

# **PORT AND HARBOR ADVISORY COMMISSION**

## **Special Meeting**

Wednesday  
November 9, 2011  
5:00 P.M.



City Hall Cowles Council Chambers  
491 E. Pioneer Ave. Homer, AK 99603



NOTICE OF MEETING  
SPECIAL MEETING AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
4. **RECONSIDERATION**
5. **APPROVAL OF MINUTES** (No minutes approval at special meetings per RONR)
6. **VISITORS**
  - A. Representative Seaton or his Staff to Report on HB 184
  
7. **STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
  - A. Port and Harbor Director's Reports for November 2011 Page 1
  
8. **PUBLIC HEARING**
9. **PENDING BUSINESS**
10. **NEW BUSINESS**
  - A. HB 184 Fish Tax Landing Fee Page 3
  - B. Port Improvement Committee Project Ranking and Bonding Process Page 17
  - C. Draft Resolution Re: 2012 Meeting Schedule Page 25
  
11. **INFORMATIONAL ITEMS**
  - A. Monthly Statistical & Performance Report Page 31
  - B. Deep Water Dock Report Page 33
  - C. Pioneer Dock Report & Ferry Landings Report Page 37
  - D. Weekly Crane and Ice Report Page 39
  - E. Water Usage 2011 Page 41
  - F. 2011 Parking Revenue Statistics Page 43
  - G. Minutes from Port and Harbor Advisory Commission 10/27/10 Re:  
3% Rate Increase Page 53
  - H. Strategic Plan Page 55
  - I. Lease Expirations as of 2/17/11 Page 57
  - J. Commissioner Attendance Schedule for City Council Meetings Page 59
  
12. **COMMENTS OF THE AUDIENCE**
13. **COMMENTS OF THE CITY STAFF**
14. **COMMENTS OF THE COUNCILMEMBER** (*If one is assigned*)
15. **COMMENTS OF THE CHAIR**
16. **COMMENTS OF THE COMMISSION**
17. **ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, DECEMBER 14, 2011** at 5:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.





# City of Homer

## Port / Harbor

4350 Homer Spit Road  
Homer, Alaska 99603-8005

Telephone (907) 235-3160  
Fax (907) 235-3152  
E-mail [Port@ci.homer.ak.us](mailto:Port@ci.homer.ak.us)  
Web Site <http://port.ci.homer.ak.us>

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### PORT & HARBOR STAFF REPORT

By Bryan Hawkins, Port Director/Harbormaster  
Prepared for the November 9, 2011 Port & Harbor Commission Meeting

Nov. 2, 2011

#### 1. Administration

- Staff met with:
  - United Fisherman of AK Board of Directors Reception
  - Homer Boat Yard re: land lease
  - Dredge Material inquiries

#### 2. Operations

- The last couple weeks have been busy fighting the weather, we have pumped over a dozen vessels due to the accumulation of rain. The winds have also contributed to several vessels breaking loose. The harbor experienced almost a week of high tides that brought in a lot of logs and debris, which was removed using the harbor skiff and the harbor trucks.
- Most of the crew has been involved with training our two new harbor officers Brad Somers and Mike Lowe. The Harbor Officers and Deputy Harbormaster received forklift and loader training at Port Maintenance.
- On October 22<sup>nd</sup> the Harbor Officers responded to a diesel spill on B float. The spill was estimated to be 15 to 20 gallons. Several vessels were boarded, but no source was found.
- Puffin Electric has started the construction of the new Deep Water Dock Security Gate.
- The Harbor Officers and the Deputy Harbormaster, worked with a local contractor, to bury 70 sign post bases around the Port. This job couldn't begin until Public Works, HEA and ACS did utility locates in every location that a sign post base was to be buried.

u:\\office\\staffreports\\2011\\November



## Refund Of Fish Business Tax To Municipalities

**Sponsored by Rep. Peggy Wilson**  
Co-Sponsors: Rep. Steve Thompson

***“An Act relating to the sharing of tax revenue from the fisheries business tax and fishery resource landing tax with municipalities; and providing for an effective date.”***

**Posted:** March 23, 2011 : v27-LS0576-D  
**Status:** (H) CRA : 2011-03-09  
**Contact:** Rebecca Rooney, 465-4858,  
*Chief of Staff*

HB 184 deals with two different fisheries taxes paid by either buyers or processors. The first is the Fisheries Business Tax and the second is the Fisheries Resource Landing Tax. This bill will not change the taxes levied. This bill deals with the distribution of the tax revenue once it is collected.

The Fisheries Business Tax is a tax on fish processed in Alaska and the Fisheries Resource Landing Tax is a tax on fish processed at sea beyond state waters and first landed in Alaska.

Under the current system funds generated by the Fisheries Business Tax and the Resource Landing Tax on fish processed/landed inside a municipality are divided equally between the state and the municipality. If the processing/landing occurred within an incorporated city inside a borough, the 50% is divided between the two entities. If the processing occurred outside of an incorporated city the 50% goes entirely to the borough.

On fish that are processed or landed outside of any municipal or borough boundaries half of the tax revenue goes to the general fund (state) and the other half goes to the Department of Commerce, Community and Economic Development (DCCED). The department distributes its share among fishing communities in Alaska according to a formula that proportionally allocates the tax based on the pounds of fish processed in 14 different Fisheries management



Areas. The percent that goes to each fisheries management Area is then split between the communities by a locally determined formula apportioning equal community shares and per capita shares. This formula will not change with HB 184.

HB 184 will change the percentages. Currently the funds generated by the taxes are split evenly between the state and the places it was processed or landed. With this bill if the processing/landing occurred within an incorporated city 75% goes to the city and 25% goes to the state. If the processing/landing occurred inside a city inside a borough, the 75% is divided between the two entities. If the processing occurred outside of an incorporated city the 75% goes entirely to the borough.

Over the past 20 years the State has been divesting itself of expensive port and harbor infrastructure. This real estate has transferred to municipalities and boroughs. The state attempted to make sure that the transferred ports and harbors were in good shape when they transferred. In many cases the transfer took much more time than expected so the money allocated for deferred maintenance was not enough to cover the required repairs. Many ports and harbors which are the support infrastructure for our commercial fisheries are rundown and in need of major maintenance if not complete rebuilds. The additional share of the fisheries taxes will not solve this problem but will help maintain and improve the infrastructure used not only by our commercial fishermen but also by our sports and leisure residents.

HB 184 also deals with the revenue from another area of the Fisheries Business Tax revenue from fish that are landed in a municipality but sent out of state "unprocessed". Currently, these funds are treated the same as for fish processed outside of a municipality: 50% to the general fund (state) and 50% to DCCED to be distributed across all Fisheries Management Areas. With HB 184 the split will be 25% (state)/75%(municipalities).

The Department of Revenue's definition of processing in 15 AAC 75.300 does not include "decapitating shrimp and gutting, gilling, sliming, or icing a fisheries resource." The Fisheries Business Tax paid on a growing amount of fisheries resources is not returning to the municipalities where the resource was landed and handled. This includes troll-dressed salmon rushed to fresh markets in the Lower 48, halibut sent out by truck to be processed elsewhere, and other live or whole seafood exported directly to customers outside of the state. This is clearly a case where the market is functionally growing away from the tax system.

Another problem with the distribution system for taxes paid on exported live and unprocessed fish is because the fish are not technically "processed" in the community. The ports where the product is landed do not even qualify to receive a portion of the redistribution under the DCCED formula, which is allocated based on processed poundage. In effect, a community, that produces high value fresh and live fish, is unable to collect even a fraction of the tax, and cannot qualify in the future unless they elect to produce a lower value product.

HB 184 would, in addition to changing the split between the state and the municipalities, direct the Fisheries Business Tax revenue on these "unprocessed" fisheries resources back to the incorporated port of landing and or the borough where they were landed. This will help more accurately and fairly cover the cost of building and maintaining the infrastructure utilized in generating the tax.

The state has been encouraging the export of high-value fresh and live fish, yet our current tax structure denies a municipality that engages in this high-value marketing its direct tax share. By tying Fisheries Business Tax revenue return directly to the municipality where the landing occurred, HB 184 ensures that ports are compensated fairly for their efforts and the revenues they generate.



27-LS0576X  
Bullard  
10/6/11

**CS FOR HOUSE BILL NO. 184( )**  
**IN THE LEGISLATURE OF THE STATE OF ALASKA**  
**TWENTY-SEVENTH LEGISLATURE - SECOND SESSION**

**BY**

**Offered:**  
**Referred:**

**Sponsor(s): REPRESENTATIVES PEGGY WILSON, Thompson**

**A BILL**

**FOR AN ACT ENTITLED**

1 **"An Act relating to the sharing of tax revenue from the fisheries business tax and**  
2 **fishery resource landing tax with municipalities and to municipal reports relating to the**  
3 **shared tax revenue; and providing for an effective date."**

4 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

5 **\* Section 1.** The uncodified law of the State of Alaska is amended by adding a new section  
6 to read:

7 **LEGISLATIVE INTENT.** It is the intent of the legislature that municipalities use the  
8 additional revenue distributed under this Act to help maintain and improve their harbor  
9 facilities.

10 **\* Sec. 2.** AS 43.75.130(a) is amended to read:

11 **(a) Subject to appropriation by the legislature and to [EXCEPT AS**  
12 **PROVIDED IN] (d) of this section, the commissioner shall pay**

13 **(1) to each unified municipality and to each city located in the**  
14 **unorganized borough, 75 [50] percent of the amount of tax revenue collected in the**

1 municipality from taxes levied under this chapter;

2 (2) to each city located within a borough, 37.5 [25] percent of the  
3 amount of tax revenue collected in the city from taxes levied under this chapter; and

4 (3) to each borough

5 (A) 75 [50] percent of the amount of tax revenue collected in  
6 the area of the borough outside cities from taxes levied under this chapter; and

7 (B) 37.5 [25] percent of the amount of tax revenue collected in  
8 cities located within the borough from taxes levied under this chapter.

9 \* Sec. 3. AS 43.75.130(g) is amended to read:

10 (g) In this section, "tax revenue collected" means the revenue collected by  
11 the department from taxes levied under this chapter on the value of fishery  
12 resources that are either (1) processed in a municipality; or (2) first landed in a  
13 municipality and exported from the state without being processed in the state;  
14 "tax revenue collected" includes the amount credited against taxes under  
15 AS 43.75.018.

16 \* Sec. 4. AS 43.75.137 is amended to read:

17 **Sec. 43.75.137. Additional refund. Subject to appropriation by the**  
18 **legislature** [TO THE EXTENT THAT APPROPRIATIONS ARE AVAILABLE FOR  
19 THE PURPOSE, AND NOTWITHSTANDING THE REQUIREMENT OF  
20 AS 37.07.080(e) THAT APPROVAL OF THE OFFICE OF MANAGEMENT AND  
21 BUDGET IS REQUIRED], an amount equal to 75 [50] percent of the tax revenue that  
22 is collected under this chapter from fisheries businesses and that is not subject to  
23 division with a municipality under AS 43.75.130 shall be paid by [TRANSMITTED  
24 EACH FISCAL YEAR, WITHOUT THE APPROVAL OF THE OFFICE OF  
25 MANAGEMENT AND BUDGET, BY THE DEPARTMENT TO] the Department of  
26 Commerce, Community, and Economic Development [FOR DISBURSAL] to eligible  
27 municipalities under AS 29.60.450.

28 \* Sec. 5. AS 43.75 is amended by adding a new section to article 3 to read:

29 **Sec. 43.75.150. Municipal reports to the legislature.** (a) Not more than 10  
30 days after the convening of each regular legislative session, a municipality that  
31 receives tax revenue under AS 43.75.130 - 43.75.137 shall prepare and submit to the

1 legislature a report that describes

2 (1) how those funds were used by the municipality in the previous  
3 fiscal year; and

4 (2) any harbor maintenance or improvement projects that were funded  
5 in whole or in part by the tax revenue collected under AS 43.75.130 - 43.75.137.

6 (b) The report required under (a) of this section may be made jointly with the  
7 report required under AS 43.77.060(f).

8 \* Sec. 6. AS 43.77.060(a) is amended to read:

9 (a) Subject to appropriation by the legislature and except as provided in (b) of  
10 this section, the commissioner shall pay to each

11 (1) unified municipality and to each city located in the unorganized  
12 borough, 75 [50] percent of the amount of tax revenue collected from taxes levied  
13 under this chapter on the fishery resource landed in the municipality and accounted for  
14 under AS 43.77.050(b);

15 (2) city located within a borough, 37.5 [25] percent of the amount of  
16 the tax revenue collected from taxes levied under this chapter on fishery resources  
17 landed in the city and accounted for under AS 43.77.050(b); and

18 (3) borough

19 (A) 75 [50] percent of the amount of the tax revenue collected  
20 from taxes levied under this chapter on fishery resources landed in the area of  
21 the borough outside cities and accounted for under AS 43.77.050(b); and

22 (B) 37.5 [25] percent of the amount of the tax revenue collected  
23 from taxes levied under this chapter on fishery resources landed in cities  
24 located within the borough and accounted for under AS 43.77.050(b).

25 \* Sec. 7. AS 43.77.060(d) is amended to read:

26 (d) Subject to appropriation by the legislature [TO THE EXTENT THAT  
27 APPROPRIATIONS ARE AVAILABLE FOR THE PURPOSE, AND  
28 NOTWITHSTANDING THE REQUIREMENT OF AS 37.07.080(e) THAT  
29 APPROVAL OF THE OFFICE OF MANAGEMENT AND BUDGET IS  
30 REQUIRED], an amount equal to 75 [50] percent of the tax revenue that is collected  
31 under this chapter and that is not subject to division with a municipality under (a) - (c)

1 of this section shall be paid by [TRANSMITTED EACH FISCAL YEAR,  
 2 WITHOUT THE APPROVAL OF THE OFFICE OF MANAGEMENT AND  
 3 BUDGET, BY THE DEPARTMENT TO] the Department of Commerce, Community,  
 4 and Economic Development [FOR DISBURSAL] to eligible municipalities under  
 5 AS 29.60.450.

6 \* **Sec. 8.** AS 43.77.060 is amended by adding a new subsection to read:

7 (f) Not more than 10 days after the convening of each regular legislative  
 8 session, a municipality that receives tax revenue under this section shall prepare and  
 9 submit to the legislature a report that describes how those funds were used by the  
 10 municipality in the previous fiscal year and that details any harbor maintenance or  
 11 improvement projects that were funded in whole or in part by that tax revenue. The  
 12 report may be made jointly with the report required under AS 43.75.150.

13 \* **Sec. 9.** The uncodified law of the State of Alaska is amended by adding a new section to  
 14 read:

15 **APPLICABILITY.** This Act applies to tax revenue collected by the Department of  
 16 Revenue under AS 43.75 and AS 43.77 for the 2012 tax year and subsequent tax years.

17 \* **Sec. 10.** Sections 5 and 8 of this Act take effect February 1, 2013.

18 \* **Sec. 11.** Except as provided in sec. 10 of this Act, this Act takes effect January 1, 2013.

Report Criteria:

- Actual Amounts
- All Accounts
- Summarize Payroll Detail
- Print Period Totals
- Print Grand Totals
- Page and Total by Fund
- All Segments Tested for Total Breaks
- Account.Account Number = "4006034206"

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
Fish Tax			12/31/2002 (14/02) Balance	400-603-4206			.00
01/31/2003	TB	1637	CH-Code 00194  000-01288 L0001			3,804.70-	
			01/31/2003 (01/03) Period Totals and Balance		.00 *	3,804.70- *	3,804.70-
10/02/2003	TB	446	CH-Code 00194  000-12001 L0001			89,037.76-	
			10/31/2003 (10/03) Period Totals and Balance		.00 *	89,037.76- *	92,842.46-
02/18/2004	CR	1002377	SHARED FISHERIES TAX PAYMT. - STATE OF A			3,389.24-	
			02/29/2004 (02/04) Period Totals and Balance		.00 *	3,389.24- *	3,389.24-
09/20/2004	CR	1010827	FT04 FISHERIES BUS TAX SHARE - STATE OF			156,890.17-	
			09/30/2004 (09/04) Period Totals and Balance		.00 *	156,890.17- *	160,279.41-
10/08/2004	CR	1011809	FISH RESOURCE LANDING TAX - STATE OF ALA			226.17-	
			10/31/2004 (10/04) Period Totals and Balance		.00 *	226.17- *	160,505.58-
03/01/2005	CRJE	6	FY 05 SHARED FISHERIES TAX			4,060.06-	
			03/31/2005 (03/05) Period Totals and Balance		.00 *	4,060.06- *	4,060.06-
09/23/2005	CR	1025833	FY05 FISHERIES BUS TAX SHARE - STATE OF			67,100.20-	
			09/30/2005 (09/05) Period Totals and Balance		.00 *	67,100.20- *	71,160.26-
01/11/2006	CR	1030203	SHARED FISHERIES TAX PAYMT - STATE OF AL			3,813.58-	
			01/31/2006 (01/06) Period Totals and Balance		.00 *	3,813.58- *	3,813.58-
10/05/2006	CRJE	4	FISHERIES BUSINESS TAX SHARING			88,733.53-	
			10/31/2006 (10/06) Period Totals and Balance		.00 *	88,733.53- *	92,547.11-
01/19/2007	CRJE	29	2007 SHARED FISH BUSINESS TAX			4,424.61-	
			01/31/2007 (01/07) Period Totals and Balance		.00 *	4,424.61- *	4,424.61-
10/18/2007	CRJE	25	FY 07 FISHERIES BUSINESS TAX			90,092.06-	
			10/31/2007 (10/07) Period Totals and Balance		.00 *	90,092.06- *	94,516.67-
10/31/2008	CRJE	2	2008 FISHERIES BUSINESS TAX SHARE			98,957.83-	
			10/31/2008 (10/08) Period Totals and Balance		.00 *	98,957.83- *	98,957.83-
02/28/2009	CRJE	18	2009 Fish Tax			4,293.17-	
			02/28/2009 (02/09) Period Totals and Balance		.00 *	4,293.17- *	4,293.17-
10/31/2009	CRJE	6	2009 FISH TAX - HARBOR			93,132.32-	
			10/31/2009 (10/09) Period Totals and Balance		.00 *	93,132.32- *	97,425.49-
03/19/2010	CR	7000182	FY 2010 SHARED FISHERIES TAX - SOA FISH			4,176.56-	
			03/31/2010 (03/10) Period Totals and Balance		.00 *	4,176.56- *	4,176.56-
11/09/2010	CRJE	2	FY10 FISH RESOURCE LANDING TAX			482.40-	
11/23/2010	CRJE	6	2010 FISHERIES BUSINESS TAX SHARE, 11/23			68,845.56-	
			11/30/2010 (11/10) Period Totals and Balance		.00 *	69,327.96- *	73,504.52-
01/31/2011	CRJE	2	2010 FISHERIES BUSINESS TAX SHARE			4,955.22-	
			01/31/2011 (01/11) Period Totals and Balance		.00 *	4,955.22- *	4,955.22-
10/31/2011	CRJE	2	2011 Fisheries Business Tax Share, 10/21/11			117,555.99-	
			10/31/2011 (10/11) Period Totals and Balance		.00 *	117,555.99- *	122,511.21-
			12/31/2011 (14/11) Period Totals and Balance		.00 *	.00 *	122,511.21-

YTD Encumbrance .00 YTD Actual -122,511.21 Total -122,511.21 YTD Budget -110,000.00 Unearned (12,511.21)

Number of Transactions: 19 Number of Accounts: 1

Debit Credit Proof

Total PORT & HARBOR ENTERPRISE FUND:

.00 903,971.13- 903,971.13-

Number of Transactions: 19 Number of Accounts: 1

Debit Credit Proof

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Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
Grand Totals:					<u>.00</u>	<u>903,971.13-</u>	<u>903,971.13-</u>

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Report Criteria:

- Actual Amounts
  - All Accounts
  - Summarize Payroll Detail
  - Print Period Totals
  - Print Grand Totals
  - Page and Total by Fund
  - All Segments Tested for Total Breaks
  - Account.Account Number = "4006034206"
-

## Melissa Jacobsen

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**To:** Bryan Hawkins  
**Subject:** RE: HB 184

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**From:** Louie Flora [[mailto:Louie\\_Flora@legis.state.ak.us](mailto:Louie_Flora@legis.state.ak.us)]  
**Sent:** Wednesday, November 02, 2011 12:37 PM  
**To:** Bryan Hawkins  
**Subject:** RE: HB 184

Hi Bryan,

Here are some contacts for HB 184 and at the bottom of the e-mail I discuss the estimated change in revenue to Homer.

HB 184 is sponsored by Representative Wilson of Wrangell. Her staff working on the bill is Rebecca Rooney. Here is her contact information –

Email: Representative Peggy Wilson@legis.state.ak.us  
District 2  
Party: Republican  
**Toll-Free: 800-686-3824**

### Session Contact

State Capitol Room 408  
Juneau AK, 99801  
Phone: 907-465-3824  
Fax: 907-465-3175

### Interim Contact

PO Box 109  
Wrangell AK, 99929  
Phone: 907-874-3088  
Fax: 907-874-3055

The bill has not been requested for a hearing yet, but we are hopeful that it will be early in the next session. It is in the House Community and Regional Affairs Committee with a further referral to the House Finance Committee. Currently there is not a Senate companion bill, meaning that HB 184 will have to pass the House and then be referred to committees in the Senate and pass the Senate during the upcoming 90-day session. Here is the list of the House CRA membership:

CHAIR: Rep. Cathy Munoz

Email: Representative Cathy Munoz@legis.state.ak.us  
District 4  
Party: Republican  
**Toll-Free: 800-968-6744**

**Session Contact**

State Capitol Room 403  
Juneau AK, 99801  
Phone: 907-465-3744  
Fax: 907-465-2273

**Interim Contact**

State Capitol Room 409  
Juneau AK, 99801  
Phone: 907-465-3744  
Fax: 907-465-2273

**VICE-CHAIR:**

Representative Foster

- MEMBER: Representative Austerman
- MEMBER: Representative Dick
- MEMBER: Representative Saddler
- MEMBER: Representative Cissna
- MEMBER: Representative Gardner

It is the most effective to have constituents of the different committee members approach their own representatives...not to diminish the efforts of the Homer Port and Harbor Commission (which should also advocate for the bill with committee members)

The AAHPA resolution in support of the bill is good, but is broader and less effective than contact from constituents, Port Administrators, or Municipalities within the individual legislative districts.

If the bill passes the House CRA committee it will go to the House Finance Committee. Here is the contact list for the House Finance committee:

- CO-CHAIR: Representative Stoltze      CO-CHAIR: Representative Thomas
- VICE-CHAIR: Representative Fairclough

- MEMBER: Representative Costello
- MEMBER: Representative Edgmon
- MEMBER: Representative Joule
- MEMBER: Representative Neuman
- MEMBER: Representative T. Wilson
- MEMBER: Representative Doogan
- MEMBER: Representative Gara
- MEMBER: Representative Guttenberg
- ALTERNATE: Representative Hawker

If the bill passes House Finance it will be voted on by the full House, and if successful, sent to the Senate. It will be referred to committees by Senate President Gary Stevens. Any communication in support of HB 184 to Rep. Seaton or Rep. Austerman should also cc Senator Stevens. Here is his contact information –

Email: Senator Gary Stevens@legis.state.ak.us

District R

Party: Republican

Toll-Free: 800-821-4925

**Session Contact**

State Capitol Room 111

Juneau AK, 99801

Phone: 907-465-4925

Fax: 907-465-3517

**Interim Contact**

305 Center Ave. Suite 1

Kodiak AK, 99615

Phone: 907-486-4925

Fax: 907-486-5264

The bill will more than likely go to Senate Finance. Here are the contacts for Senate Finance:

CO-CHAIR: Senator Hoffman

CO-CHAIR: Senator Stedman

MEMBER: Senator Olson

MEMBER: Senator Egan

MEMBER: Senator Thomas

MEMBER: Senator Ellis

MEMBER: Senator McGuire

As far as the estimated breakdown for the City of Homer under HB 184 based on 2010 numbers:

Current: \$77,843 Proposed: \$345,387 Difference: \$267,544

We asked the Department of Revenue to look at last year's fish tax distribution numbers statewide, then run them as though Rep. Wilson's HB 184 were enacted with 75% of the shared fish tax going to municipalities and 25% to the state as opposed to the current 50%/50% split. There is also the provision in the bill to direct the shared tax on fish that is exported from the state without being processed to the port of first landing.

HB 184 would not change the language in law which requires that the tax shared with localities be split half and half between the borough and the city. So under HB 184 Homer would receive 37.5% and the Kenai Peninsula Borough would receive 37.5% for a total share of 75%.

Rep. Wilson's office requested a spreadsheet which looks at the changes to all municipalities statewide, but I don't have clearance from her office to release it yet.

Feel free to call with questions. I have put the meeting in the calendar, so we will see you on the 9<sup>th</sup>.

Louie  
235-2921



**CITY OF HOMER  
HOMER, ALASKA**

Howard, Lewis, Wythe

**RESOLUTION 11-099**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AUTHORIZING THE CITY MANAGER TO DRAFT AND SUBMIT A REVENUE BOND SALE APPLICATION AND TAKE OTHER STEPS NECESSARY TO PREPARE FOR A POSSIBLE BOND SALE TO FINANCE CONSTRUCTION OF SIX TOP PRIORITY CAPITAL PROJECTS WITHIN THE HOMER HARBOR.

WHEREAS, The Homer City Council recently adopted Resolution 11-060 entitled "A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING A COMMITTEE TO DEVELOP A PORT AND HARBOR IMPROVEMENT REVENUE BONDING PLAN AND PROVIDE COMMITTEE REVIEW AND OVERSIGHT THROUGHOUT THE IMPLEMENTATION AND COMPLETION OF ANY APPROVED PLAN"; and

WHEREAS, The Committee has completed the first phase of its work and has submitted a memorandum containing recommendations to the Council, a copy of which is attached and incorporated herein; and

WHEREAS, The Committee conducted a thorough review of all aspects related to revenue bond sales that must be considered including the bond sale process, the status and fiscal health of the Port and Harbor Enterprise Fund, the Fund's capacity to generate new revenues to retire bonded indebtedness, and an overview of all projects identified for inclusion in a potential bond sale; and

WHEREAS, The Committee found that it was in the best interest of the City to recommend a small but targeted revenue bond sale focused on the most high priority projects and those in which a local share would leverage funds from outside sources; and

WHEREAS, The Committee selected six projects for inclusion in the sale at a cost of approximately \$ 6 Million financed over twenty years; and

WHEREAS, The projects recommended in order of priority ranking are:

- Load and Launch Ramp
- Ramp 3 Gangway
- System 5 Upgrades
- Harbor Float Replacement
- Harbor Office
- Harbor Entrance Erosion Control

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council finds that it is in the best interest of the City to proceed with the next steps in preparation for a possible bond sale consistent with the recommendations of the Port and Harbor Revenue Bond Committee; and

BE IT FURTHER RESOLVED that the City Council hereby authorizes the City Manager to draft and submit a revenue bond sale application and take other steps necessary to prepare for a possible bond sale for financing the harbor projects referenced above.

PASSED AND ADOPTED by the Homer City Council this 24<sup>th</sup> day of October, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Administration and Legal Time / estimated to be less than \$3,000.

## MEMORANDUM 11-145

**TO:** Mayor Hornaday and Homer City Council  
**FROM:** Port and Harbor Revenue Bond Committee / Barbara Howard Chair  
**DATE:** October 24, 2011  
**SUBJECT:** Proposed Revenue Bond Sale for Harbor Improvement Projects

### Introduction

The City Council recently adopted Resolution 11-060 entitled "A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING A COMMITTEE TO DEVELOP A PORT AND HARBOR IMPROVEMENT REVENUE BONDING PLAN AND PROVIDE COMMITTEE REVIEW AND OVERSIGHT THROUGHOUT THE IMPLEMENTATION AND COMPLETION OF ANY APPROVED PLAN." The Committee was established and held its first meeting in early August. Barbara Howard was elected Chair and meetings were held every Thursday until the end of September when they were changed to every other week.

Resolution 11-060 required that the Committee provide recommendations to the Council by November 1, 2011. We are pleased to report that the Committee has completed the first phase of its work. This memorandum contains the Committee's recommendations.

The Committee conducted a thorough review of all of the variables that must be evaluated when municipalities are considering a revenue bond sale. The Committee started by having a discussion with Deven Mitchell, the Executive Director of the Alaska Municipal Bond Bank. Mr. Mitchell explained the entire bond sale process from conception and application through closing. He also outlined the benefits associated with using the Bond Bank to conduct the sale. The Committee received several briefings from the Finance Director regarding the financial health and capacity of the Port and Harbor Enterprise Fund. As part of this process, the Committee reviewed the Fund's ability to generate the amount of revenue that would be needed to retire bond debt.

The Committee received an overview of all of the harbor projects that were included in the enabling resolution. It also reviewed a number of new projects that were not included in either the CIP List or the enabling resolution for possible inclusion in the bond sale. Finally, the Committee was informed that the current City Attorney, Tom Klinkner, was one of the best known bond counsels in the State. Bond Counsel is required for any bond sale and the City already has the legal services it will need.

### The Project Selection Criteria

There are many port and harbor projects that have been on the CIP List for a long time and are worthy of consideration for inclusion in the bond sale. Making choices was potentially difficult, especially given the backlog of priority projects and the limited bonding capacity of the enterprise fund. Therefore, the Committee decided to go about selecting projects in a methodical and structured manner. It scored and ranked projects using a weighted set of criteria. The criteria were:

- Is the project included in the enabling resolution?
- Does the project address health and safety issues?
- Does bonding leverage other money from outside sources?

- Does the project stimulate economic development and job creation?
- Does the project generate revenue for the enterprise fund?
- Does the project improve service delivery to port and harbor customers?
- Is there an identifiable revenue stream from benefitted users to retire the debt?

#### Other Considerations

The Committee carefully considered the financial capacity of the Port and Harbor Enterprise Fund and concluded that if a bond sale was conducted, it should be a relatively small and conservative one. The Committee took note of the fact that the Fund has diminishing retained earnings and cash assets below what would be advisable. The amount of money in the depreciation account is much less than that recommended by the City's auditors. The City could easily justify fee increases of 10 percent or more just to address these issues. Adding additional increases on top of that could be problematic and result in diminishing returns. No one wanted to raise fees too high too fast. To complicate matters further, revenues are down overall this year and are projected to be down again next year.

The Committee concluded that even though the Fund's bonding capacity at present is limited, interest rates are very low and there are opportunities right now to leverage significant amounts of outside funding for harbor priority projects that are too good to pass up. A targeted and limited investment in vital harbor infrastructure seems prudent and feasible. The Port and Harbor Enterprise Fund is expected to be self sustaining and good business practices require that investments be made in the facilities that support port and harbor operations. The port and harbor is an economic engine that creates jobs and generates revenue for the community. The revenues raised through a bond sale would be dedicated and directed right back into the facilities that port and harbor customers use and benefit from.

Bond revenues would be used to provide the required local match for other funding sources (with the exception of the harbor office). Therefore, five of the projects recommended for approval have significant funding sources associated with them. The City has already received a grant to pay for engineering and design for four of them. The Committee concluded that there was room for harbor fee increases sufficient to pay for bonded indebtedness up to \$5 or 6 Million. The Committee recommends exploring a staged call on bond revenues so that fees could be increased incrementally, and not all at once.

For a six million dollar bond sale and a twenty year amortization period, it is estimated that annual bond payments, including principal and interest, would be between \$300,000 and \$400,000. Closing costs will be minimal if the City goes through the Alaska Municipal Bond Bank and uses its attorney, Tom Klinkner as Bond Counsel. Harbor fees would have to be raised about 12% across the board to cover those payments unless other reductions in Port and Harbor expenses were achieved. The Committee also looked at targeted increases in specific fees for user groups that would benefit by particular projects. The City would be required to have a reserve account in place in the amount of \$500,000 to cover impending default and/or routine maintenance.

The City has received a grant Memorandum of Understanding for the load and launch ramp reconstruction project. Phase I of the project, engineering and design, will be fully funded up to \$350,000 with no local match requirement. The construction phase will be funded with federal money at 75% with a 25% local match. It is very likely that the 25% local match will be covered by the State of Alaska, either through Department of Fish and Game Sport Fish Program funds or through a State Harbor grant. Therefore, there is a good possibility no match from the City will be necessary. That could save the City an estimated \$837,500 in bonded indebtedness or a drawdown of port and harbor reserves.

The City will need to develop more current and precise project cost and local share estimates. This will be provided in more detail later if the Council approves the bonding recommendation in concept and authorizes us to move on to the next steps in the process. Council approval will be needed at a number of steps along the way.

The Recommended Projects

Following is a list of recommended projects to be included in a proposed revenue bond sale. They are listed in order of priority as scored by Committee members.

<u>Project</u>	<u>Estimated Cost</u>	<u>City Share</u>	<u>Matching Funds</u>
Load and Launch Ramp	\$3,350,000	\$837,500	Federal / State
Ramp 3 Gangway	\$1,700,000	\$850,000	State Harbor Grant
System 5 Upgrades	\$530,000	\$265,000	State Harbor Grant
Harbor Float Replacement	\$3,500,000	\$1,750,000	State Harbor Grant
Harbor Office	\$2,875,000	\$2,875,000	---
Harbor Entrance Erosion Control	\$600,000	<u>\$300,000</u>	State Harbor Grant
<b>TOTAL</b>		\$6,877,500	
		<u>-790,000</u>	(secured design money)

**TOTAL ESTIMATED BOND SALE \$6,087,500**

**FISCAL NOTES:** The estimated costs presented above are total project costs. More refined and precise cost estimating will be provided as part of the bond application and approval process. The amount already secured for engineering and design (\$440,000 from Denali Commission and \$350,000 for L&L Ramp) is subtracted at the bottom. This has the effect of reducing the City's overall bonding costs. Also, it is probable that the City share for reconstruction of the L&L ramp will also be eliminated. If so, that reduces the bond sale to about \$5 Million.

These projects have been bundled into one project that was approved as part of the newly adopted CIP List. A good description of each project, the estimated costs, and the anticipated matching funds are included there. The project is entitled "Harbor Improvement Revenue Bond Projects" and is attached for your information.

**HARBOR OFFICE NOTES:** The Committee noted that the criteria used to select the recommended projects was not well suited for evaluating the merits of this particular project. A new harbor office has been on the City CIP List for many years. The facility is a patchwork of older buildings cobbled together and is easily number one on the City's list of buildings that need to be replaced. The building does not meet many of today's building code standards and it is not energy efficient. Replacing this building is a health and safety issue, both for the employees that work there and for the general public that conducts business there. Replacing this building would enable the staff to work more efficiently and productively and therefore, provide better service to the public. It is the intent of the Committee to explore the possibility of securing renters in the new facility to help cover bond payments.

**RECOMMENDATION:** Approve Resolution 11-099. Authorize the City Manager to proceed with the next steps including preparation of a bond sale application to the Alaska Municipal Bond Bank and the necessary documents for Council approval authorizing a bond sale.



## Harbor Improvement Revenue Bond Projects

**PROJECT DESCRIPTION & BENEFIT:** This project will utilize municipal revenue bonds along with state and federal grant funds to accomplish six significant harbor improvement projects:

- **Port & Harbor Building**—will replace the existing Port & Harbor building (Harbormaster's Office) constructed in 1983. The building is substandard with electrical, lighting, and heating deficiencies, and does not meet codes and standards for occupancy as an office building. The new building is being planned as oversize development. Cost: \$2,875,000.
- **Harbor Entrance Erosion Control**—will construct a rock revetment to replace the badly damaged and disintegrating log cribbing that was installed as a temporary erosion control measure in 1995. Rip-rap revetment would extend 935 feet from the Jetty entrance of the harbor to the existing revetment near the Ferry Terminal, providing critical shore/infrastructure protection. Cost: \$600,000.
- **Ramp 3 Gangway and Approach**—will replace the existing Ramp 3 which dates back to the mid-1960s. This ramp is the steepest in the harbor and difficult to use during very low tides. At 100 feet long, the new ramp will be less steep and therefore ADA compliant. It will be constructed of aluminum and covered by an awning to keep it snow and ice-free for year-round access. The existing Ramp 3 approach, a long narrow wooden structure in poor condition, will also be replaced. Cost: \$1,700,000.
- **Harbor Float Replacement**—will replace some of the oldest and most badly damaged floats in the harbor. These floats are plagued by worn and irregular walking surfaces, hull ruts in need of replacement, ice damage to pilings, and broken sidewalls with exposed flotation. A total of 1,706 linear feet will be replaced: A Float, connecting E-J Float, R Float, and S Float. Cost: \$3,500,000.
- **Upgrade System 5—Vessel Shore Power and Water**—will provide System 5, the large vessel float system in the Homer Harbor, with additional power pedestals and a year-round fresh water supply to meet the needs of the large vessel fleet and attract new vessels to be home-ported in Homer. Cost: \$590,000.
- **Load and Launch Ramp**—will reconstruct the entire Load and Launch Ramp facility, replacing all five lanes along with the floats and piles. The existing ramp is suffering from age-related wear and tear and has been judged by the Alaska Dept. of Fish and Game to be in need of replacement. The facility serves small boaters from all over south-central Alaska. Cost: \$3,500,000.

**INS & PROGRESS:** 80% of design and engineering funds have been procured through a Small Commission Waterfront development grant for three of the projects: Ramp 3 Gangway and Approach, Harbor Float Replacement, and System 5 Upgrade. The same three projects are also eligible for an Alaska Municipal Harbor Facility grant, which would cover 50% of construction costs. Local revenue bonds can be used to meet the 50% match requirement for this grant program. Load and Launch Ramp reconstruction may be accomplished with a Federal Aid in Sport Fish Restoration Act grant together with state matching funds provided through the Dept. of Fish and Game.

total Project Cost: \$12,705,000

Amount covered by existing or projected grant funds = \$6,530,000 as follows:

\$440,000 (Denali Commission grant—already secured)

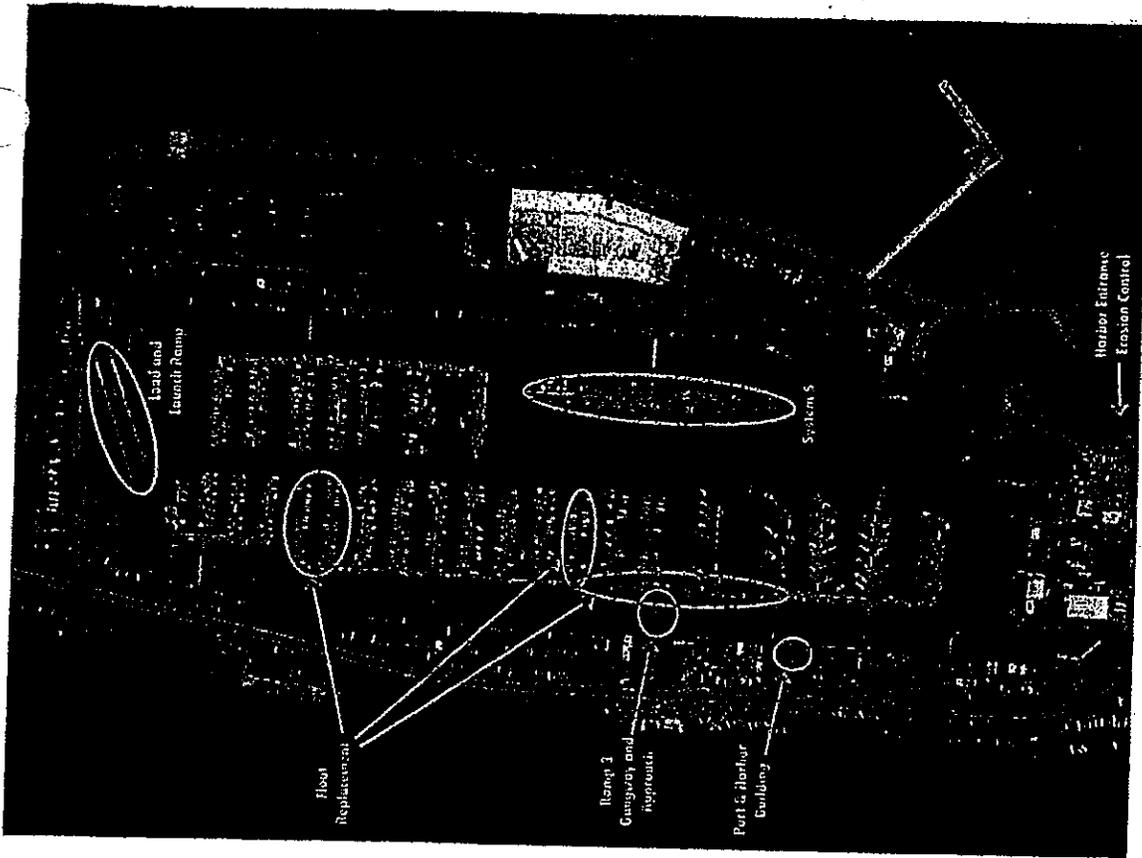
\$3,377,000 (Municipal Harbor Facility grant— to be requested after revenue bond sale is approved)

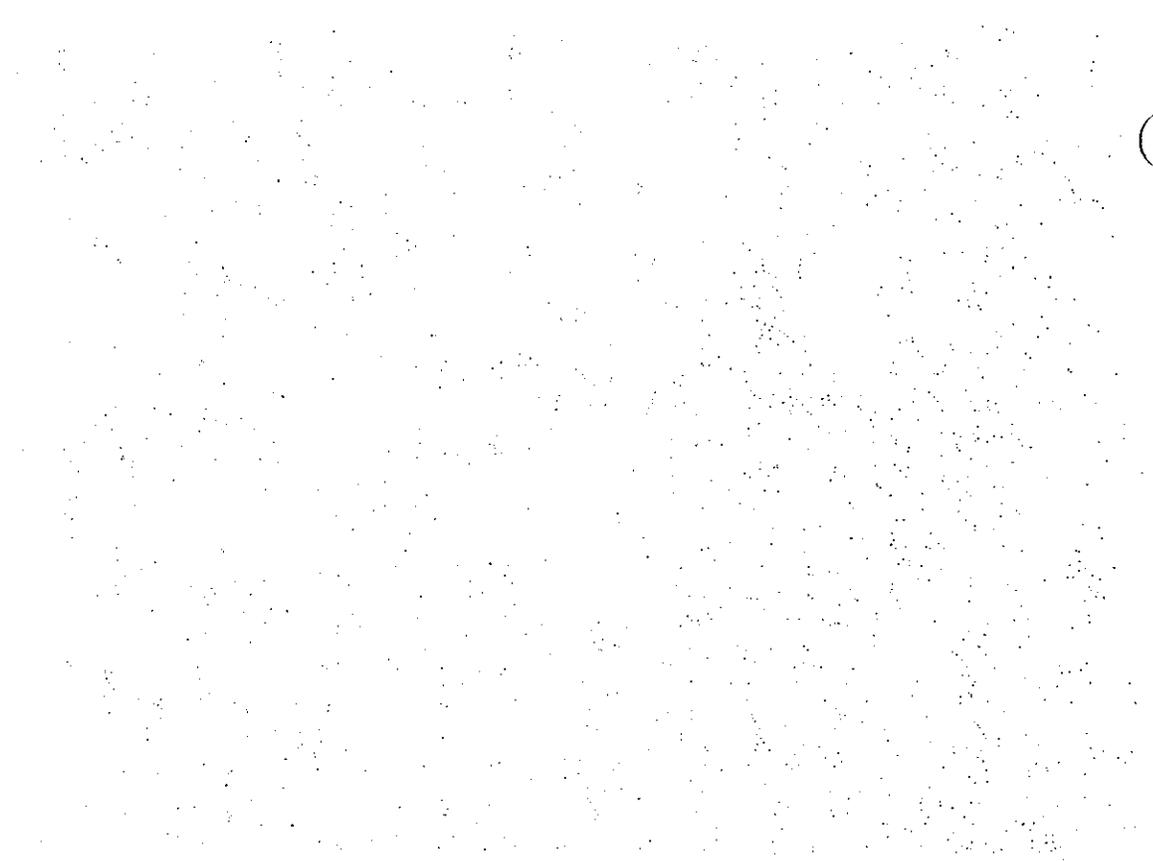
\$2,712,500 (Federal Aid in Sport Fish Restoration Act funds plus state Fish and Game funds)

Remaining (local responsibility) = \$6,175,000

Schedule: 2012-2014 Priority Level: 1

Contact Mayor Jim Hornaday or City Manager Walt Wrede at 235-8121





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# Office of the City Clerk

Jo Johnson, CMC, City Clerk  
Melissa Jacobsen, CMC, Deputy City Clerk II  
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue  
Homer, Alaska 99603  
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(907) 235-8121  
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Fax: (907) 235-3143  
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## MEMORANDUM

TO: COUNCIL'S ADVISORY BODIES

FROM: JO JOHNSON, CITY CLERK

DATE: NOVEMBER 2, 2011

SUBJECT: 2012 MEETING SCHEDULE

Please review the 2012 meeting schedule for your Advisory Body and approve with or without amendments. The draft resolution includes the entire 2012 meeting schedule. The resolution will be presented to Council on December 12, 2011 for adoption.

A memo or excerpt from the meeting minutes noting the action by your advisory body is needed. Please return this to the City Clerk by December 6, 2011.

Thank you!



**CITY OF HOMER  
HOMER, ALASKA**

City Clerk

**RESOLUTION 11-XXX**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING THE 2012 REGULAR MEETING SCHEDULE FOR THE CITY COUNCIL, ECONOMIC DEVELOPMENT ADVISORY COMMISSION, LIBRARY ADVISORY BOARD, PARKS AND RECREATION ADVISORY COMMISSION, ADVISORY PLANNING COMMISSION, PORT AND HARBOR ADVISORY COMMISSION, LEASE COMMITTEE, PERMANENT FUND COMMITTEE, PUBLIC ARTS COMMITTEE AND TRANSPORTATION ADVISORY COMMITTEE.

WHEREAS, Pursuant to Homer City Code Section 1.14.020, the City Council annually sets the schedule for regular and some special meetings, noting the dates, times and places of the City Council, Advisory Commissions, and the Library Advisory Board meetings; and

WHEREAS, The public is informed of such meetings through the kiosks located at Captain's Coffee, Harbormaster's Office, Redden Marine Services of Homer, and the City Clerk's Office, Clerk's Calendar on KBBI, the City Clerk's Home Page on the Internet, and postings at the Clerk's Office at City Hall, and the Public Library; and

WHEREAS, HCC 1.14.020 - 040 states that meetings may be advertised in a local paper of general circulation at least three days before the date of the meeting and that special meetings should be advertised in the same manner or may be broadcast by local radio at least twice a day for three consecutive days or two consecutive days before the day of the meeting plus the day of the meeting; and

WHEREAS, HCC 1.14.010 notes that the notice of meetings applies to the City Council and all commissions, boards, committees, subcommittees, task forces and any sub-unit of the foregoing public bodies of the City, whether meeting in a formal or informal meeting; that the failure to give the notice provided for under this chapter does not invalidate or otherwise affect any action or decision of a public body of the City; however, this sentence does not change the consequences of failing to give the minimum notice required under State Statute; that notice will ordinarily be given by the City Clerk; and that the presiding officer or the person or persons calling a meeting are responsible for notifying the City Clerk of meetings in sufficient time for the Clerk to publish notice in a newspaper of general circulation in the City; and

WHEREAS, This Resolution does not preclude additional meetings such as emergency meetings, special meetings, worksessions, and the like; and

WHEREAS, Council adopted Resolution 06-144 on October 9, 2006 establishing the Regular Meeting site for all bodies to be the City Hall Cowles Council Chambers.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council, that the 2012 meeting schedule is established for the City Council, Economic Development Advisory Commission, Library Advisory Board, Parks and Recreation Advisory Commission, Advisory Planning Commission, Port and Harbor Advisory Commission, Lease Committee, Permanent Fund Committee, Public Arts Committee and Transportation Advisory Committee of the City of Homer, Alaska, as follows:

Holidays - City Offices closed:

January 1*, New Year's Day, Sunday so will be observed on Monday, January 2	February 20*, Presidents' Day, the third Monday	March 26*, Seward's Day, last Monday	May 28*, Memorial Day, last Monday	July 4*, Independence Day, Wednesday	September 3*, Labor Day, first Monday
October 18*, Alaska Day, Thursday	November 11**, Veterans Day, Sunday so will be observed on Monday, November 12	November 22*, Thanksgiving Day, Thursday	November 23*, Friday, the day after Thanksgiving	December 25*, Christmas, Tuesday	

\*Indicates holidays - City offices closed.

\*\*If on a Sunday, the following Monday is observed as the legal holiday; if on a Saturday, the preceding Friday is observed as the legal holiday pursuant to the City of Homer Personnel Rules and Regulations.

CITY COUNCIL (CC)

January 9, 23	February 13, 27	March 12, 27*	April 9, 23	May 14, 29*	June 11, 25
July 9**, 23	August 13, 27	September 10, 24	October 2 Election	October 8, 22, for Oath of Office, 15	Canvass Board October 5 or 8
November 6 Run- Off Election	November 12**, 26	December 10****	December 17**** if needed		

City Council's Regular Committee of the Whole Meetings at 5:00 p.m. to no later than 5:50 p.m. prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 p.m. \*\*\* The City Council traditionally reschedules regular meetings that fall on holidays or High School Graduation days, for the following Tuesday. Council will not conduct a First Regular Meeting in July.

Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of each month at 5:00 p.m. The Regular Meetings in the months of November and December are traditionally scheduled for the third Wednesday of the month.

LEASE COMMITTEE (LC)

January 12	April 12	July 12	October 11
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Lease Committee Regular Meetings are held quarterly on the second Thursday of each month at 3:00 p.m.

PERMANENT FUND COMMITTEE (PFC)

February 9	May 10	August 9	November 8
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Permanent Fund Committee Regular Meetings are held quarterly on the second Thursday of the months of February, May, August, and November at 5:15 p.m.

PUBLIC ARTS COMMITTEE (PAC)

February 9	May 10	August 9	November 8
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Public Arts Committee Regular Meetings are held quarterly on the third Thursday of the months of February, May, August, and November at 5:00 p.m.

TRANSPORTATION ADVISORY COMMITTEE (TAC)

February 21	May 15	August 21	November 20
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Transportation Advisory Committee Regular Meetings are held quarterly on the third Tuesday of the months of February, May, August, and November at 5:30 p.m.

PASSED AND ADOPTED by the Homer City Council this 12<sup>th</sup> day of December, 2011.

CITY OF HOMER

\_\_\_\_\_  
JAMES C. HORNADAY, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, CMC, CITY CLERK

Fiscal Impact: Advertizing of meetings in regular weekly meeting ad and advertising of any additional meetings.

AML Annual Conference Week is tentatively scheduled for November 12 - 16, 2012.

\*Tuesday meeting due to Seward's Day/Memorial Day.

\*\*There will be no First Regular Meeting in July or November.

\*\*\*\* The City Council traditionally cancels the last regular meeting in December and holds the first regular meeting and one to two Special Meetings as needed. Generally the second Special Meeting the third week of December, will not be held.

**ECONOMIC DEVELOPMENT ADVISORY COMMISSION (EDC)**

January 10	February 14	March 13	April 10	May 8	June 12
July 10	August 14	September 11	October 9	November 13	December 11

Economic Development Advisory Commission Regular Meetings are held on the second Tuesday of each Month at 6:00 p.m.

**LIBRARY ADVISORY BOARD (LAB)**

January 3	February 7	March 6	April 3	May 1	June 5
July 3	August 7	September 4	October 2	November 6	December 4

Library Advisory Board Regular Meetings are held on the first Tuesday of each month at 5:00 p.m.

**PARKS AND RECREATION ADVISORY COMMISSION (P/R)**

January 19	February 16	March 15	April 19
May 17	June 21	July 19	August 16
September 20	October 25*	November 15	

Parks and Recreation Advisory Commission Regular Meetings are held on the third Thursday of each month, with the exception of December, at 5:30 p.m. \*Rescheduled due to Alaska Day Holiday.

**PLANNING COMMISSION (P/C)**

January 4; 18	February 1, 15	March 7, 21	April 4, 18	May 2, 16	June 6, 20
July 18**	August 1, 15	September 5, 19	October 3, 17	November 7, 21	December 5**

Advisory Planning Commission Regular Meetings are held on the first and third Wednesday of each month at 6:30 p.m. \*\*There will be no First Regular Meeting in July or Second Regular Meeting in December.

**PORT AND HARBOR ADVISORY COMMISSION (P/H)**

January 25	February 22	March 28	April 25	May 23	June 27
July 25	August 22	September 26	October 24	November 21	December 19

# Port & Harbor

## Monthly Statistical & Performance Report

For the Month of: **October 2011**

<b><u>Moorage Sales</u></b>	<b><u>2011</u></b>	<b><u>2010</u></b>	<b><u>Stall Wait List</u></b>		
Daily Transient	54	57	No. on list at Month's End	<b><u>2011</u></b>	<b><u>2010</u></b>
Monthly Transient	35	20	18' Stall	0	1
Semi-Annual Transient	1	2	20' Stall	2	0
Annual Transient	5	4	24' Stall	31	37
Annual Reserved	155	110	32' Stall	68	68
			40' Stall	28	32
			50' Stall	17	19
			75' Stall	5	9
			<b>Total:</b>	<hr style="width: 100%; border: 0.5px solid black;"/>	<hr style="width: 100%; border: 0.5px solid black;"/>
				151	166
<b><u>Grid Usage</u></b>					
1 Unit = 1 Grid Tide Use	<b><u>2011</u></b>	<b><u>2010</u></b>			
Wood Grid	5	5			
Steel Grid	3	3			
			<b><u>Docking &amp; Beach/Barge Use</u></b>		
			1 Unit = 1 or 1/2 Day Use	<b><u>2011</u></b>	<b><u>2010</u></b>
			Deep Water Dock	2	18
			Pioneer Dock	3	23
			Beach Landings	11	0
			Barge Ramp	9	3
<b><u>Services &amp; Incidents</u></b>	<b><u>2011</u></b>	<b><u>2010</u></b>	<b><u>Wharfage (in short tons)</u></b>		
Vessels Towed	0	0	In Tons, Converted from Lb./Gal.	<b><u>2011</u></b>	<b><u>2010</u></b>
Vessels Moved	33	7	Seafood	0	439
Vessels Pumped	12	42	Cargo/Other	250	21
Vessels Sunk	0	0	Fuel	*	19,464
Vessel Accidents	0	0			
Vessel Impounds	0	0			
Equipment Impounds	0	0	<b><u>Crane Hours</u></b>	<b><u>2011</u></b>	<b><u>2010</u></b>
Vehicle Impounds	0	0		124.7	170.2
Property Damage	0	1			
Pollution Incident	2	0			
Fires Reported/Assists	0	0			
EMT Assists	1	1			
Police Assists	0	2			
Public Assists	16	10			
Thefts Reported	2	0			
			<b><u>Ice Sales</u></b>	<b><u>2011</u></b>	<b><u>2010</u></b>
<b><u>Parking Passes</u></b>	<b><u>2011</u></b>	<b><u>2010</u></b>	For the Month of October	183	242
Long-term Pass	1	n/a			
Seasonal Pass	0	n/a	Year to Date Total	3,166	4,248
			<b><u>Difference between</u></b>		
			<b><u>2010 YTD and 2011 YTD:</u></b>	<hr style="width: 100%; border: 0.5px solid black;"/>	
				1082 tons less	



Deep Water Dock 2011

DATE	VESSEL	LOA	TIMES	BILLED	#Dock	\$ Dock	Serv Chg
5/6/11	Barge 360	360	1400/	Crowley	1	\$ 817.20	
5/7/11	Sea Prince	119	/1800	Crowley	2	\$ 270.13	
5/7/11	Barge 360	360	/1800	Crowley	1	\$817.20	
5/17/11	Nacht & BC 152	150	1130/1600	Crowley	1	\$340.50	\$52.00
5/19/11	Pacific Raven & Kays PT	328	0900/1830	K-Sea Transp	1	\$744.56	\$52.00
5/21/11	Amsterdam	781	1000/1800	Holland America	1	\$1,772.87	\$481.53
5/29/11	Silver Shadow	610	1000/1800 est.	AK Maritime Agency	1	\$1,384.70	\$481.53
5/31/11	New Venture	98	1130/2330	Ocean Beauty	2	\$111.23	
6/4/11	Amsterdam	781	1000est/1800	Holland America	1	\$1,772.87	\$481.53
6/9/11	Decatur US Navy	505	1000/	AK Maritime Agency	1	\$1,146.35	\$52.00
6/10/11	Decatur US Navy	505	all day	AK Maritime Agency	1	\$1,146.35	
6/11/11	Decatur US Navy	505	all day	AK Maritime Agency	1	\$1,146.35	
6/12/11	Decatur US Navy	505	/1230	AK Maritime Agency	1	\$1,146.35	
6/18/11	Amsterdam	781	0830/1800	Holland America	1	\$1,772.87	\$481.53
6/20/11	Lisa Gayle	53	0900/1000	Hankins Ent.	2	\$20.05	
6/21/11	Tuman	36	0800/1700	Avram Kalugin	2	\$37.80	
6/21/11	Bad Betty	38	2100/	Lee Martin	2	\$39.90	
6/23/11	IT Intrepid	345	0930/	AK Maritime Agency	1	\$783.15	\$52.00
6/24/11	IT Intrepid	345	/2045	AK Maritime Agency	1	\$783.15	
6/27/11	Tempest	44	0945/1030	Fred Reutov	2	\$15.53	
6/27/11	Blueberry	41	1400/1445	Ivan Reutov	2	\$14.47	
6/28/11	Regatia	592	0710/1815	AK Maritime Agency	1	\$1,343.84	\$481.53
6/29/11	Sam B	76	1200/1730	Brice Marine	2	\$86.26	
6/30/11	Regatia	592	0800/1730	AK Maritime Agency	1	\$1,343.84	\$481.53
7/8/11	Amsterdam	781	0915/1800	Holland America	1	\$1,772.87	\$481.53
7/16/11	Amsterdam	781	0700/	AK Maritime Agency	1	\$783.15	\$52.00
7/16/11	RM Thorstenson	282	0930/1815	Holland America	1	\$1,772.87	\$481.53
7/16/11	American Beauty	108	/0615	Icecicle Vessel Holding	1	\$8,321.82	\$52.00
7/22/11	Regatia	592	0800/1800	American Beauty LLC	2	\$245.16	\$52.00
7/24/11	Regatia	592	0715/1800	AK Maritime Agency	1	\$1,343.84	\$481.53
7/29/11	Alucia	190	0900/1100	AK Maritime Agency	1	\$1,343.84	\$481.53
7/30/11	RM Thorstenson	282	/2100	Yacht Services of AK	2	\$67.07	
8/8/11	DBL 106	383	1030/	Icecicle Vessel Holding	1	\$640.14	\$52.00
8/9/11	Bismark Sea	125	1100/	K-Sea Transp	1	\$869.41	
8/9/11	DBL 106	383	/2130	K-Sea Transp	2	\$283.75	
8/9/11	Bismark Sea	125	/2130	K-Sea Transp	1	\$869.41	
8/13/11	Amsterdam	781	0845/1800	Holland America	2	\$283.75	
8/27/11	Amsterdam	781	0830/1800	Holland America	1	\$1,772.87	\$481.53
8/27/11	Scandies Rose	130	2115/2130	Holland America	1	\$1,772.87	\$481.53
9/1/11	Sam B	76	1615/1800	Scandies LTD	1	\$251.10	\$52.00
9/1/11	Southern Wind	144	1615/1800	Brice Marine	2	\$51.18	\$52.00
9/3/11	Scandies Rose	130	1430/1800	Brice Marine	2	\$26.82	
9/9/11	Silver Shadow	610	1330/2000	Trident Seafoods	1	\$326.88	\$52.00
9/9/11	Sam B	76	0730/1730	Scandies LTD	1	\$295.10	\$52.00
9/9/11	Amsterdam	781	1800/2000	AK Maritime Agency	1	\$1,384.70	\$481.53
9/25/11	Point Barrow	86	1715/	Brice Marine	2	\$26.82	
9/26/11	Point Barrow	86	0415/	Holland America	1	\$1,772.87	\$481.53
9/27/11	Pacific Wolf & DBL54	395	/1900	Crowley	1	\$195.22	\$52.00
9/28/11	Tempo Sea	134	1400/1730 Inside price	K-Sea Transp	1	\$896.65	\$52.00
9/28/11	Time Bandit	113	1300/1530	Crowley	2	\$195.22	\$52.00
9/30/11	Sam B	76	1300/1730	Brice Marine	2	\$86.26	
10/23/11	Arctic Wolf	129	1300/2330	Michael Terminal	2	\$146.42	
						\$73,579.05	\$8,353.42

Deep Water Dock 2011

DATE	VESSEL	LOA	TIMES	BILLED	#Dock	\$ Dock	Serv Chg
1/9/11	Pacific Wolf & DBL54	395	1800	K-Sea Transp	1	\$ 896.65	\$ 52.00
1/10/11	Pacific Wolf INSIDE	121		K-Sea Transp	2	\$ 274.67	
1/10/11	DBL 54	300		K-Sea Transp	1	\$ 681.00	
1/11/11	Pacific Wolf INSIDE	121		K-Sea Transp	2	\$ 274.67	
1/11/11	DBL 54	300		K-Sea Transp	1	\$ 681.00	
1/12/11	Pacific Wolf INSIDE	121		K-Sea Transp	2	\$ 274.67	
1/12/11	DBL 54	300		K-Sea Transp	1	\$ 681.00	
1/13/11	Pacific Wolf INSIDE	121	/0600	K-Sea Transp	2	\$ 274.67	
1/13/11	Pacific Wolf & DBL54	395	0630/	K-Sea Transp	1	\$ 896.65	
1/14/11	Pacific Wolf & DBL54	395		K-Sea Transp	1	\$ 896.65	
1/15/11	Pacific Wolf & DBL54	395		K-Sea Transp	1	\$ 896.65	
1/16/11	Pacific Wolf & DBL54	395	/0945	K-Sea Transp	1	\$ 896.65	
1/17/11	Perseverance	189	0705 /	Cispri	1	\$ 429.03	
1/18/11	Perseverance	189	/1115	Cispri	1	\$ 429.03	
1/19/11	Perseverance	189	1630/	Cispri	1	\$ 429.03	
1/20/11	Perseverance	189	/1430	Cispri	1	\$ 429.03	
2/4/11	Pacific Wolf & DBL54	395	0900/1115	K-Sea Transp	1	\$ 896.65	\$ 52.00
2/19/11	Sea Prince & Barge 360	360	0920 /	Crowley	1	\$ 817.20	\$ 52.00
2/20/11	Sea Prince & Barge 360	360		Crowley	1	\$ 817.20	
2/21/11	Sea Prince & Barge 360	360		Crowley	1	\$ 817.20	
2/22/11	Sea Prince & Barge 360	360	/1700	Crowley	1	\$ 817.20	
3/7/11	Peregrine	85	1300/1400	Peregrine Falcon Inc	1	\$ 192.96	\$ 52.00
3/7/11	Kalina Em	101	1500/1600	Alaskan Access Fis	1	\$ 229.27	\$ 52.00
3/15/11	Perseverance	189	1800/	Cispri	1	\$ 429.03	\$ 52.00
3/16/11	Perseverance	189	1500 /	Cispri	1	\$ 429.03	\$ 52.00
3/17/11	Perseverance	189	1615 /	Cispri	1	\$ 429.03	\$ 52.00
3/18/11	Perseverance	189	0800 /	Cispri	1	\$ 429.03	\$ 52.00
3/22/11	Pacific Wolf	121	1200/1300	K-Sea Transp	2	\$ 42.71	\$ 52.00
3/25/11	Sinuk tug	82	0830/1030	Crowley	1	\$ 186.14	\$ 52.00
3/28/11	Pacific Wolf & DBL54	395	1615/	K-Sea Transp	1	\$ 896.65	\$ 52.00
3/29/11	Pacific Wolf & DBL54	395	2000/	K-Sea Transp	1	\$ 896.65	\$ 52.00
3/30/11	Perseverance	189	1900/	Cispri	1	\$ 429.03	\$ 52.00
3/30/11	Responder barge	168	1900/	Cispri	1	\$ 381.36	
4/1/11	Perseverance	189	/0630	Cispri	1	\$ 429.03	
4/1/11	Responder barge	168	/0830	Cispri	1	\$ 381.36	
4/1/11	Endurance	207	1000/	Alyeska Pipeline	1	\$ 469.89	\$ 52.00
4/7/11	Endurance	207	all day	Alyeska Pipeline	1	\$ 469.89	
4/8/11	Endurance	207	all day	Alyeska Pipeline	1	\$ 469.89	
4/9/11	Endurance	207	/0705 1630/	Alyeska Pipeline	1	\$ 469.89	
4/10/11	Endurance	207	/1945	Alyeska Pipeline	1	\$ 469.89	
4/25/11	Perseverance	189	2230/	Cispri	1	\$ 429.03	\$ 52.00
4/25/11	Responder barge	168	2230/	Cispri	1	\$ 381.36	
4/26/11	Perseverance	189	/0800	Cispri	1	\$ 429.03	
4/26/11	Responder barge	168	/0800	Cispri	1	\$ 381.36	
4/27/11	Perseverance	189	all day	Cispri	1	\$ 429.03	
4/27/11	Responder barge	168	all day	Cispri	1	\$ 381.36	
4/28/11	Perseverance	189	/0945 1800/	Cispri	1	\$ 429.03	
4/28/11	Responder barge	168	/0945 1800/	Cispri	1	\$ 381.36	
5/3/11	Helenka B.	177	1230/1900	Bruce Flannigan	1	\$ 401.79	\$ 52.00
5/16/11	Sea Prince	119	1400/	Crowley	2	\$ 135.06	\$ 52.00



Deep Water Dock 2011

DATE	VESSEL	LOA	TIMES	BILLED	#Dock	\$ Dock	Serv Chg

Pioneer Dock 2011

DATE	VESSEL	LOA	TIMES	BILLED	#Dock	\$Dockings	Serv Chg
01/04/11	Pacific Wolf & DBL54	395	1200/1800	K-Sea Transp	1	\$ 896.65	\$ 52.00
01/16/11	Pacific Wolf & DBL54	395	1045/1815	K-Sea Transp	1	\$ 896.65	\$ 52.00
01/20/11	Pacific Wolf & DBL54	395	1240/1800	K-Sea Transp	1	\$ 896.65	\$ 52.00
01/22/11	Vigilant	100	1015/1430	Crowley	1	\$ 227.00	\$ 52.00
01/28/11	Pacific Wolf & DBL54	395	0810/1800	K-Sea Transp	1	\$ 896.65	\$ 52.00
02/08/11	Pacific Wolf & DBL54	395	2300 /	K-Sea Transp	1	nc 1 hr per MC	
02/09/11	Pacific Wolf & DBL54	395	/0500	K-Sea Transp	1	\$ 896.65	\$ 52.00
02/09/11	Vigilant	100	0800/1200	Crowley	1	\$ 227.00	\$ 52.00
02/19/11	Pacific Wolf & DBL54	395	1220/1930	K-Sea Transp	1	\$ 896.65	\$ 52.00
02/25/11	Pacific Wolf & DBL54	395	0850 /	K-Sea Transp	1	\$ 896.65	\$ 52.00
02/26/11	Pacific Wolf & DBL54	395	/1200 & 1300	K-Sea Transp	1	\$ 896.65	
03/04/11	Pacific Wolf & DBL54	395	0220/0735	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/11/11	Pacific Wolf & DBL54	395	0440/	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/12/11	Pacific Wolf & DBL54	395	/2030	K-Sea Transp	1	\$ 896.65	
03/17/11	Perseverance	189	1215/1600	Cispri	1	\$ 429.03	\$ 52.00
03/23/11	Pacific Wolf & DBL54	395	0430/1900	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/28/11	Pacific Wolf & DBL54	395	1100/1600	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/29/11	Pacific Wolf & DBL54	395	2000/	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/30/11	Pacific Wolf & DBL54	395	all day	K-Sea Transp	1	\$ 896.65	
04/06/11	Pacific Wolf & DBL54	395	1345/1930	K-Sea Transp	1	\$ 896.65	\$ 52.00
04/08/11	John Brix & DBL 79	345	0630/1410	K-Sea Transp	1	\$ 783.15	\$ 52.00
04/15/11	Sinuk	82	0645/	Crowley	1	\$ 186.14	\$ 52.00
04/22/11	Pacific Wolf & DBL54	395	0415/1900	K-Sea Transp	1	\$ 896.65	\$ 52.00
04/28/11	Pacific Wolf & DBL54	395	1215/1840	K-Sea Transp	1	\$ 896.65	\$ 52.00
05/03/11	Pacific Wolf & DBL54	395	1230/	K-Sea Transp	1	\$ 896.65	\$ 52.00
05/09/11	Pacific Wolf & DBL54	395	0820/2000	K-Sea Transp	1	\$ 896.65	\$ 52.00
05/11/11	Pacific Wolf & DBL54	395	0815/1315	K-Sea Transp	1	\$ 896.65	\$ 52.00
05/18/11	Pacific Wolf & DBL54	395	0900/1800	K-Sea Transp	1	\$ 896.65	\$ 52.00
05/31/11	Pacific Wolf & DBL54	395	0900/1300	K-Sea Transp	1	\$ 896.65	\$ 52.00
06/02/11	Pacific Wolf & DBL54	395	1330/1730	K-Sea Transp	1	\$ 896.65	\$ 52.00
06/05/11	Pacific Wolf & DBL54	395	2310 /	K-Sea Transp	1	\$ 896.65	\$ 52.00
06/06/11	Pacific Wolf & DBL54	395	/0500	K-Sea Transp	1	\$ 896.65	
06/15/11	Pacific Wolf & DBL54	395	2230/	K-Sea Transp	1	\$ 896.65	\$ 52.00
06/16/11	Pacific Wolf & DBL54	395	/0530	K-Sea Transp	1	\$ 896.65	
06/25/11	Helenka B	177	1300/2025	Bruce Flanigan	1	\$ 401.79	\$ 52.00
06/27/11	Pacific Wolf & DBL54	395	/1815	K-Sea Transp	1	\$ 896.65	\$ 52.00
07/07/11	IT Intrepid	345	1400/	AK Maritime	1	\$ 783.15	\$ 52.00
07/08/11	Pacific Wolf & DBL54	395	1415/1900	K-Sea Transp	1	\$ 896.65	\$ 52.00
07/11/11	Pacific Wolf & DBL54	395	0730/1845	K-Sea Transp	1	\$ 896.65	\$ 52.00
07/20/11	Pacific Wolf & DBL 54	395	0700/1600	K-Sea Transp	1	\$ 896.65	\$ 52.00



Date From	Date To	Crane Hours (Weekly)	Crane YTD	Tons of Ice (Weekly)	YTD Ice
1/3/2011	1/9/2011	6.7	6.7	0 shut down for maintenance	
1/10/2011	1/16/2011	23.5	30.2	0 shut down for maintenance	
1/17/2011	1/23/2011	18.3	48.5	0 shut down for maintenance	
1/24/2011	1/30/2011	18	66.5	0 shut down for maintenance	
1/31/2011	2/6/2011	10.7	77.2	0 shut down for maintenance	
2/7/2011	2/13/2011	19.1	96.3	0 shut down for maintenance	
2/14/2011	2/20/2011	26.8	123.1	0 shut down for maintenance	
2/21/2011	2/27/2011	30.1	153.2	0 shut down for maintenance	
2/28/2011	3/6/2011	58.3	211.5	0 shut down for maintenance	
3/7/2011	3/13/2011	76.3	287.8	57	57
3/14/2011	3/20/2011	79.1	366.9	46	103
3/21/2011	3/27/2011	38	404.9	44	147
3/28/2011	4/3/2011	39.2	444.1	31	178
4/4/2011	4/10/2011	27.1	471.2	21	199
4/11/2011	4/17/2011	56.1	527.3	83	282
4/18/2011	4/24/2011	43.1	570.4	33	315
4/25/2011	5/1/2011	79.7	650.1	81	396
5/2/2011	5/8/2011	62.6	712.7	96	492
5/9/2011	5/15/2011	60.6	773.3	79	571
5/16/2011	5/22/2011	49.7	823	70	641
5/23/2011	5/29/2011	51.9	874.9	97	738
5/30/2011	6/5/2011	73.7	948.6	82	820
6/6/2011	6/12/2011	83	1031.6	77	897
6/13/2011	6/19/2011	91	1122.6	82	979
6/20/2011	6/26/2011	78.1	1200.7	101	1080
6/27/2011	7/3/2011	92.1	1292.8	119	1199
7/4/2011	7/10/2011	75.3	1368.1	133	1332
7/11/2011	7/17/2011	148.5	1516.6	240	1572
7/18/2011	7/24/2011	68	1584.6	462	2034
7/25/2011	7/31/2011	65.3	1649.9	135	2169
8/1/2011	8/7/2011	82.9	1732.8	105	2274
8/8/2011	8/14/2011	88.1	1820.9	137	2411
8/15/2011	8/21/2011	33.7	1854.6	95	2506
8/22/2011	8/28/2011	88.2	1942.8	128	2634
8/29/2011	9/4/2011	50.6	1993.4	68	2702
9/5/2011	9/11/2011	45.8	2039.2	114	2816
9/12/2011	9/18/2011	41.9	2081.1	89	2905
9/19/2011	9/25/2011	36	2117.1	78	2983
9/26/2011	10/2/2011	36.4	2153.5	57	3040
10/3/2011	10/9/2011	43.3	2196.8	74	3114
10/10/2011	10/16/2011	17.6	2214.4	27	3141
10/17/2011	10/23/2011	10.9	2225.3	14	3155
10/24/2011	10/30/2011	16.5	2241.8	11	3166
10/31/2011	11/6/2011				
11/7/2011	11/13/2011				
11/14/2011	11/20/2011				
11/21/2011	11/27/2011				
11/28/2011	12/4/2011			shut down for maintenance	
12/5/2011	12/11/2011			shut down for maintenance	
12/12/2011	12/18/2011			shut down for maintenance	
12/19/2011	12/25/2011			shut down for maintenance	
12/26/2011	1/1/2012			shut down for maintenance	





Water Usage 2011

Gal.	\$102.00 CONX Charged	194.05 minimum charge	Conx Fee
13720	\$ 532.47	\$ 102.00	
3000	\$ 194.05	\$ 102.00	
2950	\$ 194.05	\$ 102.00	
2000	\$ 194.05	\$ 102.00	
1370	\$ 194.05	\$ 102.00	
6000	\$ 232.86	\$ 102.00	
3900	\$ 194.05	\$ 102.00	
2270	\$ 194.05	\$ 102.00	
3000	\$ 194.05	\$ 102.00	
2000	\$ 194.05	\$ 102.00	
5000	\$ 194.05	\$ 102.00	
41540	\$ 1,612.17	\$ 102.00	
3000	nc		
11000	\$ 426.91	\$ 102.00	
2000	NC		
4000	NC		
58300	\$ 2,262.62	\$ 102.00	
44000	\$ 1,707.64	\$ 102.00	
2000	nc		
2000	nc		
4000	\$ 194.05	\$ 102.00	
300	nc		
64600	\$ 2507.13	102	
3000	NC		
68180	\$ 2646.07	102	
3000	nc		
5000	\$ 194.05	102	
0	nc		
53820	\$ 2089.92	\$ 102.00	
34520	\$ 1339.72	\$ 102.00	
630	nc		
51240	\$ 1,988.62	\$ 102.00	
13760	\$ 534.03	\$ 102.00	
41820	\$ 1,623.04	\$ 102.00	
3000 est	\$ 194.05	\$ 102.00	
38,180	\$ 1,481.77	\$ 102.00	
2,000	NC		

# Parking Pass Revenues

Marina Account #9748

	Jan	Feb	Mar	April	May	June	July	August	Sept	October	November	December	2011	Past Year Cor
<b>Revenue w/o tax</b>					\$4,930.25	\$5,209.34	\$1,395.36	\$186.05	\$0.00	\$0.00	\$0.00	\$0.00	\$11,721.00	\$0.00
Reg Long Term					13	18	6	1	0				38	
RSV/TA Long Term					12	10	3	0	0				25	
Seasonal Pass					6	4	0	0	0				10	
Month Total					31	32	9	1	0	0	0	0	73	



# Ramp 1 - 4 Parking Revenue

Marina Account #9748

		Past Year Comparison									
		Memorial Day to Labor Day									
		Ramp 1	Ramp 2	Ramp 3	Ramp 4	2011	2010	2009	2008	2007	2006
May		\$134.88	\$223.26	\$255.81	\$69.77	\$683.72	\$590.00	\$362.78	\$359.95	\$560.54	\$155.54
Env. Count:		27	39	52	12	130					
June		\$688.33	\$1,186.05	\$1,167.41	\$73.07	\$3,114.86	\$3,394.00	\$2,784.09	\$3,250.56	\$3,853.54	\$4,027.06
Env. Count:		145	238	216	14	613					
July		\$1,466.02	\$2,578.25	\$3,420.04	\$577.66	\$8,041.97	\$7,783.75	\$5,891.39	\$6,185.02	\$7,324.48	\$7,893.35
Env. Count:		302	477	682	114	1,575					
August		\$807.44	\$1,274.42	\$1,489.54	\$422.31	\$3,993.71	\$4,643.00	\$3,939.28	\$3,921.73	\$4,001.81	\$4,849.64
Env. Count:		172	254	283	86	795					
September		\$106.97	\$97.67	\$128.37	\$41.64	\$374.65	\$395.00	\$449.28	\$421.38	\$538.02	\$521.10
Env. Count:		21	18	26	9	74					
		<b>Year Total</b>				<b>\$16,208.91</b>	<b>\$16,805.75</b>	<b>\$10,642.73</b>	<b>\$ 14,138.64</b>	<b>\$16,278.39</b>	<b>\$17,446.69</b>
		<b>Envelope Total</b>				<b>3,187</b>	<b>2009 to 2010= 20% increase</b>	<b>2008 to 2009= 5% decrease</b>	<b>2007 to 2008= 13% decrease</b>	<b>2006 to 2007= 6% decrease</b>	
						<b>2010 to 2011= 4% decrease</b>					



# 2011 Monthly Parking Tally

May

Ramp 1		Ramp 2		Ramp 3		Ramp 4 & Spare	
7	32.56	21	111.63	18	93.02	2	9.3
1	4.65	6	37.21	20	93.02	5	27.91
12	55.81	4	27.91	7	32.56	1	4.65
7	41.86	8	46.51	7	37.21	4	27.91
<b>27</b>	<b>\$134.88</b>	<b>39</b>	<b>\$223.26</b>	<b>52</b>	<b>\$255.81</b>	<b>12</b>	<b>\$69.77</b>

**June**

Ramp 1		Ramp 2		Ramp 3		Ramp 4 & Spare	
2	13.95	3	13.95	0	4.65	1	4.65
1	4.65	9	51.16	6	41.86	3	13.95
2	9.3	1	4.65	4	18.6	1	4.65
1	4.65	3	13.95	2	9.3	1	4.65
11	51.16	4	18.6	9	46.51	1	4.65
4	18.6	11	55.81	4	18.6	2	9.3
8	37.21	12	55.81	10	46.51	1	4.47
4	18.6	7	32.56	4	18.6	4	23.26
7	32.56	5	23.26	10	51.16	0	3.49
3	13.95	8	41.86	15	79.07		
1	4.65	22	102.33	8	55.81		
11	51.16	6	27.91	9	60.47		
11	55.81	19	93.02	22	116.28		
5	23.26	13	65.12	8	41.86		
19	88.37	6	32.56	30	153.49		
11	51.16	30	148.84	11	55.81		
12	55.81	7	37.21	19	97.67		
16	79.07	11	60.47	17	88.37		
4	18.6	14	74.42	8	51.16		
12	55.81	11	55.81	20	111.63		
		12	65.12				
		24	111.63				
<b>145</b>	<b>\$688.33</b>	<b>238</b>	<b>\$1,186.05</b>	<b>216</b>	<b>\$1,167.41</b>	<b>14</b>	<b>\$73.07</b>

July

Ramp 1		Ramp 2		Ramp 3		Ramp 4 & Spare	
15	69.77	18	116.28	11	65.12	21	116.28
11	55.81	13	60.47	26	136.74	4	18.6
11	51.16	24	116.28	28	153.49	4	23.26
9	41.86	21	97.67	23	106.98	3	13.95
12	83.72	15	97.67	23	111.63	23	120.93
16	79.07	11	111.63	46	230.7	16	83.72
12	55.81	19	88.37	21	102.33	1	0.93
2	9.3	8	41.86	15	79.07	1	4.65
20	93.02	16	88.28	23	111.63	1	4.65
18	88.37	36	172.09	33	171.16	3	13.95
3	13.95	15	97.67	17	87.91	34	158.14
12	55.81	9	51.16	26	153.49	2	13.95
11	51.16	14	65.12	23	106.98	1	4.65
5	24.19	12	51.84	20	93.02		
24	116.28	43	237.21	66	312.56		
11	51.16	16	86.51	21	106.98		
24	116.28	37	186.05	52	254.88		
13	65.12	17	93.02	22	106.98		
9	41.86	16	86.51	21	106.98		
11	51.16	12	69.77	23	106.05		
11	51.16	43	237.21	66	312.56		
18	83.72	13	69.77	22	120.93		
9	41.86	27	130.23	28	144.19		
9	41.86	14	74.42	21	101.4		
6	32.56	8	51.16	5	36.28		
<b>302</b>	<b>\$1,466.02</b>	<b>477</b>	<b>\$2,578.25</b>	<b>682</b>	<b>\$3,420.04</b>	<b>114</b>	<b>\$577.66</b>

**August**

Ramp 1		Ramp 2		Ramp 3		Ramp 4 & Spare	
10	47.44	14	65.12	18	93.02	3	13.95
21	97.67	26	130.23	49	255.81	4	18.6
2	9.3	6	27.91	5	23.26	3	13.95
10	46.51	17	79.07	15	83.49	2	9.3
2	9.3	6	32.56	5	23.26	1	4.65
14	61.4	26	134.88	19	115.35	1	4.65
17	83.72	23	116.28	35	195.35	54	268.84
7	32.56	17	83.72	26	130.23	2	9.3
15	69.77	15	74.42	13	60	15	74.42
6	27.91	6	27.91	7	32.56	1	4.65
2	9.3	12	55.81	6	27.91		
13	60.47	23	130.23	17	92.09		
6	27.91	4	32.56	26	148.84		
6	27.91	7	41.86	14	64.19		
3	13.95	4	18.6	11	51.16		
7	33.49	14	65.12	13	65.12		
10	46.51	14	65.12	1	4.65		
9	46.51	7	32.56	2	9.3		
8	37.21	10	46.51	1	13.95		
4	18.6	3	13.95				
<b>172</b>	<b>\$807.44</b>	<b>254</b>	<b>\$1,274.42</b>	<b>283</b>	<b>\$1,489.54</b>	<b>86</b>	<b>\$422.31</b>





These areas would not be close to the ramps. Harbormaster Hawkins noted that the parking in the ROW would be soon under the control of the city and the areas located at ramp 3 towards ramp 5 outer portion could be permitted and the inner areas established as day passes only. The 7 day parking plan could be built on. Those that come down for the day or no more than the 7 days did not have to be addressed right away. The long term vehicles from residents across the bay number no more than 125 during the summer months. There is no real action just consideration at this time. It was noted that the boat trailers issue was not going away. It would be beneficial for someone to establish a boat trailer storage lot on the Spit. But this would have to work hand in hand with enforcement.

SPIT  
PARKING

Discussion included creating a more organizational method to the parking areas that would provide more space, restrict the space during the off season then open it up during the season. Eventually there will have to be off spit parking in the future, maybe not in the next 3-5 years; paid parking option such as Juneau and UAA have established.

There was no further discussion.

Chair Ulmer requested the Commissioners to think about the parking issues when they are on the Spit and bring back their suggestions and ideas to the November meeting.

#### NEW BUSINESS

- A. Memorandum from Harbormaster Hawkins Re: 2011 Preliminary Budget and Proposed 3% Rate Increase dated October 20, 2010
- a. 2011 Proposed Budget
  - b. 2011 Proposed Fees

NEW  
BUSINESS

Finance Director Harville gave a brief summary explanation of the provided documents. She noted that there was no more debt for the Port & Harbor. She explained Depreciation Reserves for the Commission and how it is applied or used. The overall budget documents contain information on expenditures and revenue. Ms. Harville noted a few discrepancies in the printed document and that these errors have been noted and/ or repaired. The line items are formula driven and used each year so it is easy to make a boo-boo.

2011 BUDG  
AND  
PROPOSED  
3% FEE  
INCREASE

Page C-28, Packet Page 26 - It was noted that there were increases in costs but the expenditures decreased by 6.1%.

Page C-30, Packet Page 28-29 - This showed a 3% increase in revenues.

Page C-31, Packet Page 31 - The Depreciation Reserves have been increased.

Page C-33, Packet Page 31 - Line Item 5241 is indirect costs and she can show where the figure comes from if there is a question.

Page C-42, C-43, Packet Pages 40-43 - These budgets are created and maintained by Public Works department.

Page D-19, Packet Page 45 - The items budgeted are in bold toward the bottom of the page. It was difficult to review since some information was missing. The lighter text projects were completed. The page was not filled with numbers. It was noted that approved expenditures for the year were in bold; these were also not started or incomplete. The amount or project stays on for 3 years before coming off the list and can be re-approved.

Ms. Harville noted that there are 20 full and part time employees. Exact salaries are not listed but the range where an employee is currently at will be noted. Ms. Harville will forward that information to the commissioners.

Discussion continued on the electric costs, high mast lights cost effectiveness, metered energy revenue; the security line item is basically a pass through for the cruise ships, credit card fees, alternative methods of payments. Fees would not have to be increased if they did not accept credit cards for payment. It was

PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
OCTOBER 27, 2010

ON BUDGET  
AND  
PROPOSED  
% FEE  
INCREASE  
ONT.

explained that prior to the acceptance of the credit cards there was a tremendous amount in uncollected debt. A recommendation was to charge a convenience fee of 2-3% of the amount. There was a split belief that many would or would not pay the fee going back to outstanding debt.

If there are any additional questions Ms. Harville stated they could contact her at any time, email, call or stop by she would be happy to answer their questions. Harbormaster Hawkins elaborated on the billing processes for stall renewals.

Harbormaster Hawkins explained the discrepancies in expenditures and revenue for the fish grinder, what services are provided at no charge, charters are charged a fee but the remains cleaned at the public tables are free. The Fish Factory is charged to grind during the summer season but not the winter in return for services provided. He further went on the state the reasons for the 3% increase to the fees. He continued that the reserves require a more substantial yearly contribution in order to be able to replace the needed assets. This should be increased even more due to the fact that they currently cannot afford to even match a project at 20% for any major project that would be needed.

CARROLL/ZIMMERMAN - MOVED TO RECOMMEND SUPPORT OF THE PROPOSED FY2011 BUDGET AND THE RECOMMENDED 3% INCREASE TO HARBOR RATES.

There was a brief discussion on the reasoning for increasing the harbor rates, the cost of man hours for servicing or taking care of 3 twenty foot vessels or one sixty footer.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was no further discussion.

DENALI  
FUND GRANT

B. Memorandum from Harbormaster Hawkins dated October 20, 2010 Re: Denali Fund Grant Request

a. Resolution 10-85, Authorizing City Administration to Apply for a Denali Commission grant in the amount of \$440,000 for Design and Pre-Construction Activities Related to priority Capital Improvements

Within the Homer Boat Harbor.

b. Grant Application

c. Resolution 10-78(A), Adopting the 2011-2016 Capital Improvement Plan

Harbormaster Hawkins stated that this was before City Council on Monday which was passed. This requires a 20% Match from the City. He stated that the commission could send a memorandum thanking the City Council for their support and that the Commission fully supports this action.

Chair Ulmer requested staff to write a memo to City Council expressing thanks and the commission's support of the application for this grant.

Commissioner Carroll requested some clarification on the application of the grant.

The memorandum will be from the Port and Harbor Commission and the Chair can initial and provided to the clerk to include in the council packet under Commission reports. Commissioner Wedin will be in attendance at the meeting to express the Commissions support verbally. If he is unable to attend Commissioner Hottmann will fill in.

## Port and Harbor Advisory Commission Strategic Plan - 2011

### Mission statement:

Act in an advisory capacity to the City Manager and the City Council on the problems and development of the City Port and Harbor facilities. Consideration may include the physical facilities, possible future development and recommendations on land use within the Port and Harbor areas.

### Overall Goals:

1. Conduct faster, more productive meetings
2. Become a more effective Commission - provide timely, relevant comment to the City Council on Port and Harbor issues
3. Have a better understanding of the budget process
4. Establish committees when needed to work on specific tasks

### Short Term Goals - less than 6 months or by the end of 2011 (not prioritized)

1. Conduct more efficient meetings
2. Improve Harbor Recycling Efforts
3. Parking- Encourage administration/Council to gain greater control
4. Gain a better understanding of the budget process, and provide comments to the Administration (Harbormaster, City Manager) in a timely manner for possible inclusion in the 2012 budget.
5. Develop a strategy to work with the City Council
6. Improvements to Barge Ramp - facilities need to be repaired and replaced due to increased usage.

### Midterm Goals 1-3 years (2012-2014)

1. Continue to refine City Leasing Policies
2. Continue to understand the budget, include setting fees, and dedication of sales tax
3. Lobby for restroom access on Fish Dock Road
4. Lobby Council for funds to create a port marketing plan
5. Improvements to Barge Terminal Facility
6. Container Freight System - Support Staff in research and market analysis regarding interest, cost effectiveness and benefits to the Kenai Peninsula

### Long Term 5 or more years (2016-??)

1. Build a new harbormaster office
2. Encourage the City to lobby ACOE and the state to address erosion control on the Spit, both on the west side and the harbor side
3. Long range harbor planning, east harbor expansion

## Action Plan - Who does what, and when?

### Staff

- Provide yearly information about the budget
- Inform the Commission of City Council actions and discussion of Harbor issues

### Commission

- Attend City Council meetings as assigned
- Attend work sessions and training opportunities
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information
- Request a City Council member attend Port and Harbor meetings
- Ask questions about the budget process. Request information from the Harbormaster.

### Clerks

- Help the Commission learn to be more efficient and effective
- Help the Commission learn to better communicate with the City Council (Memorandums vs Resolutions and Ordinances)

Homer Spit Lease Expiration Calendar

updated 1/6/11 rev. 2/17/11

Lease Expires	Leaseholder	Details	Action
7/31/2010	Fish Factory	6 mos. Lease Expires	Paying month-to-month til completion of construction brings Lot 12A up to code for lease amendment to include 12B strip
8/14/2010	Alaska Custom Seafoods	lease expires; no options remain	Lease negotiations currently in progress with Alaska Custom Seafoods
9/23/2010	Peninsula Scrap	9 mo. lease expires	scrap meter stored on chip pad
9/30/2010	Snug Harbor	lease expires	Lease negotiations currently in progress with Snug Harbor Seafoods
5/18/2011	Bruin Bay, LLC	lease expires	
9/10/2011	Homer Spit Campground	Approved by Council for New Lease 2/15/11	New Lease 10 yr w/2 five yr options
12/9/2011	Pier One	lease expires	term-5 years; \$1/yr
4/15/2012	Dockside Two	lease expires; no options remain	
3/31/2013	Sportsman Supply	lease expires; one 5 yr option	
3/31/2013	AK High Hopes-Bob's Trophy Charters	lease expires; one 5 yr option	
11/1/2013	Southcentral Radar	lease expires; two 5 yr options	
11/30/2013	Harbor Ent. Coal Pt.	lease expires; one 5 yr option	
3/3/2014	ACS MACtel cellular	lease expires; no options remain	\$12/yr
7/31/2014	Kachemak Port Services	lease expires; two 1 yr options	
12/31/2014	Happy Face Restaurant	lease expires; no options remain	
11/30/2015	Mike Yourkowski	lease expires; one 10 yr option	
2/1/2016	El Pescador	lease expires; no options remain	
9/30/2016	USCG-Pioneer Dock	lease expires; no options remain	
9/30/2016	USCG-Roanoke Is.	lease expires? Not in file	
12/1/2018	Harbor Ent. 30 acres	lease expires; no options remain	
3/31/2020	Fish Factory	lease expires; two 10 yr options	
9/30/2023	USCG-Lot #20 by PD	lease expires; no options remain	
1/31/2026	Salty Dawg	lease expires; no options remain	
3/31/2028	Harbor Leasing LLC	lease expires; two 5 yr options	
1/13/2029	AK Marine Highway	Land Use Permit-NO LONGER IN AFFECT	Superseded by 2010 Lease Agreement
9/14/2029	Icicle Seafoods	lease expires; no options remain	
11/1/2029	Homer Ent. Sport Shed	lease expires; two 5 year options remain	
5/31/2030	Seldovia Village Tribe	Lease Expires, two 5 year options	
4/30/2060	AK Marine Highway	lease expires	

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2011 Homer City Council Meetings  
Port & Harbor Advisory Commission Attendance

It is a goal of the Commission to have a member speak regularly to the City Council at council meetings. There is a special place on the council's agenda specifically for this. After the Council approves the consent agenda, there is a spot for visitors, and then agenda item number seven, announcements, reports from Commissions, the Borough, etc. That is when you would jump up and speak. If the mayor moves on to public hearings, you have waited too long! Typically if there is no visitor or special presentation, you would be talking within the first half hour (or less) of the Council meeting. The Regular meeting start time is 6:00 p.m.

Each commissioner is assigned a month and is responsible for attending one of the two council meetings, ***OR finding another commissioner to do it in their place*** if they will not be attending the meeting.

<u>Meeting Date</u>	<u>Commissioner</u>
January 10, 24	<u>ZIMMERMAN</u>
February 15, 28	<u>CARROLL</u>
March 14, 29(Tuesday)	<u>WEDIN</u>
April 11, 25	<u>HARTLEY</u>
May 9, 23	<u>ULMER</u>
June 13, 27	<u>HOWARD</u>
July 25	<u>ZIMMERMAN</u>
August 8, 22	<u>ULMER</u>
September 12, 26	<u>SEPTEMBER</u>
October 10, 24	<u>WEDIN</u>
November 28	<u>HOTTMANN</u>
December 12	<u>HOTTMANN</u>

Budget is given to department heads in July, August to return to city manager for first presentation to council on September.

Budget related council meetings, check schedule at that time:           October, November, December

The regular December meeting is when the Budget is finally approved by City Council.

Any Special Meetings are usually schedule the first Monday of the month.

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