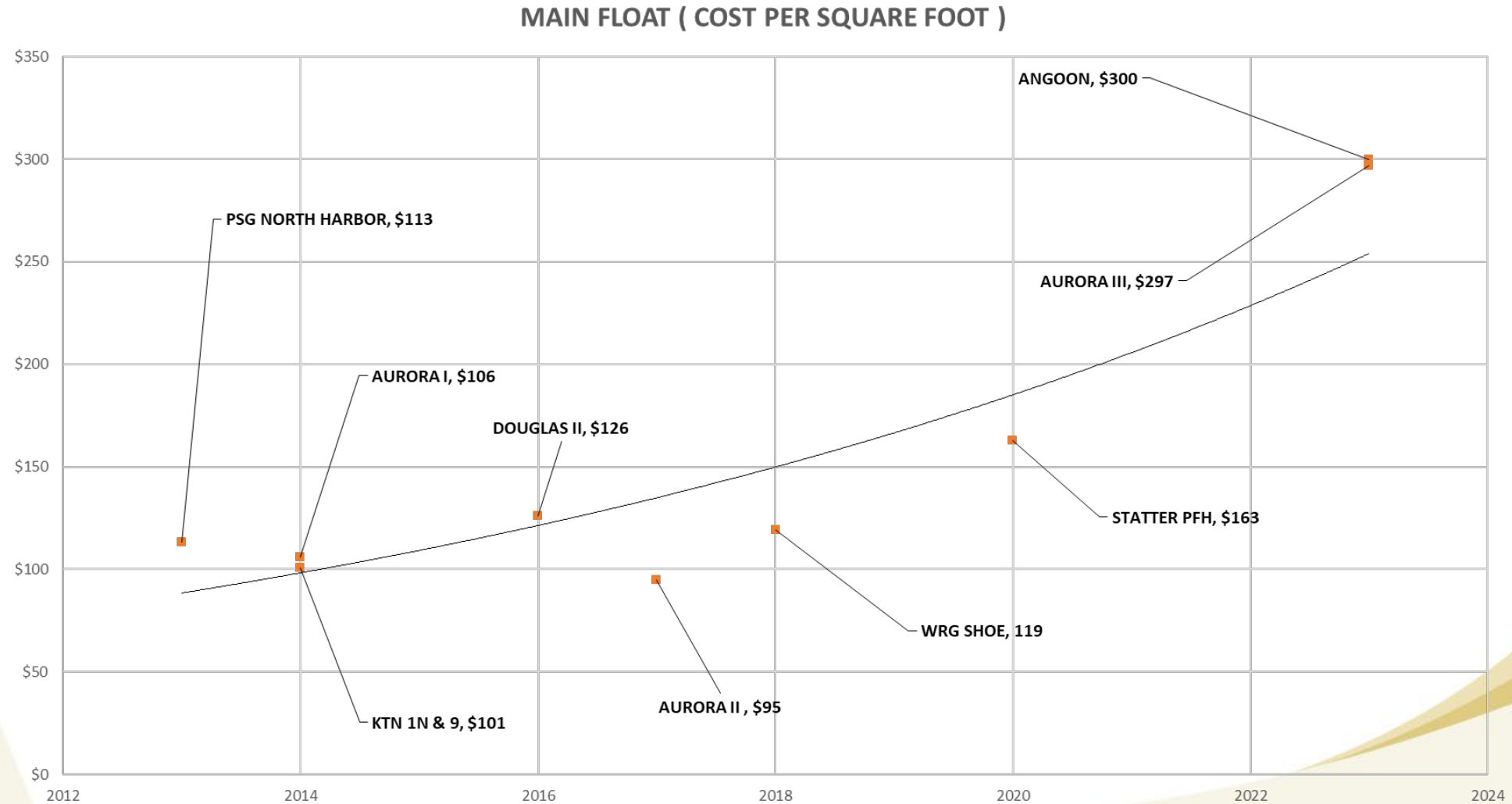
Docks & Harbors Fees to CBJ

- \$1.3M (16% of All Docks & Harbors Expenditures) goes to CBJ
- Property Insurance
 - FY22 - \$258,452
 - FY24 - \$661,000 (increase of 256% since FY22)
 - FY16-FY21 Docks & Harbor has claims totaling \$8100
 - FY22 claim for storm damage to Statter Harbor \$300K
- Premium Consideration
 - Docks & Harbors property value (\$147M) account for 14% of total CBJ
 - Only Juneau School District (34%) & Public Works/Waste Water (14%) have higher premiums than Docks & Harbors



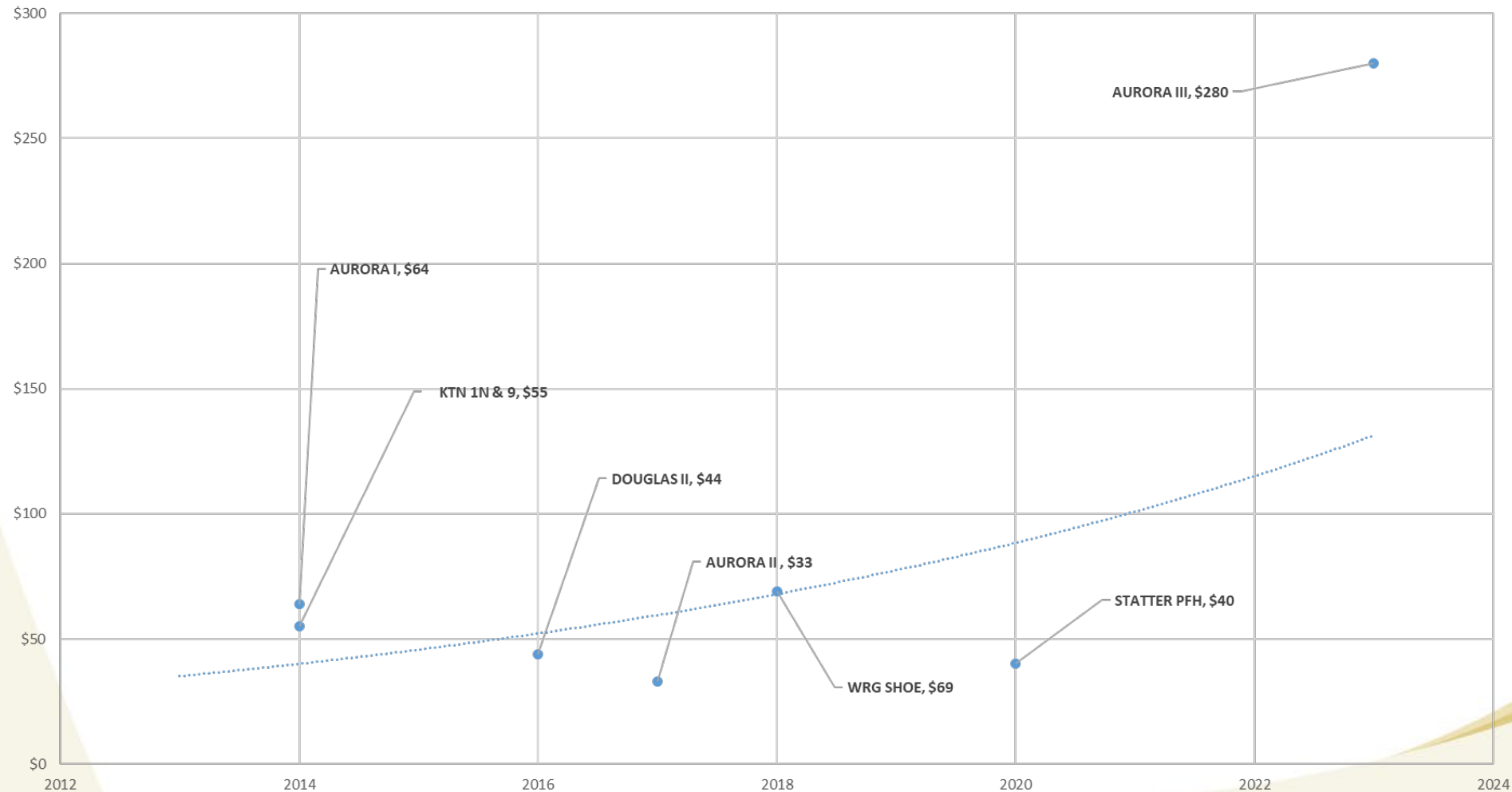
Construction Cost Escalation

Floats have nearly doubled since 2020



Construction Cost Escalation – Electrical

ELECTRICAL SYSTEM (COST PER SQUARE FOOT)





Questions?

