



# DOCKS AND HARBORS BOARD MEETING MINUTES

March 28, 2024 at 5:00 PM

City Hall Conf. Room 224/Zoom Meeting

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- A. CALL TO ORDER:** Mr. Etheridge called the meeting to order at 5:00pm in City Hall Room 224 & via Zoom.
- B. ROLL CALL:** The following members were present in CBJ Room 224 or via zoom - James Becker, Paul Grant, Debbie Hart, Matthew Leither, Mark Ridgway, Shem Sooter, and Don Etheridge.
- Absent:** Annette Smith
- Also in Attendance:** Carl Uchtyl – Port Director, Matthew Sill – Port Engineer, Matthew Creswell – Harbormaster, and Teena Larson – Administrative Officer.
- C. PORT DIRECTOR REQUESTS FOR AGENDA CHANGES – No Changes**
- MOTION By MR. RIDGWAY: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**
- Motion passed with no objection.**
- D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None**
- E. APPROVAL OF MINUTES**
- February 29th, 2024 Regular Board Minutes – Hearing no objection, the minutes were approved as presented.
- F. CONSENT AGENDA**
- Public Requests for Consent Agenda Changes - None
  - Board Members Requests for Consent Agenda Changes - None
  - Items for Action
- CIP Transfer (T-1074)
- RECOMMENDATION:** THAT THE ASSEMBLY TRANSFER AND CLOSE OUT \$15,536.85 FROM CIP H51-122 (DOCK SECURITY STATIONS) TO CIP H51-123 (WEATHER MONITORING & COMMUNICATIONS).
- MOTION By MR. RIDGWAY: TO APPROVE THE CONSENT AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**
- Motion passed with no objection.**
- G. UNFINISHED BUSINESS**
- Former Ketchikan Breakwater for reuse in Juneau Harbor
- Mr. Uchtyl said on page 15 in the packet is a MOA prepared by CBJ Law for the use of a 180'x24' 15-year-old breakwater owned by Western Marine Construction. Docks & Harbors was asked if we wanted to purchase the breakwater. We had it inspected by PND and the report showed it is in "as new condition". Western Marine Construction asking price was more than Docks & Harbors could offer. Mr. Uchtyl suggested that Docks & Harbors would anchor it on our tidelands parallel to the Aurora Harbor breakwater and allow Western Marine Construction to continue to try to sell it while Docks & Harbors is allowed to use it as a work float for commercial fisherman. The breakwater has cleats on one side and the other side only has the anchor chain openings. If this is moved forward, they would like to have access to the channel side(the side without cleats) and the Harbor patrons would have the side with cleats and toward the Harbor. Docks & Harbors would pay a time and material to relocate the breakwater from the anchor buoy it is currently at to the proposed location. Mr. Uchtyl said he would

ask PND to tell us how many anchors the breakwater would need in the proposed location. The MOA is effective through 2027 but it could be extended if approved. We will be responsible for the day-to-day maintenance and minor repairs, but Western Marine Construction is responsible for Major repairs. This will be on our managed submerged lands so we may need an Army Corp of Engineers permit. We would also check with the Coast Guard to see if there will be lighting required and we would do that. We are not responsible if it sinks or is damaged. This will be relatively low risk for CBJ and Docks & Harbors and an added benefit for the commercial fisherman.

Board Questions

Mr. Ridgway asked how much Docks & Harbors has paid so far for looking into the purchase of the breakwater.

Mr. Uchytel said he estimates under \$20,000.

Mr. Grant pointed out a typo in paragraph C, it should be Marine and no Marin.

Ms. Hart said she will abstain from voting on this topic.

Public Comment - None

Committee Discussion/Action

MOTION By MR. RIDGWAY: TO APPROVE THE MOA WITH WESTERN MARINE CONSTRUCTION TO NEGOTIATE THE USE OF THE BREAKWATER AS A COMMERCIAL WORK FLOAT OFF AURORA HARBOR AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

**H. NEW BUSINESS**

4. Proposed Location for CBJ Campground

Mr. Uchytel said at the last COW meeting, the Assembly gave direction to the Manager's staff to prepare a necessary Ordinance to manage a camp for the unhoused at 100 Mill St which is owned by AELP and where they currently have some of their tower debris that was removed from the avalanche site. The direction was for the Manager's office to move forward with an unsheltered camp at that location. This location is close to the warming shelter which is in a CBJ warehouse building managed by St. Vincent de Paul. The unhoused camp has been on AELP property in the past and they have indicated some of the campers have damaged power lines and they do not want the camp at that location anymore. CBJ would like to find a solution but to keep all the campers in one area to better provide social services. Legislation will be introduced April 1<sup>st</sup>. Mr. Uchytel said late last week he was approached by the Rock Dump coalition who intend to petition the Assembly to find an alternate location for the camp site. They would like the Assembly to consider the Little Rock Dump as a potential location. He said he explained to the group that this is not a Docks & Harbors decision. However, at today's meeting, the Board could take a position that we would not object to having the camp at the Little Rock Dump for one year. He noted the Little Rock Dump still needs to be cleaned up and could potentially be a site for storage or a marine services facility. This would be an opportunity for the Board to communicate to the Assembly that we would not object to having something at the Little Rock Dump. Staff would have to do some clean up of that area where we keep some piles and unused vendor booths. We allow people who provide commercial snow removal services in the winter to pile snow at the Little Rock Dump.

Board Questions

Mr. Grant asked if Docks & Harbors would be responsible to clean up the Little Rock Dump to make it suitable for the purpose?

Mr. Uchytel said staff would need to work with the folks who put these camps together. We may need to hire earthmovers to move stuff around. This request is recent, and we do not know where this will go when it is introduced on April 1<sup>st</sup> with final action April 29<sup>th</sup>. Time is of the essence for the Assembly to get this resolved. He asked Mr. Creswell to elaborate on how much cleanup effort there will be.

Mr. Creswell said it depends on how much area is needed. There would be alders that need to be cut down and improvements made to the area.

Mr. Ridgway asked how much of the maintenance for this area or removal of trash would fall on Docks & Harbors responsibility.

Mr. Uchytel said he has not had those discussions. It may be Parks & Rec maintaining the area like they have in the past.

Ms. Hart commented that this is a challenge for our community, and it happens every year. She also wanted it known that Docks & Harbors deals with homelessness every year and our infrastructure gets the pressure. She asked to estimate how much we have currently been dealing with and how much additional will there be with this ask?

Mr. Uchytel said we really don't deal with very much with the organized camping. No reasonable person wants to provide an area for the unhoused. All he is saying, if the Assembly wants to use the Little Rock Dump location, he and his staff will figure out what it takes.

Mr. Ridgway asked, if we make no motion tonight, we are not standing in the way of anything?

Mr. Uchytel said that is correct. The Assembly does not need to hear from the Board. If he was an Assembly member, he said he would like to know what the Docks & Harbors Board members thoughts are.

Mr. Becker commented that he would like it articulated to the Assembly like Mr. Uchytel did tonight.

Public Comments –

Mr. Brett Hutchinson, Juneau, AK

Mr. Hutchinson said the 100 Mill St location is unacceptable for the unhoused camp location. The optics of this location should be a hard no to everyone. The location will cause additional security measures for Lynden and AML from Coast Guard and other security agencies. The Homeless camp in Seattle located near AML has caused millions and caused our rates to increase. If this camp moves to this location, Juneau rates will also need to increase because of the new security demands there. There are about 500 people and seven tour companies that work in the Mill Street area throughout the summer and about 400,000 tourists will go through that area. Previous tourists that saw the homeless camp from the tram posted and commented on which is a blight on our community so putting this in the middle of our tour operations is another whole thing. We are compassionate and would rather spend our time and money helping this population rather than spending ten times as much just to protect ourselves from this population. The past area for the camp was about 175' x 60' wide. The challenge there with the cleanup was that it was spread through the woods and made it more difficult. There were sharps containers collected and disposed of. The total Rock Dump is five times that area and the camp would fit in the open gravel area at the Little Rock Dump. The purpose of this resolution is to let the Assembly know we will do what we can, if we can, and we want you to know that. There are some logistics that could make this impossible, but he finds it very important to find an alternative to 100 Mill Street. He added, he and his wife were on the front line to the Mill campsite for three years. His house is located in the illegal back entrance to that campsite. By the end of the summer, it had gotten so bad his truck was totaled by someone going to the camp to deliver drugs. They did catch the guy but his truck had \$15,000 in damage. Someone will get hurt by these people. Last September he said he organized some people in the community and built a safety fence and turned people away for 10 days. The encounters were not pretty and 20 times the police were out there. Three people were arrested

and one for stealing a car which ended in a showdown on Franklin Street. On Labor Day he said he had to put his dog down because he had gotten into someone's left behind open drugs. He doesn't say that for anyone to feel sorry for him. He presented several less expensive solutions to secure that part of the street and have people go around his property. After working with the police, we went from encountering about 70 people a day trespassing through our property, yelling at us, telling us to get out of our own home, threatened us with weapons, throwing logs at us, spitting at us, ignoring us, cutting the fence, down to a manageable three or four a day. He has video footage of all of those actions. He said when humans hurt humans, there are two things that happen, you lose your humanity, or, you find your humanity. This is not about locating this at the Little Rock Dump or at 100 Mill Street. This is about if we are going to get the right people in the room to make this campground safer and better for everyone including the people that camp there. The 100 Mill Street camp in a concentration camp and people will disperse from there and not go there at all. This is going to take a lot of money to get it ready for the unhoused and we should not be putting money into something that is not going to work but putting it into something the city owns. He would like the Board to let the Assembly know that you are not against the Little Rock Dump location so there is a wide-open door to that location.

Hayden Garrison, Juneau, AK

Mr. Garrison said having the site at the Little Rock Dump, the cleanup would be better because a dumpster and outhouses could be taken right to that location, and it would be easier for dumping and outhouse service. It would make it easier for police patrols. This is a win/win location and only for summertime.

Robie Janes, Juneau, AK

Mr. Janes said he is here to represent his seasonal employees that work in the 100 Mill Street area. This last winter his business was broken into for the first time ever. The person was caught at 3:00am. He said his company employs a lot of single young women in the summertime. This is a concern with the early morning opening and late-night closings.

Board Discussion/Action

Mr. Ridgway said the letter in the packet is well written, but he did not see the Little Rock Dump listed in the letter. He said we do have drawings from PND with this site being proposed as a boat yard facility. He said he does not see any reason, given its current use and underutilized, we would not want to get in the way of the use of the Little Rock Dump and the community effort. He would recommend staff mow down all the trees for the cleanup. His concern is that one year will turn into more years.

Mr. Grant said he does not see how Docks & Harbors has anything to do with this. We do not have expertise in the area of homelessness. He does not see this impacting Docks & Harbors mission. He suggested the Board do nothing on this topic and let the Assembly deal with this. He does not believe there needs to be a motion and he would vote against it.

Ms. Hart said Docks & Harbors already deals with this on a daily basis and it becomes a fiscal responsibility. The Little Rock Dump could be a short-term relief for what is not good currently. She would like the motion because it shows that Docks & Harbors wants to be a team player and help the Assembly out. She is not against the motion but also recognizes that no motion is fine. She commented there is no perfect situation in Juneau. She said her recommendation would be to support the motion.

Mr. Ridgway commented it will take years to get a boat services yard at the Little Rock Dump proposed location if it is identified as the best location. He said he is not an expert on what to do with the housing issue. He said because we have management of the Little Rock Dump property is solely why he believes communication with the Assembly is warranted. It does not matter to him if it is in the form of a motion or not.

Mr. Sooter said he would be in favor of some sort of a motion. He said the location at 100 Mill street is too busy for the unhoused camp but also not sure if the Little Rock Dump location is the right spot. It would be beneficial for the entire City to find a different location.

Mr. Ridgway said he believes there should be a motion stating that the Board does not object to the Assembly looking into the Little Rock Dump for a possible new location.

Mr. Leither said the proposed motion in the packet is not taking a stand on anything. It is basically saying we have a piece of land that is underutilized, and we have a community interest to use that land. He does not have any problem saying to the Assembly that the Little Rock Dump can be considered as a piece of the solution as long as Docks & Harbors is not responsible for the maintenance or clean up. This is not about the homeless but about a piece of land we are not using at this time.

Mr. Grant said by saying we do not object can open ourselves up. The motion does not address cleanup costs, and lost opportunity costs. If there is going to be a motion, he would like it to address the costs. The motion limits it to one year but what happens at the end of that year. He would like commitment from the city to do something that works. This is not a long-term solution but only a band aid.

Mr. Etheridge said we do not know what our liabilities are going to be with this. Do we have to move all our items at the Little Rock Dump, and do we have to do cleanup. He cannot say yes to this when he does not know what it will cost our patrons. He does not have a problem for the Assembly using this site, but he does not want Docks & Harbors paying the bills. Until he knows more, he will not support a motion.

**MOTION By MR. RIDGWAY: DOCKS AND HARBORS BOARD DOES NOT OBJECT IF THE ASSEMBLY IS EVALUATING RELOCATING THE PROPOSED CBJ CAMPGROUND FROM 100 MILL STREET TO THE LITTLE ROCK DUMP FOR CALENDAR YEAR 2024 AND ASK UNANIMOUS CONSENT.**

Mr. Etheridge objected.

He said he does not believe the Board needs to make a motion. We have an Assembly Liaison listening to everything we say and can communicate the Boards discussion to the Assembly better than a motion can.

Mr. Ridgway said he believes this fully communicates to the Assembly that the Board is okay with the Assembly looking at the Little Rock Dump as a location for the homeless camp.

Mr. Grant said this motion is not telling the Assembly what they can do. The Assembly will evaluate it and we do not need to tell them. Also, the motion does not address some of his major concerns regarding costs, and the impact of Docks & Harbors using the property in the future. This is a meaningless motion, and he will vote against it.

Ms. Hart asked to suggest a friendly amendment to the motion.

Mr. Grant said he will object to a friendly amendment also.

Ms. Hart said the motion probably does not matter to the Assembly. However, it does convey our concerns. Through this motion, we can offer to the Assembly as well as through our Liaison, the Board is supportive of this change if necessary but here are our concerns. We could add onto the motion some of our concerns and the possible burdens this could put on us.

Friendly amendment made by Ms. Hart – in consideration of Docks & Harbors staff time, the additional expense we may not have been able to accommodate and any other things the Board would like to add onto the motion.

Mr. Grant objected to the friendly amendment and asked the amendment to be put into a form that it could be voted on.

Mr. Leither said in the past we had staff draft a letter listing our concerns regarding staff, garbage, and other Board concerns. He is not saying yes or no to this. If the Assembly is considering this, it is valuable having the Board on record stating their concerns. He does not believe the original motion was saying we are accepting the change, and we are good with whatever happens. Not objecting is different than saying bring it on.

Ms. Adkison said it is 100% her role as the Board liaison, regardless of a motion tonight or staff writing a letter, to communicate with the Mayor and the Deputy City Manager after this meeting and let them know the Boards concerns and the potential options.

Mr. Etheridge commented that is the best way to go.

Vote on the original motion

James Becker – No

Paul Grant – No

Debbie Hart – Yes

Matthew Leither – No

Mark Ridgway – Yes

Shem Sooter – No

Don Etheridge – No

Motion did not pass.

Mr. Etheridge commented that our Liaison has the message and will convey the Board discussion.

5. PIDP Grant Update – Matching Grant

Mr. Uchtyl said on page 26 in the packet is a webinar presentation that he showed last week at the Operations Meeting on how to apply for a PIDP grant. The Operations Committee made a motion to commit 20% local match for a project. This is not needed this month, but we will need to know by May 10<sup>th</sup> when the application is due. He went through the presentation. He said there will be available \$450M for the PIDP Grant this fiscal year. There is \$112.5M reserved for small projects at small ports. We did apply last year for a small project at a small port for the drive down float in Aurora, but we were unsuccessful. We were provided with a debrief by MARAD in January and they were very pleased with our application and encouraged us to reapply. They provided ideas on improvements to our application and staff intends to reapply by the 10<sup>th</sup> of May. The question before this Board is, does the Board want to commit 20% (\$2.5M) for local match of the \$11.25M project. PND will refresh the application from last year for this year and update the project cost estimate. On page 38 in the packet is the Harbors Overview which shows at the end of FY24 there will be \$4.214M in our fund balance. Last year we only committed \$500K because that was what we could afford. During the debrief, the MARAD evaluators thought our application would be stronger with a larger local match. There is the possibility to apply for an ADOT harbor facility grant that could be counted as local match. There is no guarantee the grant is going to be favorable for Juneau again next year but that is something we could pursue for local match. We are also working with our Federal Lobbyist for an earmark from Representative Peltola for the federal side of this project. This will not help our local match, but it looks good for Juneau. He talked about the project shown on page 39 and 40 in the packet. The drive down float would be 120' x 48' which is smaller than the one at the ABLF. Staff believes this would be advantageous for the commercial fishing fleet as well as shippers.

Board Questions

Mr. Grant asked about the timing of the ADOT grant in relation to this grant. At last week's Operations meeting, he suggested the 20% for more discussion at this meeting. If staff believes our chances are better based on the percentage, is there anyway to find out if we are eligible for the ADOT grant before we commit to \$2.5M.

Mr. Uchytal said the problem with the ADOT grant is it is uncertain year by year. We could apply, and we can commit to 20%, and also let them know that we will apply for a state grant to help with our out of pocket cost. However, the way the ADOT grant is set up, we would apply in early August and then the process is ADOT has a committee that evaluates and ranks all the application. After they are ranked, the Legislature in their session decides how much they want to fund that grant. Even if they say they want to fund all the projects, it still must go to the Governor to approve or veto. We will not know until July of 2025 if we are successful, and we will know in November of 2024 whether we are successful with MARAD.

Mr. Becker asked if the drive down float will replace the cranes.

Mr. Uchytal said at this point, we do not want to put any new cranes on the UAS property. Maybe someday if we acquire the property and have money, we will do something, but at this time we are just working on property that we own and control. This way we will not have to explain to MARAD why we are investing in property we only have a three-year lease on.

Mr. Becker asked if there was enough room for the drive down float in the proposed location?

Mr. Uchytal said it was previously thought to add a sheet pile wall, but that changed to the current concept.

Ms. Hart asked how this was going to be presented to the public?

Mr. Uchytal said we are going to have an infrastructure fair on April 3<sup>rd</sup> showing a high-level view of all the projects we have completed, and the projects we have in the queue. We want to have this community engagement so we can check a box on the grant applications as well as ask people for letters of support for the different projects.

Ms. Hart said her hope is to receive public input on the drive-down float project.

Mr. Etheridge commented, in his discussions with the commercial fisherman, this is what they want.

Mr. Sooter said he is in favor of this project.

Mr. Grant asked if we would be better to pick a dollar amount instead of a percentage.

Mr. Uchytal said the way this grant would work, the max they would provide is \$11.25M. If our project is more than that, it would be on us to pick up the excess.

Mr. Grant asked if 20% is too much?

Mr. Uchytal said the question to the Board is, "how important is this drive down float?" We could go in with zero, and not be very competitive, or go in with a higher amount, and be very competitive.

Public Comment –

Nick Orr, Juneau, AK

Mr. Orr asked if this project is going to compete for what money we have with the breakwater in Auke Bay?

Board Discussion/Action

Mr. Sooter asked when PND will have the study ready?

Mr. Uchytel said MARAD was delayed in getting out the full NOFO, so the grant was extended for 10 days. PND will present at the next Operations or Board meeting.

Mr. Sooter asked if we waited until after the PND presentation, would we miss our opportunity?

Mr. Grant suggested waiting until after the presentation. He would like more information before deciding.

Mr. Uchytel said hearing the public comments at the infrastructure fair will also help in the decision making.

NO MOTION – THIS WAS MOVED TO THE NEXT BOARD MEETING.

6. Auke Bay Loading Facility - Boatyard Trailer Procurement

Mr. Uchytel said on page 46 in the packet. We used to have a haul out apparatus called the Sealift at the Auke Bay Loading Facility. With the apparatus not being suitable for that location, we worked with MARAD and sold it. We were able to keep the money to use on a new piece of equipment. With a lot of research to find a piece of equipment that will work at the ABLF, we were finally able to locate one in Canada at a company called Conolift. The issue is that this company is a Canadian company and the MARAD grant required buy America. We have \$225,000 from the sale of the Sealift. He met with MARAD when he was in DC and the guidance MARAD provided was to ask for a buy America act waiver. MARAD suggested to go out with a RFQ for the device we want and see what happens. The waiver would be supported if the Canadian manufacturer was the only bid received. If we go that way, we will still need to draw money from our fund balance to add to the \$225,000. He is looking for direction from the Board to proceed with an RFQ.

Board Questions

Mr. Grant asked if this was for the use at the ABLF?

Mr. Uchytel said yes. This is in Karl's Marine lease.

Mr. Grant asked what he is using currently?

Mr. Creswell said he has two of his own Conolift trailers, a smaller and medium size. They are not the same capacity as the Sealift was and he is looking to get that capacity back.

Public Comment - None

Board Discussion/Action

NO MOTION – THE BOARD DIRECTED MR. UCHYTIL TO PROCEED WITH AN RFQ.

**I. ITEMS FOR INFORMATION/DISCUSSION**

7. Budget Presentation to Assembly Finance Committee (AFC)

Mr. Creswell went through the budget presentation in the packet starting on page 47 and ending on page 63. On page 54, the top will change to \$2.7M which is the expenditures from \$3.4M revenue. On page 58, the top will change to \$5.2M again which is the expenditures from the \$6.46M revenue. He will be presenting this to the Assembly next Saturday April 6<sup>th</sup> at 1:45pm. This is the budget the Board has already approved.

Board Discussion

Mr. Ridgway suggested adding Wayside float to slide on page 50. He asked in terms of insurance, what has been the pay out from insurance?

Mr. Creswell said he believes the largest payout has been \$280,000 for the float in Statter Harbor from the Thanksgiving storm in 2022. Other Harbors damage, there was a drunk fisherman take out a float in Aurora, but he remembers that to be under \$50,000, and damage to a float at the fisherman's terminal in 2016. He believes in the past 10 years, the pay out from insurance has been under \$1M in claims.

Ms. Hart suggested adding a slide/information regarding foreshadowing for the Assembly on what may or could be coming.

Mr. Ridgway commented on page 55 it may worth commenting why our expenses are increasing which is due to Coast Guard mandates.

Mr. Grant asked if Mr. Creswell knows what electric vehicles will do to the budget?

Mr. Creswell said no.

Mr. Uchytel said we do have electric chargers at Harris, and Statter Harbor that is free. We paid for them, the public uses them, but we have not seen an increase in our utility billing.

Mr. Grant said he is wondering about our fleet?

Mr. Uchytel said we need pickup trucks, and the technology is not there yet.

Mr. Creswell said he is looking into an electric Port security boat that may be available in the near future.

Public Comment - None

8. Vessel Disposal Surcharge (VDS)

Mr. Creswell said in the packet starting on page 64 is the presentation he has shown at several other meetings. He does not have the information the Board requested yet. The admin staff are still working to get that information. We are getting into the busy season, and we have been short on admins. He went over the options on page 69 in the packet. He is working on how much revenue we would have if the VDS is applied to all vessels, transients and stall holders paying monthly, semi-annual, or annual that do not have insurance. We could then determine if the VDS rate needs to be increased.

Board Discussion –

Mr. Etheridge said to take the time needed to get good information and then bring this back to the Board. He commented that he does not like a variable rate, and he would be more in favor of raising the rate if that is needed.

Mr. Ridgway said he would also be in favor of just raising the VDS rate and not have a variable rate.

Mr. Grant asked what is the objection about the \$200K in the bank for the VDS?

Mr. Creswell said it is the optics that Docks & Harbors is maintaining a fund that is growing and not used toward other things. If there is a set rate for the VDS surcharge its not to build a bank account but a well thought out rate to cover our expenses and not artificially pad our fund.

Ms. Hart asked what other communities are doing because she does not believe the VDS fee should be scrutinized.

Mr. Creswell said he is also thinking of the admin staff having to adjust rates and follow a fund and see when it needs to be changed. The VDS fee has worked, but it was not set high enough to cover our expenses.

Mr. Leither asked if the rate study took into account Docks & Harbors having to pay for sunken vessel disposal?

Mr. Uchytel said he does not recall that being looked at.

Public Comment – None

9. Statter Harbor Breakwater Condition & Future Plans

Mr. Sill said he is providing information on the Statter Harbor Breakwater repairs. The two big concerns with the Breakwater are the anchor chains and the tie rods that hold the whole thing together. When both of those break, it is expensive to get them fixed. He provided a summary of the repairs to the breakwater in the last few years.

2021- The Breakwater had two chains break, we had to bring in Global Diving and Trucano Construction, it was tens of thousands of dollars to get that fixed.

2022 – The D-float modules collapsed, and we needed to get those replaced and re-tensioned and that was about \$280K.

08/2022 – The Breakwater, there were tie rods that broke, we spent \$18K to have Global Diving put that back together. While they were there, we asked them to check all the other tie rods and re-tighten where needed, that cost \$34K.

2023 – We did not have any major projects at Statter Harbor.

03/2024 – There were more tie rods that broke, and they were the same tie rods that broke in 2022. The cost this time was \$28,000.

He said everyone knows staff is working as fast as we can to replace the Breakwater, but the repairs are an almost annual expense of many of tens of thousands of dollars into just keeping it in one piece. Global did a great job on the repair, but this is a recurring theme.

Board Discussion

Mr. Grant asked if the concrete was deteriorating.

Mr. Sill said yes.

Mr. Uchytel said Mr. Sill talked about the paid services, but we also receive unpaid services through the Army and Coast Guard divers.

Mr. Sill said he only talked about the list of projects he runs through his office. The Harbormasters team is constantly doing repairs. Another item not talked about above was last winter's storm that damaged the whalers and the cleats because there were some floats tied off to the breakwater. There was also damage at the old NOAA float at the ABMS where the Troopers vessel (Enforcer) was tied up. Carver Construction will be in next week to replace whalers on the breakwater, and bull rails and timber decking on the old NOAA float. Between the two projects, it was \$50,000 for repairs.

Mr. Ridgway asked if he is suggesting that there is increased catastrophic failure to the breakwater or just letting the Board know our maintenance costs are increasing significantly?

Mr. Sill said staff does take good care of the Harbors and repairs what we can, but we will bring in the professionals when needed. The breakwater is 40 years old, and the concrete is deteriorating. As it deteriorates more, it is harder to maintain.

Ms. Hart said Statter Harbor is our heaviest used Harbor in Juneau. What avenues does the Board have to help besides working with the Army Corp of Engineers.

Mr. Sill said the Breakwater project is expensive. He believes we are doing what needs to be done and the Board is helping with allocating funds to support the Army Corp of Engineers process.

Mr. Uchtyl said we did get the earmark from Senator Murkowski for the \$500,000 to start the investigation. Staff will have a meeting with the Army Corp of Engineers next week, but they will not start in earnest until September. The study was estimated originally at \$3M but current estimate is \$4M so Juneau has to contribute half of that which is \$2M for the match. Representative Peltola earmarked the Aurora Harbor drive-down float, and 2025 Senator Murkowski earmarked the remaining federal money for the breakwater.

Public Comment - None

10. Juneau Harbors Infrastructure Fair

Mr. Uchtyl said on page 70 in the packet is a flyer for the infrastructure fair. This was sent out to several groups.

Board Discussion - None

Public Comment - None

11. Title 85 - Update

Mr. Uchtyl said he doesn't really have an update. On page 83 in the packet is a memo he received from the Tourism Manager. This will most likely be introduced at the Assembly meeting on April 1<sup>st</sup>. Once it is introduced, he will forward that information to the Board. The Assembly will take final action on April 28<sup>th</sup>.

Board Discussion

Mr. Grant read part of the memo regarding whale watching. He said it still does not say where Docks & Harbors responsibility is and where it ends.

Mr. Uchtyl said he does not have a good answer.

Ms. Adkison said this memo is in response to the questions this Board had. She said this is very high level and intended to be that way because a lot of the interaction between Docks & Harbors and the Tourism Manager will need to be hashed out as that relationship develops. We want to make sure the Tourism Manager has a seat at the table, is part of the conversations, and clear that the tourism related questions are under her purview. There is a lot to deal with and every line item regarding tourism would not be able to be lined out in an ordinance. This is the start of a working relationship.

Ms. Hart asked if the Assembly has been thinking about a Tourism Board like the Docks & Harbors Board?

Ms. Adkison said she is not sure that would be needed right now. The Tourism Manager works a lot with TBMP, the Whale Watching working group, the Downtown Business Association, the cruise lines, with her job mostly connecting with already existing groups.

Public Comment

Mr. Nick Orr, Juneau, AK

Mr. Orr said he thought the roles should be more defined. There should be high level bullet points with who should deal with what. He said a little more guidance could go a long way.

**J. COMMITTEE AND MEMBER REPORTS**

1. Operations/Planning Committee Meeting Report

Mr. Grant reported the Committee forwarded two items to the Board tonight.

2. Assembly Lands Committee Liaison Report – Mr. Becker said he did not attend the last meeting.

3. South Douglas/West Juneau Liaison Report - None

4. Member Reports - None

**K. PORT ENGINEER'S REPORT**

Mr. Sill reported –

- Aurora Harbor Phase IV – while we wait to see if there is any funding available from the State, he is working on the permit drawings for the consultant.
- Aurora Harbor Phase III – This is currently under construction and the contractor is making great progress. The floats and the pilings are in as well as most of the water system. All of the cable purchased has been installed so the light poles are up, and they are making great progress. He is getting reimbursed from DOT for money spent on this project.
- Harris Gate – The gate has been erected at the top of the gangway. There are a number of other elements to that. He is working with Commercial Signs and Printing to do a nice arched sign at the entryway. He is working with Alaska Electric to install the electrical and control components to power the key fob reader, door latch, and cameras. Mantal, the Company who built the gate, is working on side wings to make it harder to climb around the gate. Our CBJ IT is getting cameras and putting together a camera system. We are also working with Capital City Fire and JPD to make sure they can get through the locked gate.
- Statter Harbor Restrooms – We recently had a contractor install a new epoxy floor in the new and old restroom facilities. Staff reports they are easier to clean. The final payment for the restrooms has been closed out.
- DIPAC Tidelands – The final mylars to transfer the tide lands adjacent to DIPAC are in the mail and very close to closing this tidelands transfer out which began in the early 2000.
- Surveys – PND is doing two surveys, one doing bathymetry around the wayside park float, and the other is surveying at Aurora Harbor to help with the phase IV work.
- Cruise Ship Electrification – we are still working with AELP as they work to bring on a designer.

**L. HARBORMASTER REPORT**

Mr. Creswell reported –

- Staff is gearing up for Summer. Our first cruise ship is Tuesday April 9<sup>th</sup>.
- Next Monday April 1<sup>st</sup> a lot of our seasonal staff return. We will have in-briefs and HR presentation in the Assembly Chambers in the morning and a potluck at noon.
- Over the last couple of weeks, we have hired a lot of new staff.
- Mr. Doug Liermann is retiring at the end of April, so we are hiring for a full-time year around Harbor Officer and that position closes next Tuesday. This position is open to CBJ employees only.
- The Maritime Festival is on May 4<sup>th</sup>.
- Staff will host our annual pre-season meeting on April 10<sup>th</sup> in the Assembly Chambers from 9:30am to noon.
- Impounded vessels and vessels for sale – We do have a lot of them. Two of them are the Captain Cook and Adventure Bound. Both boats have liens, so we extended the auction by two weeks and added the lien amount. There has been communication that the owners have found someone willing to pay the moorage via negotiated private sale. We have three vessels on public surplus that closed without any bids, we intend to lower the minimum bid and put back out on public surplus. Staff have disposed of a few vessels this week and have a couple for next week to be disposed of.

**M. PORT DIRECTOR'S REPORT**

Mr. Uchtyl reported –

- Cruise Ship Dock Electrification – AELP and H3 consulting is not under contract yet. The representative from H3 will be in Juneau the week of April 15<sup>th</sup> to investigate the site.
- It appears Senator Sullivan was successful in getting money for the Commercially available Icebreaker coming to Juneau in this year's homeland security funding.

Mr. Grant asked what Docks & Harbors will have to do when the Icebreaker shows up?

Mr. Uchytel said probably nothing.

- April 1<sup>st</sup> we were going to hear the results of the lawsuit of the appeal of the Huna Totem conditional use permit, but this has been postponed to the next Assembly Meeting.
- He was invited to attend a meeting tomorrow with the Tourism Manager to talk about what requirements the Coast Guard and Huna Totem have for development plans.

**N. ASSEMBLY LIAISON REPORT** – Ms. Adkison said the Assembly has not met since the last Docks & Harbors Board meeting. She confirmed that she will be talking to the Mayor and the Deputy Mayor about our concerns brought up tonight.

**O. BOARD ADMINISTRATIVE MATTERS**

- a. Ops/Planning Committee Meeting - Wednesday April 17th, 2024
- b. Board Meeting - Thursday April 25th, 2024

**P. ADJOURNMENT** - Hearing no objection, the meeting adjourned at 7:45pm.