

Port of Juneau

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From: Port Director
To: Assembly
Thru: (1) Docks & Harbor Board
(2) City Manager
Date: November xxth, 2022
Re: FY2022 Review - Docks & Harbors Operations

1. In accordance with 85.02.045, *Docks and Harbors Board shall, no later than November 30th each year, provide the assembly with a written review of docks and harbors department operations during the preceding fiscal year. The review shall include fee schedules, revenues by source, operating expenditures, customers served, and any recommended amendments to the Downtown Waterfront Development Plan.* The Docks & Harbors Board reviewed this letter at its November 17th meeting.
2. The FY22 end of year financial report shows the Harbor Enterprise is operating with positive cash flow with the Docks Enterprise running a deficit. The Docks Enterprise fund balance will provide \$130,200 to account for FY22 losses primarily due to only receiving 74 large vessel calls to the Port of Juneau during July, August, September and October 2021. In contrast, CY2022 received 637 calls within the Port of Juneau (four berths & lightering).

End of FY22	Harbor Enterprise	Docks Enterprise
Revenue	\$4,911,500	\$1,642,500
Expenditure	\$3,988,600	\$1,772,700
Debt Service	\$665,900	none
FY22 Net	\$922,900	<\$130,200>
Fund Balance ^{1, 2}	\$1,565,400	\$1,687,800

Graphic representation of historic Port Enterprise and Harbor Enterprise budgetary information is provided in enclosure (1). As a reference point, Docks & Harbors manages nearly \$400M in capital assets throughout its infrastructure portfolio.

The CY22 cruise ship season can best be described as a rebound year with 1,175,743 passengers arriving to Juneau. This is the second highest passenger numbers recorded with 2019 remaining the high watermark with nearly 1.3 million.

¹ Does not include \$791,271 of Bond Reserve

² Fund Balances as of 11/15/2022 are estimates and have not been finalized by Finance Department

Cruise ship passenger counts

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Large Cruise Ships ³	940,447	944,239	965,731	992,092	1,046,587	1,118,897	1,273,741	0	114,114	1,167,194
Small Cruise Ships	5,459	10,216	11,426	8,727	8,658	9,729	10,112	36	7,263	8,549
Total	945,906	954,455	977,157	1,000,819	1,055,245	1,128,626	1,283,857	36	121,377	1,175,743

3. The fee schedule, as required under 85.02.045 for FY23, is attached as enclosure (2). After Docks & Harbors held the requisite public meetings and hearings, the Assembly approved amendments to twenty-four regulations relating to fees on February 28th. Each of these fee changes pertain to annual Consumer Price Index (CPI) adjustments. Although the future rate increases will be modestly helpful for Docks & Harbors, the largest Harbor Enterprise source of revenue is moorage fee, which has previously been linked to CPI annual changes.

4. Docks & Harbors has been engaged in several capital improvement projects in the course of FY22.
 - a. Statter Harbor Phase III (For Hire Commercial Float and associated uplands). A contract was awarded to Dawson Construction for \$1.5M in October to construct restrooms and covered shelter in the Statter Harbor bus staging area. This project will be complete in mid-May 2023.
 - b. Marine Park Deckover. CBJ Engineering completed the design efforts and then transferred the bidding/construction management to Docks & Harbors. In June 2022, this \$2.5M project was awarded to Trucano Construction which will be completed by mid-April.
 - c. In late June 2022, Docks & Harbors was notified that we would be the recipient of a \$2M matching ADOT Municipal Harbor Grant for Aurora Harbor Phase III. This phase is currently under design using in-house resources and has an anticipated bid award in January 2023. The success of the recent voter approved 1% Sales Tax Initiative should allow Docks & Harbors to leverage local funds with ADOT Harbor Grant funding as early as FY25.
 - d. Downtown Waterfront Improvement Phase II. In 2020, the first phase completed Peratrovich Plaza. Phase II would construct a covered shelter area with restrooms for tourists awaiting transportation. This phase is on hold pending action to relocate the Juneau-Douglas City Museum along the waterfront.
 - e. Docks & Harbors has completed the Docks Electrification Study, authored by Haight & Associates. As a result of this study and direction from the Assembly, AELP has received the authority to proceed with purchasing the necessary infrastructure to upgrade the load tap changer transformer to the Franklin Dock Substation.

5. In April 2022, Docks & Harbors submitted three federal RAISE (Rebuilding American Infrastructure with Sustainability & Equity) grant applications:
 - a. \$25M for Downtown Cruise Ship Dock Electrification
 - b. \$25M for Small Cruise Ship Infrastructure
 - c. \$25M Juneau Fisheries Terminal

In September, we were informed that our submitted RAISE grants were not selected. The same result was realized in the application for the FY22 MARAD (US Maritime Administration) Port Infrastructure Development Program (PIDP) grant.

³ Revenue producing cruise ship passenger data only which is less than the total passenger embarkation

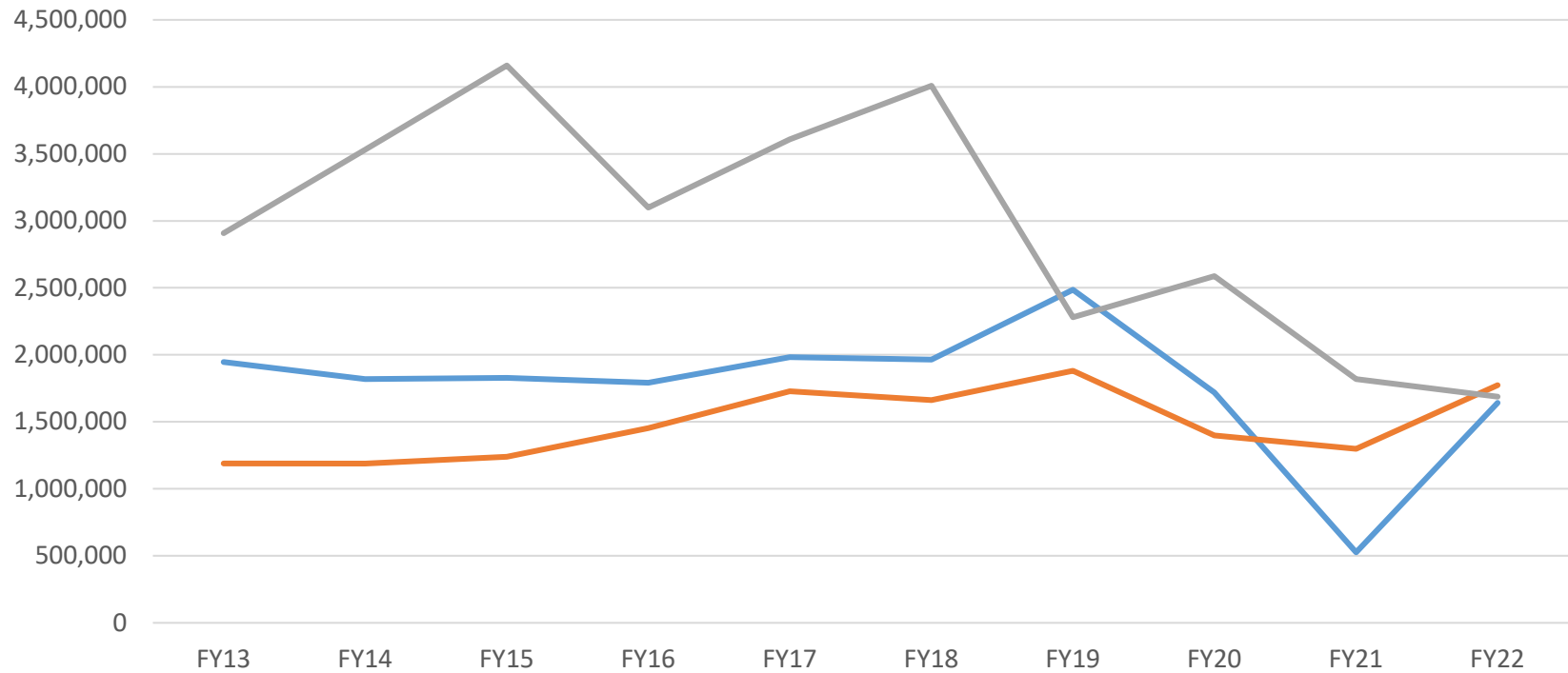
6. Docks & Harbors has received the *final finding and decision* from the Alaska Department of Natural Resources to convey approximately 4.73 acres of tide lands from the State to CBJ. Docks & Harbors has received the survey instructions from ADNDR to complete the required plat. The request for the conveyance was initiated by the Franklin Dock ownership who desire to modernize their facility with a floating berth similar to the other docks in Juneau.
7. CBJ is actively negotiating with UAS/UA Lands Director to secure the leased waterfront property from UAS between Harris and Aurora Harbors, commonly referred as Juneau Fisheries Terminal. The existing lease rent for the 2.8 acre property is approximately \$9500 annually which is under market value due to an agreement in 1988 with UAS in which CBJ provided funding for the Egan Library. The UAS lease allows for a one time renewal but at market value. The appraised value with a new lease would be \$230K annually. The Assembly has appropriated \$2M for the purchase of this property and the University is considering options regarding the overall conveyance plan.
8. Docks & Harbors is most appreciative of funding support from the Assembly, especially the consideration allowing harbors projects to be listed on the October 1% Sales Tax initiative. The Assembly's commitment will enable Docks & Harbors to continue to prosper with needed infrastructure improvements as well as keeping rate increases to a modest level.

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Encl:

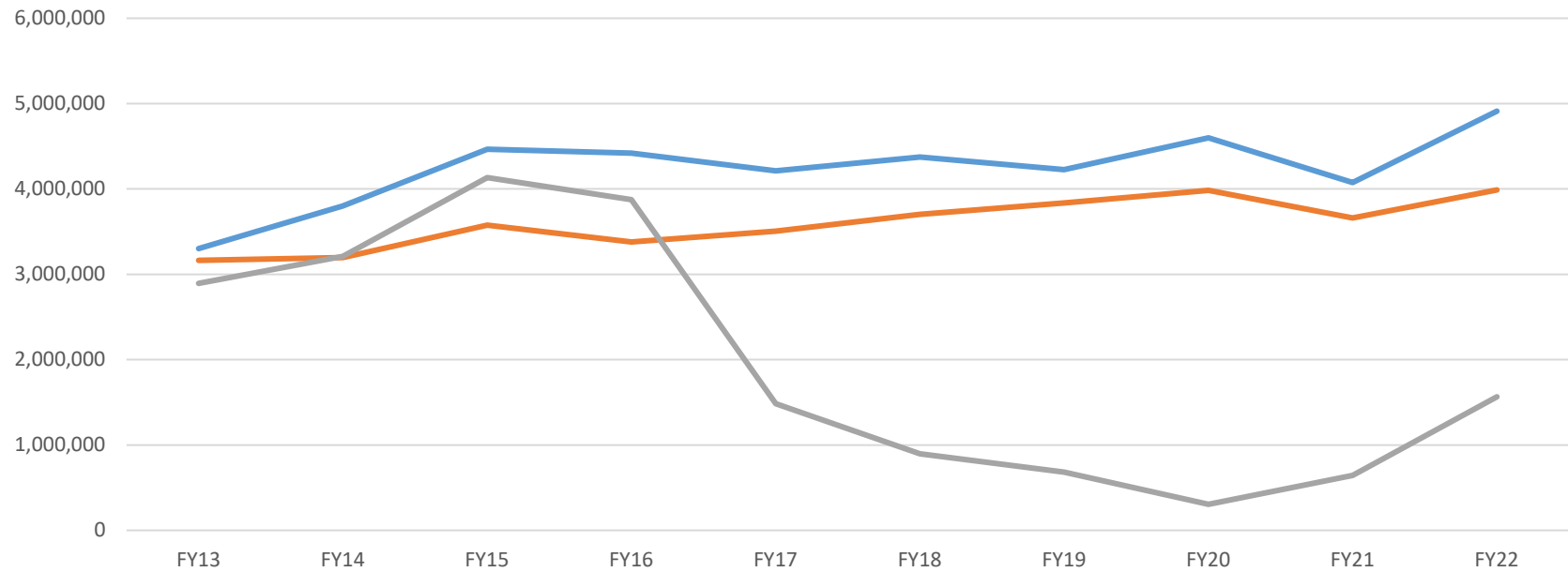
- (1) Budgetary Graphs (Docks Enterprise & Harbors Enterprise)
- (2) FY2022 & FY2023 Fee Schedule

Docks Overview



	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
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	1,642,500
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
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	1,687,800

Harbor Overview



	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
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	4,911,500
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	3,988,600
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	1,565,400



DOCKS & HARBORS
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FY23 Moorage Rates

DOUGLAS, HARRIS AND AURORA HARBORS		
	Effective thru June 30, 2022	Effective July 1, 2022
Skiff	\$300 per calendar year	\$314.70 per calendar year
Daily	58¢ per foot	61¢ per foot
Calendar Month	\$4.40 per foot	\$4.60 per foot
Bi-Annual (July 1 – Dec 31) & (Jan 1 – June 30) Annual (July 1 – June 30)	5% discount on 6-month advance payment 10% discount on 12-month advanced payment	5% discount on 6-month advance payment 10% discount on 12-month advance payment

STATTER HARBOR		
	Effective thru June 30, 2022	Effective July 1, 2022
Skiff	\$300 per calendar year	\$314.70 per calendar year
Daily	58¢ per foot	61¢ per foot
Calendar Month	\$7.30 per foot	\$7.66 per foot
Bi-Annual (July 1 – Dec 31) & (Jan 1 – June 30) Annual (July 1 – June 30)	5% discount on 6-month advance payment 10% discount on 12-month advanced payment	5% discount on 6-month advance payment 10% discount on 12-month advance payment
Reservations (May 1 – Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	\$1.50 per foot \$3.00 per foot per day \$5.00 per foot per day \$3.00 per foot per day

INTERMEDIATE VESSEL FLOAT (IVF)		
Daily (Oct. 1 – Apr. 30)	58¢ per foot	61¢ per foot
Monthly (Oct. 1 – Apr. 30)	\$4.40 per foot	\$4.60 per foot
Reservations (May 1 – Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	\$1.50 per foot \$3.00 per foot per day \$5.00 per foot per day \$3.00 per foot per day

Residence Surcharge

Per Month	\$72.38 + \$24.13/person above four persons
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- A 5% City & Borough of Juneau sales tax may apply to all fees

Launch Ramp Rates

Recreational – Calendar Year (includes Kayaks) Matching registrations are required to obtain two additional permits. Please see 05 CBJAC 20.060 – Recreational Boat Launch Fees.	\$94.41 \$5 per additional permit
Recreational – Day	\$15.73
Commercial – Calendar Year	\$262.25 per trailer
Commercial – Day	\$31.47
Freight Use – Commercial	Up to 1 hour \$60 Over 1 hour \$30 for each additional hour

Parking Rates

Douglas, Harris, Aurora Harbors	Free w/ permit (permits available at Aurora Harbor office, current vehicle registration required)
Statter Harbor – Summer (May, June, July, August, September)	\$1 per hour/\$5 per calendar day
Statter Harbor – Winter (October through April)	Free w/permit (permits available at Statter Harbor office, current vehicle registration required)
Downtown Taku Lot - Summer	\$2 per hour/3 hour limit

Shorepower

Connection Type	Daily Fee
20 amp (120V, 1 phase)	\$6.29
30 amp (120V, 1 phase)	\$9.44
50 amp (208V, 1 phase)	\$26.23
100 amp (208V, 3 phase)	\$90.21
100 amp (480V, 3 phase)	\$207.70

Connection Type	Summer Liveaboard Monthly	Summer Non-Liveaboard Monthly
20 and 30 amp	\$94.41	\$56.65
50 amp	\$188.82	\$113.29
100 amp/208 volt	\$440.58	\$264.35

Connection Type	Winter Liveaboard Monthly	Winter Non-Liveaboard Monthly
20 amp	\$125.88	\$75.53
30 amp	\$169.64	\$100.70
50 amp	\$314.70	\$188.82
100 amp/208 volt	\$755.28	\$440.58

Services Provided

Power

Potable water (Year round downtown and Statter A&B Floats)
Restrooms (Aurora Harbor, Harris Harbor & Statter Harbor)
Showers (Harris Harbor & Statter Harbor)
Free Sewage pump-out (Aurora, Douglas, Harris, and Statter)
Sewage pump-out cart available at Aurora Harbor & Douglas Harbor
Harris Harbor Grid (Fee: \$1.05 per foot per day)
Please make Grid reservation at Aurora Harbor Office