

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF SYNOPSIS**
 - A. January 26, 2012 meeting synopsis Page 1
- 6. VISITORS/PRESENTATIONS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. Review Results of Engineer Estimates and Harbor Building Cost Schedules Page 5
 - B. Proposed Construction Schedule Page 13
 - C. Review Bonding Timeline and Amortization Schedule Page 15
 - D. Harbor Rate Review and Consideration of a Sub Committee to Address Rate Increases
- 10. NEW BUSINESS**
- 11. INFORMATIONAL MATERIALS**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE STAFF**
- 14. COMMENTS OF THE COMMITTEE MEMBERS**
- 15. ADJOURNMENT/NEXT REGULAR MEETING IS THURSDAY, FEBRUARY, 23, 2012 at 5:30 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.**

Session 12-01, a Regular Meeting of the Port and Harbor Improvement Committee was called to order by Chair Howard at 5:35 p.m. on January 26, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Hartley, Hawkins, Howard, Howard, Lewis, Wythe

STAFF: City Manager Wrede
Deputy City Clerk Jacobsen

AGENDA APPROVAL

The agenda was approved by consensus of the Commission.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were no public comments.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF SYNOPSIS

A. December 8, 2011 Regular Meeting Synopsis

The December 8, 2011 regular meeting synopsis was approved by consensus of the Commission.

VISITOR/PRESENTATIONS

No visitors were scheduled.

STAFF & COUNCIL REPORTS

PUBLIC HEARING

No public hearings were scheduled.

PENDING BUSINESS

NEW BUSINESS

A. Set Meeting Schedule to Complete Committee Work

The Committee set the next meeting date for February 9th at 5:30 and continue on alternating Thursdays.

B. Make Necessary Adjustments to Project List Including Best Alternative for Compliant, Efficient Harbor Office Facility or Determine Defensible Cost for Possible Alternatives for Bonding

City Manager Wrede advised the Committee that he and Port and Harbor Director Hawkins looked at the Happy Face Restaurant building that is for sale on the spit. The building is 7000 square feet and has an excellent view of the harbor area, but would require a lot of work to remodel. They will be getting a copy of the plans to review. If they are interested in the building the next steps would be a building inspection, engineering estimate, and an appraisal. Mr. Wrede commented that he plans to talk to the owners of El Pescador as well. The committee requested an estimate on the cost of upgrades to the Happy Face, the purchase price of El Pescador and also the estimated cost to relocate the building to a suitable location, and the estimates for a new building.

The committee considered the memorandum from the Port and Harbor Advisory Commission regarding their rankings of the project list. Port and Harbor Advisory Commission Chair Ulmer was in attendance and reviewed the Commission's process in ranking. It was pointed out that the Committee ranked the projects based on ability to receive funding to complete the project.

There was discussion regarding removing the load and launch ramp from the project list since the phase one funding doesn't appear to require a local match. The Committee also considered alternative funding for the erosion control project. Mr. Hawkins explained that the erosion control might be able to be tied in with spit trail completion project. The erosion control estimate is at \$600,000 and Mr. Hawkins will continue to pursue how much will be available from the \$2 million grant.

It was pointed out that removing the load and launch ramp and renumbering the remaining projects puts the Committee and Commission ranking the same for projects one and two. Mr. Hawkins reminded the group that the \$440,000 Denali Fund grant is still expected to come through for construction ready plans for ramp 3 gangway replacement approach, harbor float replacement, and the system five electrical upgrade. It was noted that there is a line item in the capital budget for public buildings. There were comments that it could be considered for state funding but the cost could need to come down and having a local match would be beneficial.

WYTHE/LEWIS MOVED THAT THE PRIORITY LIST ORDER BE 1. RAMP 3 GANGWAY; 2. SYSTEM 5 UPGRADE; 3. HARBOR FLOAT REPLACEMENT; 4. PORT AND HARBOR BUILDING; 5. HARBOR EROSION CONTROL

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was discussion regarding the CIP list and that these projects were presented as a group with no specific priority outlined in Councils recommendation. This would be a sub category of priority.

The Committee also considered leaving the load and launch ramp on the list in the event that future phases might require requests for funding.

WYTHE/HOWARD MOVED TO ADD THE LOAD AND LAUNCH RAMP BACK AS PRIORITY ONE.

Councilmember Wythe noted that it is the item we have the most potential funding for already.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

C. Review and Complete Bond Application

City Manager Wrede reported that he is waiting for the estimates to come in before preparing the application. At the request of the Committee he will attempt to bring back clarification of the bonding time line and an amortization schedule for to the next meeting.

D. Develop Timeline for Funding/Construction of Each Project

The Committee requested a general timeline lay out for project completion. City Manager Wrede said he will work with the Port and Harbor Director and Public Works Director to have that information for February 9th.

E. Consider Establishing a Sub-Committee to Review Tariff Schedule for Possible Rate Adjustments and Prepare Recommendations for Full Committee Review

The Committee recognized they will need to know debt load in order to know how much will be needed through rate increases. Their timeline will include having a recommendation for rate increases to the Port and Harbor Advisory Commission to consider at their March 28 meeting. The Committee will plan to have their recommendation finalized at the March 15 meeting.

City Manager Wrede commented that in discussion regarding the federal funding for the load and launch ramp, the feds would not agree to raising funds at the load and launch ramp to pay for the 25% match. They will need to come up with that money from the enterprise fund or through the Harbor Matching Grant program. He will pursue clarification on that.

F. Establish Rate Increase Schedule to Support Cash Flow Schedule

G. Prepare Recommendations for Council Consideration and Action

INFORMATIONAL ITEMS

No informational items were included.

COMMENTS OF THE AUDIENCE

Mrs. Ulmer thanked the Committee for their work.

COMMENTS OF STAFF

There were no further staff comments.

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMITTEE MEMBERS

PORT AND HARBOR IMPROVEMENT COMMITTEE
REGULAR MEETING SYNOPSIS
JANUARY 26, 2012

Chair Howard commented that she reviewed the annual report from the Port and Harbor Advisory Commission packet and it was mind boggling the work that is being performed out there. She asked for a presentation to be given to the City Council. She also noted that the articles about the harbor in the Homer News are coming at a good time and asked that the articles be saved and used for selling points.

There were no other Committee Member comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:33 p.m. The next meeting is scheduled on Thursday, February 9, 2012 at 5:30 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



ENGINEERS, INC.

City of Homer
Harbor Capital Improvements
Cost Estimate Summary

121018
February 2012

Item No.	Description	Total Cost
1	Ports and Harbor Building	\$1,631,000
2	Harbor Entrance Erosion Control	\$2,288,000
3	Ramp 3 Gangway and Approach	\$795,000
4	Harbor Float Replacement	\$6,783,000
5	Upgrade System 5 - Vessel Shore Power	\$971,000
HOMER HARBOR CAPITAL IMPROVEMENTS TOTAL		\$12,468,000

DESIGN COST		
Item No.	Description	Design Cost
1	Ports and Harbor Building	\$126,000
2	Harbor Entrance Erosion Control	\$177,000
3	Ramp 3 Gangway and Approach	\$62,000
4	Harbor Float Replacement	\$570,000
5	Upgrade System 5 - Vessel Shore Power	\$75,000
HOMER HARBOR CAPITAL IMPROVEMENTS DESIGN		\$1,010,000

Notes:

- 1) Costs are based on conceptual level design.
- 2) Costs are presented in current (February 2012) dollars and do not include escalation.
- 3) Costs include design engineering, construction administration and contingency as noted.

Item No.	Description	Material Quantity	Unit of Measure	Unit Cost	Total Cost
1	Ports and Harbor Building	4600	Square Feet	\$355	\$1,631,000
1.1	Mobilization / Demobilization	1	LS	\$50,000	\$50,000
1.2	Site Preparation	1	LS	\$20,000	\$20,000
1.3	Pile Supported Foundation	1	LS	\$109,000	\$109,000
1.3.1	Provide and Install Pile (12"dia x 0.5"t x 40'L)	16	Each	\$4,500	\$72,000
1.3.2	Building Substructure	12	Ton	\$3,083	\$37,000
1.4	New Ports and Harbor Building	4000	Square Feet	\$104	\$416,000
1.5	Utilities	1	LS	\$335,000	\$335,000
1.5.1	Electrical, Lighting, Communications, Internet	1	LS	\$176,000	\$176,000
1.5.2	Water, Sewer, Plumbing	1	LS	\$64,000	\$64,000
1.5.3	Fire Protection	1	LS	\$28,000	\$28,000
1.5.4	HVAC	1	LS	\$66,000	\$66,000
1.6	Boardwalk / Exterior Decking	2000	Square Feet	\$62	\$124,000
1.7	Public Restrooms and Showers	600	Square Feet	\$223	\$134,000
1.8	Demolish Existing Ports and Harbor Building	1	LS	\$76,000	\$76,000
1.9	Design Engineering / Architecture (Assumed 10%)	1	LS	\$126,000	\$126,000
1.10	Construction Admin (Assumed 4%)	1	LS	\$51,000	\$51,000
1.11	Contingency (Assumed 15%)	1	LS	\$190,000	\$190,000
2	Harbor Entrance Erosion Control	1	LS	\$2,288,000	\$2,288,000
2.1	Mobilization / Demobilization	1	LS	\$100,000	\$100,000
2.2	Site Preparation and Excavation	3550	CY	\$12	\$44,000
2.3	Haul and Place Gravel Fill	3000	CY	\$8	\$25,000
2.4	Provide and Install Underlayer Rock	1400	CY	\$225	\$315,000
2.5	Provide and Install Armor Rock	4300	CY	\$300	\$1,290,000
2.6	Design Engineering (Assumed 10%)	1	LS	\$177,000	\$177,000
2.7	Construction Admin (Assumed 4%)	1	LS	\$71,000	\$71,000
2.8	Contingency (Assumed 15%)	1	LS	\$266,000	\$266,000
3	Ramp 3 Gangway and Approach	1	LS	\$795,000	\$795,000
3.1	Mobilization / Demobilization	1	Each	\$75,000	\$75,000
3.2	Site Preparation	1	Each	\$20,000	\$20,000
3.3	Demolish Existing Gangway and Approach	1	Each	\$50,000	\$50,000
3.4	Purchase and Install New Approach	1	Each	\$220,000	\$220,000
3.4.1	Purchase and Install Support Piling / Caps (18"dia x 0.5"t x 80'L)	6	Each	\$12,833	\$77,000
3.4.2	Purchase and Install Superstructure	1	Each	\$143,000	\$143,000
3.5	Purchase and Install New 100' Gangway	1	Each	\$71,000	\$71,000
3.6	Install Water and Electrical Connections	1	LS	\$58,000	\$58,000
3.6.1	Water	1	LS	\$26,000	\$26,000
3.6.2	Electrical	1	LS	\$31,000	\$31,000
3.7	Boardwalk / Decking	2000	Square Feet	\$61	\$122,000
3.8	Design Engineering (Assumed 10%)	1	LS	\$62,000	\$62,000
3.9	Construction Admin (Assumed 4%)	1	LS	\$25,000	\$25,000
3.10	Contingency (Assumed 15%)	1	LS	\$92,000	\$92,000
4	Harbor Float Replacement	1	LS	\$6,783,000	\$6,783,000
4.1	Mobilization / Demobilization	\$1	LS	\$650,000	\$650,000
4.2	Headwalk Float A Replacement	1	LS	\$1,706,000	\$1,706,000
4.2.1	Demolition	1	LS	\$62,000	\$62,000
4.2.2	Provide and Install Piling	24	Each	\$10,750	\$258,000
4.2.3	Provide and Install Headwalk Float	8,500	Square Feet	\$88	\$744,000
4.2.4	Provide and Install Finger Floats (26)	1,872	Square Feet	\$116	\$218,000
4.2.5	Utilities	1	LS	\$424,000	\$424,000
4.2.5.1	Electrical	1	LS	\$344,000	\$344,000
4.2.5.2	Water / Firewater	1	LS	\$80,000	\$80,000
4.3	J Float Replacement	1	LS	\$1,135,000	\$1,135,000
4.3.1	Demolition	1	LS	\$62,000	\$62,000
4.3.2	Provide and Install Piling	25	EA	\$10,720	\$268,000
4.3.3	Provide and Install Main Float	2,280	Square Feet	\$88	\$200,000
4.3.4	Provide and Install Finger Floats (18)	3,456	Square Feet	\$117	\$403,000
4.3.5	Utilities	1	LS	\$201,000	\$201,000
4.3.5.1	Water / Firewater	1	LS	\$26,000	\$26,000
4.3.5.2	Electrical	1	LS	\$176,000	\$176,000
4.4	R Float Replacement	1	LS	\$1,101,000	\$1,101,000
4.4.1	Demolition	1	LS	\$68,000	\$68,000
4.4.2	Provide and Install Piling	31	Each	\$10,742	\$333,000
4.4.3	Provide and Install Main Float (8'x300')	2,400	Square Feet	\$88	\$210,000
4.4.4	Provide and Install Finger Floats (24)	4,200	Square Feet	\$117	\$490,000

Item No.	Description	Material Quantity	Unit of Measure	Unit Cost	Total Cost
4.5	S Float Replacement	1	Each	\$1,108,000	\$1,108,000
4.5.1	Demolition	1	LS	\$75,000	\$75,000
4.5.2	Provide and Install Piling	31	Each	\$10,742	\$333,000
4.5.3	Provide and Install Main Float (8'x300')	2,400	Square Feet	\$88	\$210,000
4.5.4	Provide and Install Finger Floats (24)	4,200	Square Feet	\$117	\$490,000
4.6	Design Engineering (Assumed 10%)	1	LS	\$570,000	\$570,000
4.7	Construction Admin (Assumed 4%)	1	LS	\$228,000	\$228,000
4.8	Contingency (Assumed 5%)	1	LS	\$285,000	\$285,000
5	Upgrade System 5 - Vessel Shore Power	1	LS	\$971,000	\$971,000
5.1	Mobilization / Demobilization	1	LS	\$75,000	\$75,000
5.2	Demolition	1	LS	\$65,000	\$65,000
5.3	Electrical	1	Each	\$537,000	\$537,000
5.3.1	Provide and Install New Electrical Wiring	1	LS	\$431,000	\$431,000
5.3.2	Provide and Install New Pedestals	25	Each	\$4,280	\$107,000
5.4	Water Service	1	Each	\$76,000	\$76,000
5.4.1	Provide and Install New Water Lines on Floats	300	LF	\$43	\$13,000
5.4.2	Provide and Install New Hose Bibs with Heat Tracing	2	Each	\$2,500	\$5,000
5.4.3	Concrete Water Vault	1	Each	\$38,000	\$38,000
5.4.4	Uplands Water Line and Connection	200	LF	\$100	\$20,000
5.5	Design Engineering (Assumed 10%)	1	LS	\$75,000	\$75,000
5.6	Construction Admin (Assumed 4%)	1	LS	\$30,000	\$30,000
5.7	Contingency (Assumed 15%)	1	LS	\$113,000	\$113,000
HOMER HARBOR CAPITAL IMPROVEMENTS				\$12,468,000	

Notes:

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MEMORANDUM

TO: Port and Harbor Improvement Committee / Barbara Howard, Chair

FROM: Walt Wrede

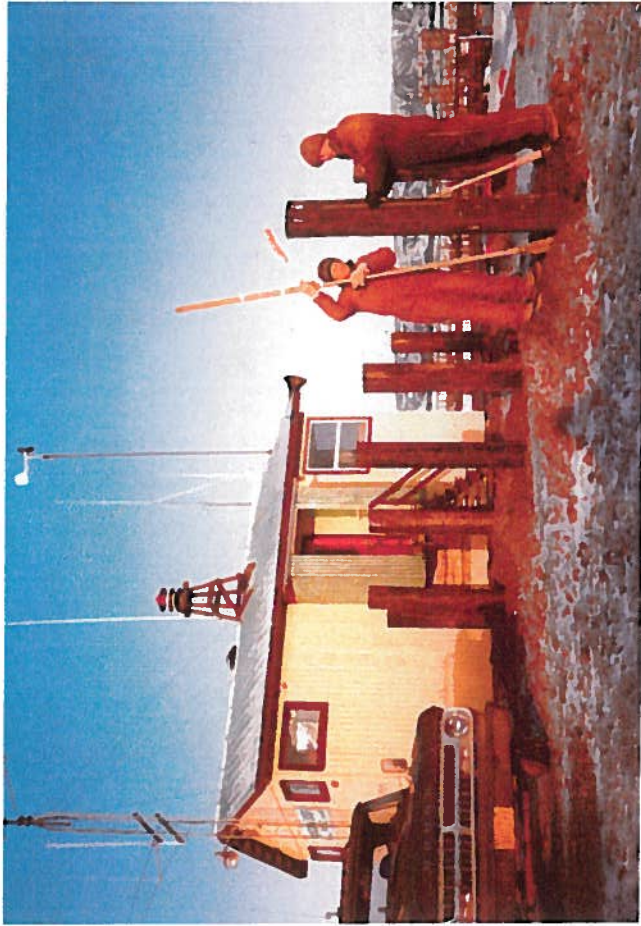
DATE: February 6, 2011

SUBJECT: Building Inspections

At the last meeting, the Committee assigned the staff a number of tasks to be completed prior to this meeting. One of those tasks was to do a walk-through of the El Pescador and Happy Face Buildings, assess their condition, determine if they might be suitable for renovation, and provide rough cost estimates on what it would take to move and/or refurbish them.

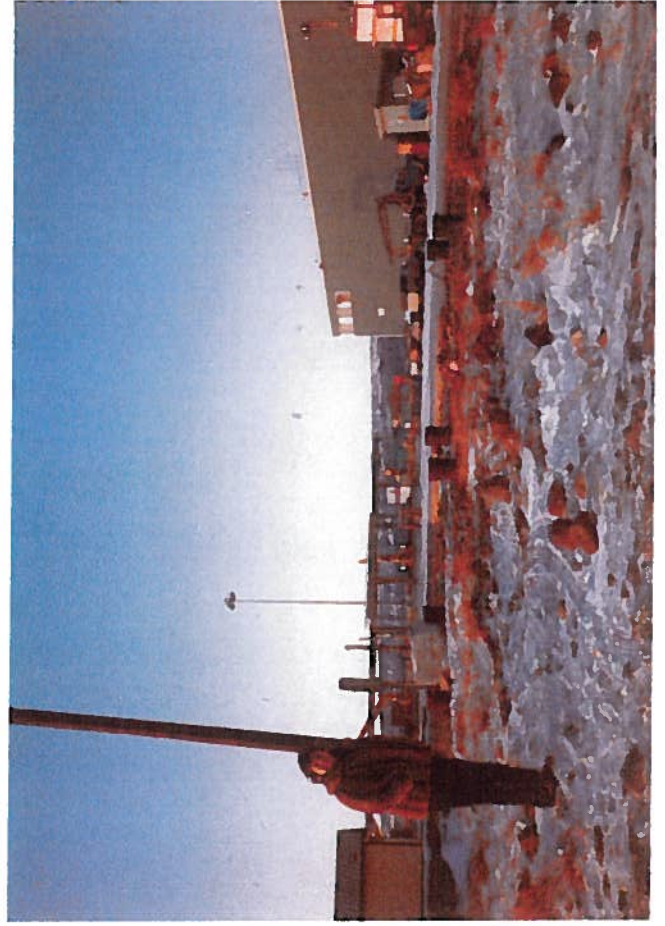
Bryan Hawkins, Carey Meyer and one of the Steiner Construction Company owners toured both buildings on Friday, February 3. The architect that worked on the City Hall building was also scheduled to participate but unfortunately, his plane was unable to land that day. However, the contractor got a real good look at the facilities, asked good questions and provided lots of good insight.

At the time this memo was written, it was not clear if the contractor could provide cost estimates by packet time. However, we will be ready with a full report by our Thursday meeting. I just wanted to make sure you knew ahead of time that the inspections did in fact occur and that we will be ready to discuss the buildings.



↑ 1984 – Original Harbormaster's Office at the top of Ramp 2

↓ Vacant Lot 13C, Icicle Seafoods in the background



↑ 1984 – Harbor Officer Building. This building began its life as the Port Office for the Main Dock. It was moved to Lot 12C (Auction Block lot) and was the public restroom until moved to its current location.

↓ Spring 1984 – Building moved and attached to Harbormaster's Office



PHIC

**PROPOSED CONSTRUCTION SCHEDULE
PORT AND HARBOR REVENUE BOND PROJECTS**

DRAFT

February 9, 2012

<u>TASK</u>	<u>COMPLETION DATE</u>
<u>PHASE I 2012</u>	
Final Recommendations to Council Projects, bonding amount, fee schedule amendments	March 19, 2012
Introduce Ordinance Establishing General Financing Structure	April 9, 2012
Introduce Resolution Amending Fee Schedule and Tariff	April 23, 2012
Introduce Ordinance Appropriating Funds for Engineering and Design Erosion Control and Harbormaster Building (assumes new construction)	May 14, 2012
Submit Grant Application / State Municipal Harbor Program	June 30, 2012
Complete Engineering and Design of all Projects	December 2012
<u>PHASE II 2013</u>	
Consultation and Application to Bond Bank	February 2013
Bond Application Approval	April 2013
Solicit Construction Bids	April 2013
Introduce Ordinance Finalizing Bond Sale	May 2013
Introduce Resolution Awarding Contract(s) Bids Good for 90 days	June 2013
Legislature Approves Municipal Harbor Grants	July 2013
Bond Sale Closing	July 2013
Construction Begins	Sept. 2013
Construction Complete	Sept 2014

City of Homer
2012 Operating Budget

Fund 400		Rate Increase on Operating Revenue only							
600 - Port & Harbor Fund Revenues		FY 2012 Budget	2% Rate Increase	5% Rate Increase	7.5% Rate Increase	10% Rate Increase	20% Rate Increase	30% Rate Increase	
Pioneer Dock 602									
4638	Pioneer Dock-Fuel WH	128,000	130,560	134,400	137,600	140,800	153,600	166,400	
4641	Pioneer Dock-Water Sales	10,000	10,200	10,500	10,750	11,000	12,000	13,000	
4642	Pioneer Dock-Docking	40,000	40,800	42,000	43,000	44,000	48,000	52,000	
4631	USCG Leases	24,010	24,491	25,211	25,811	26,411	28,812	31,213	
	Sub-Total Operating Revenue	202,010	206,051	212,111	217,161	222,211	242,412	262,613	
Fish Dock 603									
4620	Ice Sales	416,000	424,320	436,800	447,200	457,600	499,200	540,800	
4621	Cold Storage	20,000	20,400	21,000	21,500	22,000	24,000	26,000	
4622	Crane Rental	230,000	234,600	241,500	247,250	253,000	276,000	299,000	
4623	Card Access Fee	8,240	8,405	8,652	8,858	9,064	9,888	10,712	
4637	Seafood Wharfage-Fish Dock	48,410	49,378	50,831	52,041	53,251	58,092	62,933	
4700	Other Wharfage-Fish Dock	1,236	1,261	1,298	1,329	1,360	1,483	1,607	
	Sub-Total Operating Revenue	723,886	738,364	760,080	778,177	796,275	868,653	941,052	
4206	Fish Tax	80,000	110,000	110,000	110,000	110,000	110,000	110,000	
	Sub-Total Non-Operating Revenue	80,000	110,000	110,000	110,000	110,000	110,000	110,000	
	Total Fish Dock Revenues	\$ 803,886	\$ 848,364	\$ 870,080	\$ 888,177	\$ 906,275	\$ 978,663	\$ 1,051,052	
Deep Water Dock 604									
4633	Stevedoring	8,866	9,043	9,309	9,531	9,753	10,639	11,526	
4640	DWD - Wharfage	76,675	78,209	80,509	82,426	84,343	92,010	99,678	
4643	DWD - Docking	63,099	64,361	66,254	67,831	69,409	75,719	82,029	
4668	DWD - Water	5,239	5,344	5,501	5,632	5,763	6,287	6,811	
	Total Operating Revenue	\$ 153,879	\$ 156,957	\$ 161,573	\$ 165,420	\$ 169,267	\$ 184,655	\$ 200,043	
Outfall Line 605									
4704	Outfall Line	4,800	4,896	5,040	5,160	5,280	5,760	6,240	
	Total Outfall Line Revenue	\$ 4,800	\$ 4,896	\$ 5,040	\$ 5,160	\$ 5,280	\$ 5,760	\$ 6,240	
Fish Grinder 606									
4706	Grinding Fees	12,360	12,607	12,978	13,287	13,596	14,832	16,068	
	Total Fish Grinder Revenues	\$ 12,360	\$ 12,607	\$ 12,978	\$ 13,287	\$ 13,596	\$ 14,832	\$ 16,068	
	Total Non-Operating Revenue	265,841	305,841	305,841	305,841	305,841	305,841	305,841	
	Total Operating Revenue	3,431,243	3,499,508	3,601,905	3,687,237	3,772,568	4,113,892	4,455,216	
	Total Port & Harbor Revenues	\$ 3,697,084	\$ 3,805,349	\$ 3,907,746	\$ 3,993,078	\$ 4,078,409	\$ 4,419,733	\$ 4,761,057	

Annual Revenue Increase: \$ 108,265 \$ 210,662 295,993 \$ 381,324 \$ 722,649 \$ 1,063,973

City of Homer
2012 Operating Budget

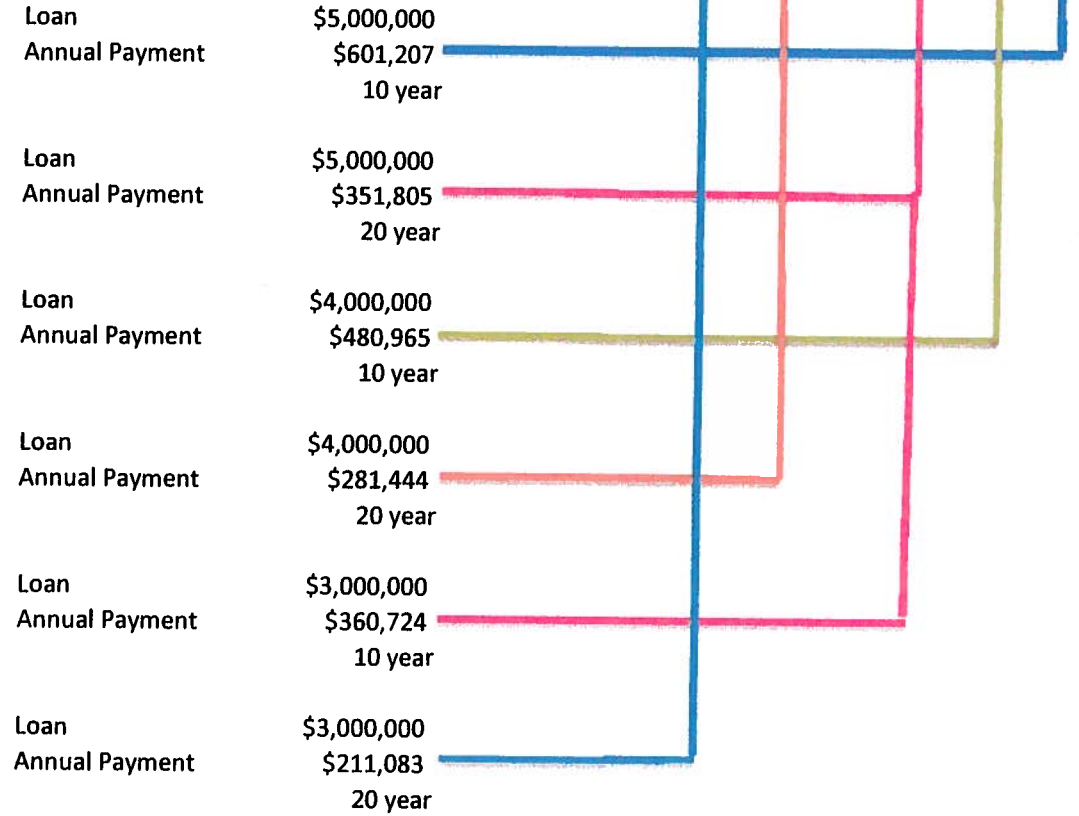
Fund 400 600 - Port & Harbor Fund Revenues		Rate Increase on Operating Revenue only									
	FY 2012 Budget	2% Rate Increase	5% Rate Increase	7.5% Rate Increase	10% Rate Increase	20% Rate Increase	30% Rate Increase				
Administration 600											
4515 Ferry Lease	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
4650 Rents & Leases	329,618	336,210	346,099	354,339	362,580	395,542	428,503				
Sub-Total Operating Revenue	\$ 347,618	\$ 354,210	\$ 364,099	\$ 372,339	\$ 380,580	\$ 413,542	\$ 446,503				
4527 PERS Revenue	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
4634 Port Storage Fees	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
4635 Port Impound Fee	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
4705 Business License	40	40	40	40	40	40	40	40	40	40	40
4801 Interest on Investments	6,801	6,801	6,801	6,801	6,801	6,801	6,801	6,801	6,801	6,801	6,801
4901 Surplus Property Sale	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
4902 Other Revenue	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total Non-Operating Revenue	125,841	125,841	125,841	125,841	125,841	125,841	125,841	125,841	125,841	125,841	125,841
Harbor 601											
4245 Waste Oil Disposal Recovery	8,000	8,160	8,400	8,600	8,800	9,600	10,400				
4249 Oil Spill Materials Recovery	1,000	1,020	1,050	1,075	1,100	1,200	1,300				
4318 Parking Revenue	16,000	16,320	16,800	17,200	17,600	19,200	20,800				
4319 Sale of Electrical Supplies	2,500	2,550	2,625	2,688	2,750	3,000	3,250				
4624 Berth Rent Transient Monthly	397,580	405,532	417,459	427,399	437,338	477,096	516,854				
4625 Berth Rent Reserved	849,750	866,745	892,238	913,481	934,725	1,019,700	1,104,675				
4626 Berth Rent Transient Annual	113,300	115,566	118,965	121,798	124,630	135,960	147,290				
4627 Berth Rent Transient Semi-Ann	84,460	86,149	88,683	90,795	92,906	101,352	109,798				
4628 Berth Rent Transient Daily	72,100	73,542	75,705	77,508	79,310	86,520	93,730				
4629 Metered Energy	118,000	120,360	123,900	126,850	129,800	141,600	153,400				
4644 Pumping	1,000	1,020	1,050	1,075	1,100	1,200	1,300				
4645 Wooden Grid Use	7,000	7,140	7,350	7,525	7,700	8,400	9,100				
4646 Commercial Ramp/Beach Land	30,000	30,600	31,500	32,250	33,000	36,000	39,000				
4647 Berth Waiting List	8,000	8,160	8,400	8,600	8,800	9,600	10,400				
4648 Steel Grid Use	15,000	15,300	15,750	16,125	16,500	18,000	19,500				
4653 L and L Ramp	90,000	91,800	94,500	96,750	99,000	108,000	117,000				
4663 Transient Energy 110 Volts	33,000	33,660	34,650	35,475	36,300	39,600	42,900				
4664 Transient Energy 220 Volts	15,000	15,300	15,750	16,125	16,500	18,000	19,500				
4665 Transient Energy 208 Volts	76,000	77,520	79,800	81,700	83,600	91,200	98,800				
4666 Commercial Ramp/Beach Whar	25,000	25,500	26,250	26,875	27,500	30,000	32,500				
4672 Port Security	24,000	24,480	25,200	25,800	26,400	28,800	31,200				
Sub-Total Operating Revenue	1,986,690	2,026,424	2,086,025	2,135,692	2,185,359	2,384,028	2,582,697				
4802 Penalties & Interest	10,000	15,000	15,000	15,000	15,000	15,000	15,000				
4902 Other	50,000	55,000	55,000	55,000	55,000	55,000	55,000				
Sub-Total Non-Operating Reve	60,000	70,000	70,000	70,000	70,000	70,000	70,000				
Total Harbor Revenues	\$ 2,046,690	\$ 2,096,424	\$ 2,156,025	\$ 2,205,692	\$ 2,255,359	\$ 2,454,028	\$ 2,652,697				

City of Homer Rate Increases Projected for Bond Payments

2% Rate Increase	5% Rate Increase	7.5% Rate Increase	10% Rate Increase	20% Rate Increase	30% Rate Increase
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Additional Revenue by Rate Increase \$ 108,265 \$ 210,662 \$ 295,993 \$ 381,324 \$ 738,612 \$ 1,063,973

Estimated Bond Payments: 3.5% Interest Used



Loan Amortization Schedule



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Loan Information

Loan Amount	5,000,000.00
Annual Interest Rate	3.50%
Term of Loan in Years	10
First Payment Date	1/1/2013
Payment Frequency	Annual
Compound Period	Annual
Payment Type	End of Period

Annual Payment 601,206.84

Summary

Rate (per period)	3.500%
Number of Payments	10
Total Payments	6,012,068.40
Total Interest	1,012,068.40
Est. Interest Savings	(0.01)

Amortization Schedule

 Rounding On

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
						5,000,000.00
1	1/1/13	601,206.84		175,000.00	426,206.84	4,573,793.16
2	1/1/14	601,206.84		160,082.76	441,124.08	4,132,669.08
3	1/1/15	601,206.84		144,643.42	456,563.42	3,676,105.66
4	1/1/16	601,206.84		128,663.70	472,543.14	3,203,562.52
5	1/1/17	601,206.84		112,124.69	489,082.15	2,714,480.37
6	1/1/18	601,206.84		95,006.81	506,200.03	2,208,280.34
7	1/1/19	601,206.84		77,289.81	523,917.03	1,684,363.31
8	1/1/20	601,206.84		58,952.72	542,254.12	1,142,109.19
9	1/1/21	601,206.84		39,973.82	561,233.02	580,876.17
10	1/1/22	601,206.84		20,330.67	580,876.17	0.00

Loan Amortization Schedule



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Loan Information

Loan Amount	5,000,000.00
Annual Interest Rate	3.50%
Term of Loan in Years	20
First Payment Date	1/1/2013
Payment Frequency	Annual
Compound Period	Annual
Payment Type	End of Period

Annual Payment 351,805.38

Summary

Rate (per period)	3.500%
Number of Payments	20
Total Payments	7,036,107.70
Total Interest	2,036,107.70
Est. Interest Savings	(0.02)

Amortization Schedule

 Rounding On

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
						5,000,000.00
1	1/1/13	351,805.38		175,000.00	176,805.38	4,823,194.62
2	1/1/14	351,805.38		168,811.81	182,993.57	4,640,201.05
3	1/1/15	351,805.38		162,407.04	189,398.34	4,450,802.71
4	1/1/16	351,805.38		155,778.09	196,027.29	4,254,775.42
5	1/1/17	351,805.38		148,917.14	202,888.24	4,051,887.18
6	1/1/18	351,805.38		141,816.05	209,989.33	3,841,897.85
7	1/1/19	351,805.38		134,466.42	217,338.96	3,624,558.89
8	1/1/20	351,805.38		126,859.56	224,945.82	3,399,613.07
9	1/1/21	351,805.38		118,986.46	232,818.92	3,166,794.15
10	1/1/22	351,805.38		110,837.80	240,967.58	2,925,826.57
11	1/1/23	351,805.38		102,403.93	249,401.45	2,676,425.12
12	1/1/24	351,805.38		93,674.88	258,130.50	2,418,294.62
13	1/1/25	351,805.38		84,640.31	267,165.07	2,151,129.55
14	1/1/26	351,805.38		75,289.53	276,515.85	1,874,613.70
15	1/1/27	351,805.38		65,611.48	286,193.90	1,588,419.80
16	1/1/28	351,805.38		55,594.69	296,210.69	1,292,209.11
17	1/1/29	351,805.38		45,227.32	306,578.06	985,631.05
18	1/1/30	351,805.38		34,497.09	317,308.29	668,322.76
19	1/1/31	351,805.38		23,391.30	328,414.08	339,908.68
20	1/1/32	351,805.48		11,896.80	339,908.68	0.00

Loan Amortization Schedule


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Loan Information

Loan Amount	4,000,000.00
Annual Interest Rate	3.50%
Term of Loan in Years	10
First Payment Date	1/1/2013
Payment Frequency	Annual
Compound Period	Annual
Payment Type	End of Period

Annual Payment 480,965.47

Summary

Rate (per period)	3.500%
Number of Payments	10
Total Payments	4,809,654.71
Total Interest	809,654.71
Est. Interest Savings	0.00

Amortization Schedule

 Rounding On

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
						4,000,000.00
1	1/1/13	480,965.47		140,000.00	340,965.47	3,659,034.53
2	1/1/14	480,965.47		128,066.21	352,899.26	3,306,135.27
3	1/1/15	480,965.47		115,714.73	365,250.74	2,940,884.53
4	1/1/16	480,965.47		102,930.96	378,034.51	2,562,850.02
5	1/1/17	480,965.47		89,699.75	391,265.72	2,171,584.30
6	1/1/18	480,965.47		76,005.45	404,960.02	1,766,624.28
7	1/1/19	480,965.47		61,831.85	419,133.62	1,347,490.66
8	1/1/20	480,965.47		47,162.17	433,803.30	913,687.36
9	1/1/21	480,965.47		31,979.06	448,986.41	464,700.95
10	1/1/22	480,965.48		16,264.53	464,700.95	0.00

Loan Amortization Schedule

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Loan Information

Loan Amount	4,000,000.00
Annual Interest Rate	3.50%
Term of Loan in Years	20
First Payment Date	1/1/2013
Payment Frequency	Annual
Compound Period	Annual
Payment Type	End of Period

Annual Payment 281,444.31

Summary

Rate (per period)	3.500%
Number of Payments	20
Total Payments	5,628,886.11
Total Interest	1,628,886.11
Est. Interest Savings	0.03

Amortization Schedule

 Rounding On

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
						4,000,000.00
1	1/1/13	281,444.31		140,000.00	141,444.31	3,858,555.69
2	1/1/14	281,444.31		135,049.45	146,394.86	3,712,160.83
3	1/1/15	281,444.31		129,925.63	151,518.68	3,560,642.15
4	1/1/16	281,444.31		124,622.48	156,821.83	3,403,820.32
5	1/1/17	281,444.31		119,133.71	162,310.60	3,241,509.72
6	1/1/18	281,444.31		113,452.84	167,991.47	3,073,518.25
7	1/1/19	281,444.31		107,573.14	173,871.17	2,899,647.08
8	1/1/20	281,444.31		101,487.65	179,956.66	2,719,690.42
9	1/1/21	281,444.31		95,189.16	186,255.15	2,533,435.27
10	1/1/22	281,444.31		88,670.23	192,774.08	2,340,661.19
11	1/1/23	281,444.31		81,923.14	199,521.17	2,141,140.02
12	1/1/24	281,444.31		74,939.90	206,504.41	1,934,635.61
13	1/1/25	281,444.31		67,712.25	213,732.06	1,720,903.55
14	1/1/26	281,444.31		60,231.62	221,212.69	1,499,690.86
15	1/1/27	281,444.31		52,489.18	228,955.13	1,270,735.73
16	1/1/28	281,444.31		44,475.75	236,968.56	1,033,767.17
17	1/1/29	281,444.31		36,181.85	245,262.46	788,504.71
18	1/1/30	281,444.31		27,597.66	253,846.65	534,658.06
19	1/1/31	281,444.31		18,713.03	262,731.28	271,926.78
20	1/1/32	281,444.22		9,517.44	271,926.78	0.00

Loan Amortization Schedule

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Loan Information

Loan Amount	3,000,000.00
Annual Interest Rate	3.50%
Term of Loan in Years	10
First Payment Date	1/1/2013
Payment Frequency	Annual
Compound Period	Annual
Payment Type	End of Period

Annual Payment 360,724.10

Summary

Rate (per period)	3.500%
Number of Payments	10
Total Payments	3,607,241.04
Total Interest	607,241.04
Est. Interest Savings	(0.00)

Amortization Schedule

 Rounding On

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
1	1/1/13	360,724.10				3,000,000.00
2	1/1/14	360,724.10		105,000.00	255,724.10	2,744,275.90
3	1/1/15	360,724.10		96,049.66	264,674.44	2,479,601.46
4	1/1/16	360,724.10		86,786.05	273,938.05	2,205,663.41
5	1/1/17	360,724.10		77,198.22	283,525.88	1,922,137.53
6	1/1/18	360,724.10		67,274.81	293,449.29	1,628,688.24
7	1/1/19	360,724.10		57,004.09	303,720.01	1,324,968.23
8	1/1/20	360,724.10		46,373.89	314,350.21	1,010,618.02
9	1/1/21	360,724.10		35,371.63	325,352.47	685,265.55
10	1/1/22	360,724.14		23,984.29	336,739.81	348,525.74
				12,198.40	348,525.74	0.00

Loan Amortization Schedule

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Loan Information

Loan Amount	3,000,000.00
Annual Interest Rate	3.50%
Term of Loan in Years	20
First Payment Date	1/1/2013
Payment Frequency	Annual
Compound Period	Annual
Payment Type	End of Period

Summary

Rate (per period)	3.500%
Number of Payments	20
Total Payments	4,221,664.63
Total Interest	1,221,664.63
Est. Interest Savings	(0.02)

Annual Payment 211,083.23

Amortization Schedule

 Rounding On

No.	Due Date	Payment	Additional Payment	Interest	Principal	Balance
1	1/1/13	211,083.23				3,000,000.00
2	1/1/14	211,083.23		105,000.00	106,083.23	2,893,916.77
3	1/1/15	211,083.23		101,287.09	109,796.14	2,784,120.63
4	1/1/16	211,083.23		97,444.22	113,639.01	2,670,481.62
5	1/1/17	211,083.23		93,466.86	117,616.37	2,552,865.25
6	1/1/18	211,083.23		89,350.28	121,732.95	2,431,132.30
7	1/1/19	211,083.23		85,089.63	125,993.60	2,305,138.70
8	1/1/20	211,083.23		80,679.85	130,403.38	2,174,735.32
9	1/1/21	211,083.23		76,115.74	134,967.49	2,039,767.83
10	1/1/22	211,083.23		71,391.87	139,691.36	1,900,076.47
11	1/1/23	211,083.23		66,502.68	144,580.55	1,755,495.92
12	1/1/24	211,083.23		61,442.36	149,640.87	1,605,855.05
13	1/1/25	211,083.23		56,204.93	154,878.30	1,450,976.75
14	1/1/26	211,083.23		50,784.19	160,299.04	1,290,677.71
15	1/1/27	211,083.23		45,173.72	165,909.51	1,124,768.20
16	1/1/28	211,083.23		39,366.89	171,716.34	953,051.86
17	1/1/29	211,083.23		33,356.82	177,726.41	775,325.45
18	1/1/30	211,083.23		27,136.39	183,946.84	591,378.61
19	1/1/31	211,083.23		20,698.25	190,384.98	400,993.63
20	1/1/32	211,083.26		14,034.78	197,048.45	203,945.18
				7,138.08	203,945.18	0.00