

**DOCKS & HARBORS
FINANCE SUB-COMMITTEE
MEETING**

Wednesday, April 12th, 2022

City Hall Room 224

Zoom Meeting: <https://bit.ly/3qNGzNg>

Meeting ID: 822 6060 0960

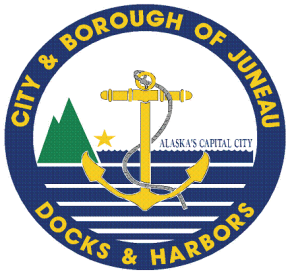
Passcode: 207351

Call In: (253)215-8782

- I. Call to Order** – April 12th, 2022 at 5:30 pmin City Hall – Room 224.
- II. Roll Call** (Lacey Derr, James Becker, David Larkin, Matthew Leither, Mark Ridgway, Don Etheridge and Bob Wostmann)
- III. Approval of Agenda**
- IV. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time)
- V. Approval of Wednesday March 22nd, 2022 Finance Sub-Committee Meetings Minutes.**
- VI. Items for Information/Discussion**
 1. Budget Preparation for Assembly Finance Committee (AFC)
Presentation by Port Director

Committee Discussion/Public Comment
 2. Harbor Rate Study – Selected User Group Discussion
Presentation by Port Director

Committee Discussion/Public Comment
- VII. Next Meeting** – April 27th, 2022 @ 5:00pm
- VIII. Adjournment**



DOCKS & HARBORS FINANCE SUB-COMMITTEE MEETING MINUTES

Tuesday, March 22nd, 2022
Via Zoom

I. Call to Order – Mr. Wostmann called the March 22nd, 2022 Finance Sub-Committee meeting to order at 5:00 p.m. via Zoom.

II. Roll Call – The following members attended in person at the Port Directors conference room: James Becker, Matthew Leither, Don Etheridge and Bob Wostmann.

Absent: Lacey Derr, David Larkin and Mark Ridgway

Also present: Carl Uchtyl – Port Director, Matthew Creswell – Harbormaster, Teena Larson – Administrative Officer and Nichole Benedict – Administrative Assistant.

III. Approval of Agenda

MOTION By MR. ETHERIDGE: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Public Participation on Non-Agenda Items – None

V. Approval of Wednesday March 9th, 2022 Finance Sub-Committee Meetings Minutes.
Hearing no objection, the March 9th, 2022 Finance Sub-Committee minutes were approved as presented.

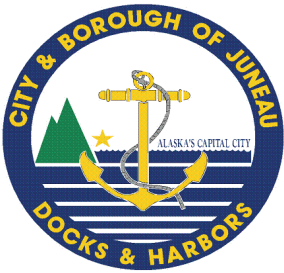
VI. Items for Information/Discussion

1. Amendment to FY23/FY24 Biennial Budget

Mr. Uchtyl shared a PowerPoint presentation showing the adjustments to the FY23/FY24 biennial budget due to insurance and fleet maintenance increases. There is also an increase to projected revenue due to the CPI adjustments and Marine Passenger Fees.

Fleet Maintenance increased \$9,900 from the projected costs given in January 2022. The more significant rate increase was to the Property Insurance. Mr. Uchtyl shared a list of insurance premiums paid by each department/division. Within the last month, the Finance Department met with the Risk Manager and decided the premiums needed to be increased by \$1.1M overall. This raised our property premiums from \$296,000 to \$426,400.

Mr. Uchtyl also shared a spreadsheet showing all of the property claims by department from FY08 through FY21. Docks & Harbors had a few significant claims over \$200,000. Since 2014 claims have risen significantly city-wide. He mentioned two large claims that are not on the spreadsheet yet, our property claim for the D Float damage and the



DOCKS & HARBORS FINANCE SUB-COMMITTEE MEETING MINUTES

Tuesday, March 22nd, 2022
Via Zoom

Riverbend Elementary School sprinkler disaster. They are predicting the sprinkler damage could be upwards of \$3M. In FY22 the deductible was raised from \$100,000 to \$500,000, leaving the property fund balance in the negative.

The next spreadsheet showed the property values by department and their percentage of the total property owned by CBJ. Below are the top five.

- School District - \$353,827,385 at 34.2%
- Public Works - \$205,932,918 at 19.9%
- Bartlett Hospital - \$107,050,000 at 10.4%
- Harbors - \$61,236,789 at 5.9%
- Docks - \$61,236,789 at 5.9%

Mr. Uchtyl said he was able to get the Finance Department to approve splitting the insurance premiums at 60% for Docks and 40% for Harbors. The updated budget shows an increase in Commodities and Services for the Docks Enterprise of \$108K for FY23 and \$78K for FY24. Potential salary increase from the ongoing MEBA Union negotiations are not included in the budget. This amended budget is also now showing the increase in revenue for the recently adopted CPI adjustment.

Mr. Leither said he understood from the last meeting that our budget was about \$40K in the negative. He asked if we had already made up our ground with the CPI adjustment increase and the added \$300K from Marine Passenger Fees.

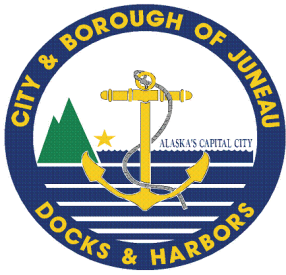
Mr. Uchtyl said that was correct. We are no longer in as dire of a situation as our original budget from January 2022.

Mr. Wostmann and Mr. Uchtyl discussed the math when adding the Commodities and Services line and the amount of the Fleet and Property Insurance. Mr. Uchtyl offered to show every line item in the budget if members wanted to see the whole picture again.

Mr. Wostmann confirmed the budget presented was looked at and approved by the Finance Department.

Mr. Etheridge asked for clarification on the splits between the Harbor and Dock Enterprises.

Mr. Uchtyl said the budget will probably change again when the MEBA contracts are negotiated. This is a reasonable approach to addressing the financial situation. These numbers are not something staff did alone but in concert with the Finance Department.



**DOCKS & HARBORS
FINANCE SUB-COMMITTEE
MEETING MINUTES**

Tuesday, March 22nd, 2022
Via Zoom

Mr. Wostmann said he was satisfied with the budget changes and explanations tonight. He would like to set aside some time to meet with Ms. Larson to dig into the underlying numbers.

Mr. Leither said he was also happy with what was presented tonight.

Public Comment – None

Committee Discussion

Mr. Etheridge recommended to forward this revised budget to the Operations/Planning Committee and agree to the 60/40 split for the property insurance premiums.

VII. Next Meeting – April 13th, 2022 at 5:00 p.m.

VIII. Adjournment – The meeting adjourned at 5:31 p.m.

Docks & Harbors Enterprise
FY23 & FY24 BUDGET
Presentation to Assembly Finance Committee
April 20th, 2022



FY21 & FY22 SUMMARY

- Docks & Harbors is very appreciative:
 - \$2M commitment towards UAS property purchase
 - \$3M appropriation for Statter Harbor Phase IIIC (For Hire Uplands)
 - \$3.5M appropriation for Seawalk Improvement
- COVID was difficult on our Enterprises
 - Docks Enterprise will expend \$800K of Docks Fund Balance due to revenue losses
 - Harbors Enterprise has met all fiscal obligations primarily through austerity measures
- New USCG Facility Security Plan (FSP) for Cruise Ship Docks
 - Require TSA-like verification
 - Additional 5.5 FTE (40% Increase to personnel complement)

Docks & Harbors - Docks

OVERVIEW

		FY22		FY23	FY24
	FY21	Amended	Projected	Proposed	Proposed
	Actuals	Budget	Actuals	Budget	Budget
EXPENDITURES					
Personnel Services	\$ 665,800	700,000	854,600	1,300,500	1,313,000
Commodities and Services	632,000	700,000	742,200	982,000	976,800
Capital Outlay	-	1,000	6,000	-	-
Support to:					
Marine Passenger Fee	-	-	-	-	-
Capital Projects	-	-	-	-	-
Total Expenditures	1,297,800	1,401,000	1,602,800	2,282,500	2,289,800
FUNDING SOURCES					
Interdepartmental Charges	15,100	15,100	15,100	15,100	15,100
Charges for Services	49,500	330,000	1,090,000	1,730,000	1,760,000
Licenses, Permits, and Fees	-	-	-	-	-
Investment and Interest Income	12,900	70,000	21,300	21,300	21,300
Support from:					
Pandemic Response	-	-	-	-	-
Marine Passenger Fees	97,500	448,500	448,500	717,000	717,000
Port Development Fees	-	-	-	-	-
State Marine Passenger Fees	351,000	-	-	-	-
Capital Projects	-	-	-	-	-
Total Funding Sources	526,000	863,600	1,574,900	2,483,400	2,513,400
FUND BALANCE					
Beginning of Period	2,589,800	1,818,000	1,818,000	1,790,100	1,991,000
Increase (Decrease) in Fund Balance	(771,800)	(537,400)	(27,900)	200,900	223,600
End of Period Fund Balance	\$ 1,818,000	1,280,600	1,790,100	1,991,000	2,214,600
STAFFING	13.74	13.74	13.74	19.20	19.20

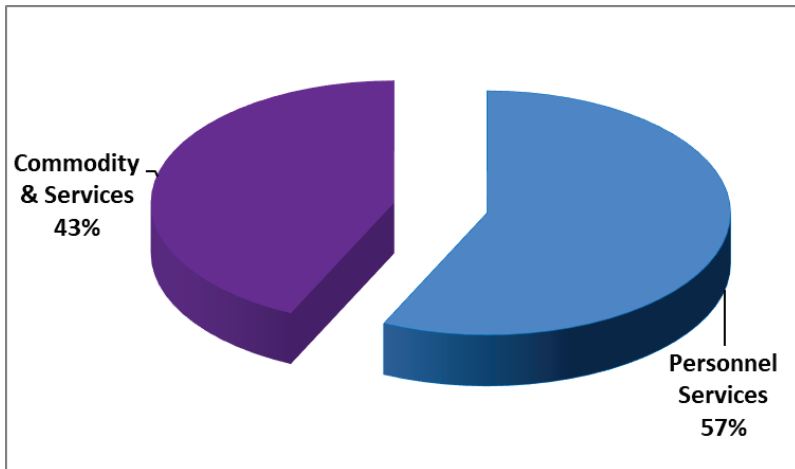
Docks Enterprise (Cruise Ships)

FY23 & FY24 TAKE AWAYS

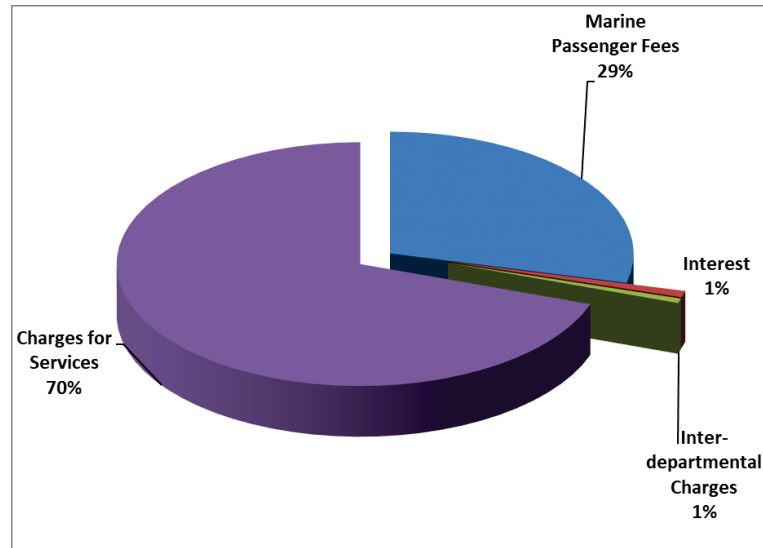
- FY22 Projected Expenditures expects to exceed Revenues by \$27K
- FY23 Projected Revenues expected to exceed Expenditures by \$200K
 - Primarily due to \$300K MPF increase for personnel
- FY24 Budget largely unchanged from FY23
- Docks Fund Balance anticipated to be \$2M at the end of FY23
- CY2022 Revenue Update
 - No change to Dockage Charges for Cruise Passengers Ships
 - New \$1700 Lightering Fee (from \$600)
- FY23 Negotiated wages increases through CBA not projected in budget

Docks Budget FY23 \$2.28M

Docks Expenditures

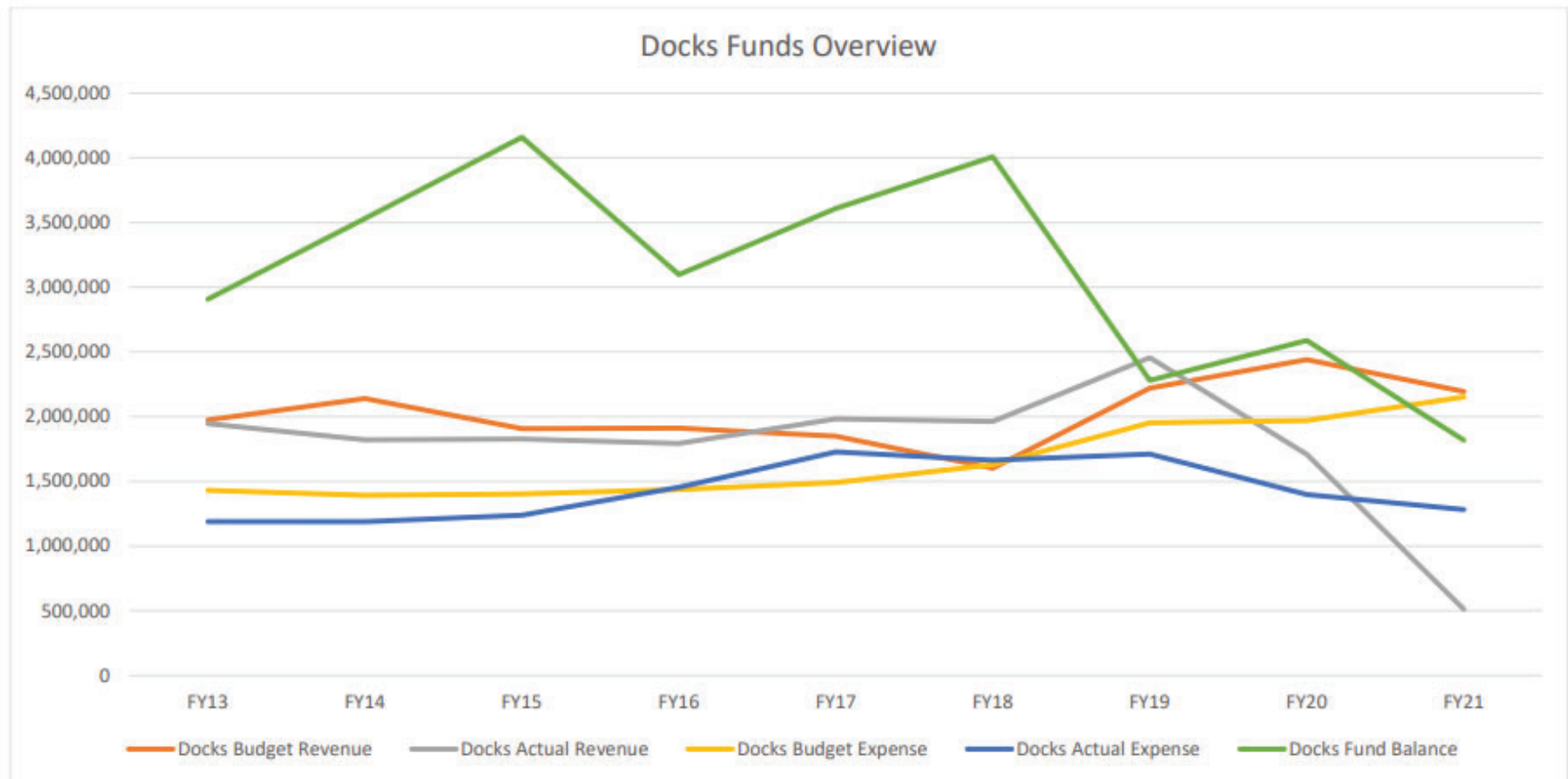


Docks Revenue



Docks Expenditures – Cliff Notes

- FY23 Top 3 expenditures – Make up 80% of the Budget
 - Salaries - \$1,299,000
 - Property Insurance \$311,100
 - Full cost allocation - \$206,200
- Next 5 top expenditures add \$267K - 92% of the Budget
 - Water Service - \$100K (billed back to cruise ships)
 - Rents – \$63K
 - Landscaping - \$44K
 - Repairs - \$30K
 - Electricity - \$30K



	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
Docks Budget Revenue	1,974,600	2,139,400	1,906,600	1,911,500	1,849,500	1,601,900	2,220,200	2,440,800	2,193,600
Docks Actual Revenue	1,946,900	1,820,000	1,828,400	1,792,800	1,983,100	1,964,484	2,456,345	1,708,507	511,724
Docks Budget Expense	1,431,592	1,392,300	1,403,500	1,436,800	1,492,000	1,629,300	1,952,000	1,969,400	2,152,300
Docks Actual Expense	1,189,800	1,188,500	1,238,600	1,454,100	1,727,600	1,663,167	1,711,100	1,399,191	1,282,693
Docks Fund Balance	2,907,240	3,531,061	4,159,525	3,098,254	3,609,037	4,009,076	2,279,623	2,588,939	1,817,970

Docks & Harbors - Harbors

OVERVIEW

	FY21	FY22		FY23	FY24
	Actuals	Amended Budget	Projected Actuals	Proposed Budget	Proposed Budget
EXPENDITURES					
Personnel Services	\$ 1,572,300	1,875,000	1,777,100	1,905,700	1,909,200
Commodities and Services	1,432,100	1,680,100	1,682,100	2,053,200	2,061,900
Capital Outlay	-	-	-	-	-
Debt Service	656,700	737,600	737,600	740,900	741,700
Support to:					
Capital Projects	-	-	-	-	-
Total Expenditures	3,661,100	4,292,700	4,196,800	4,699,800	4,712,800
FUNDING SOURCES					
Charges for Services	2,791,900	3,000,000	2,825,000	3,415,000	3,425,000
Licenses, Permits, and Fees	-	130,000	350,000	350,000	350,000
Rentals and Leases	855,400	800,000	860,000	860,000	870,000
State Shared Revenue	391,400	300,000	407,000	350,000	350,000
Federal Revenue	-	24,700	-	-	-
Fines and Forfeitures	7,400	10,000	10,000	10,000	10,000
Investment and Interest Income	30,300	52,500	27,600	27,600	27,600
Support from:					
Pandemic Response	-	-	-	-	-
Capital Projects	300	-	-	-	-
Total Funding Sources	4,076,700	4,317,200	4,479,600	5,012,600	5,032,600
FUND BALANCE					
Debt Reserve					
Beginning Reserve Balance	791,900	791,900	791,900	791,900	791,900
Increase (Decrease) in Reserve	-	-	-	-	-
End of Period Reserve	\$ 791,900	791,900	791,900	791,900	791,900
Available Fund Balance					
Beginning of Period	226,900	642,500	642,500	925,300	1,238,100
Increase (Decrease) in Fund Balance	415,600	24,500	282,800	312,800	319,800
End of Period Available	\$ 642,500	667,000	925,300	1,238,100	1,557,900
STAFFING	16.33	16.33	16.33	16.83	16.83

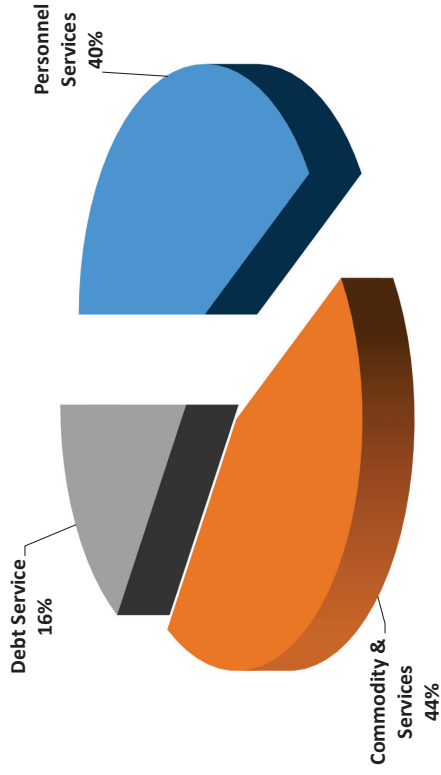
Harbors Enterprise

FY23 & FY24 TAKE AWAYS

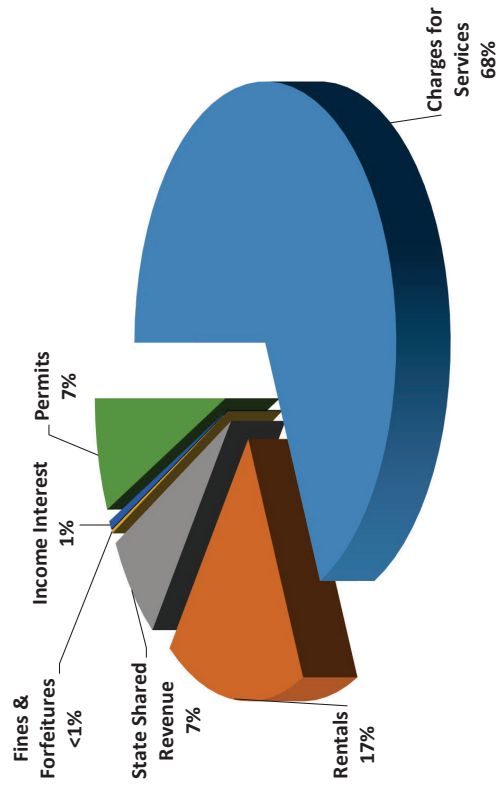
- FY22 Projected Revenues expected to exceed Expenditures by \$283K
- FY23 Projected Revenues expected to exceed Expenditures by \$313K
- FY24 Budget largely unchanged from FY23
- Available Fund Balance anticipated to be \$1.238M at the end of FY23
- Additionally maintains Debt Reserve of \$792K
- Budgeting for \$240K/year for new lease rent with University of Alaska
- FY22 Added 0.5 FTE for evening Harbor Security Officer
- CY2021 CPI adjustment (4.9%) in affect July 1st, 2022
- Docks & Harbors embarking on Harbor/Dock Rate Study
- FY23 Negotiated wages increases through CBA not projected in budget

Harbor Budget FY23 \$4.7M

Harbors Expenditures

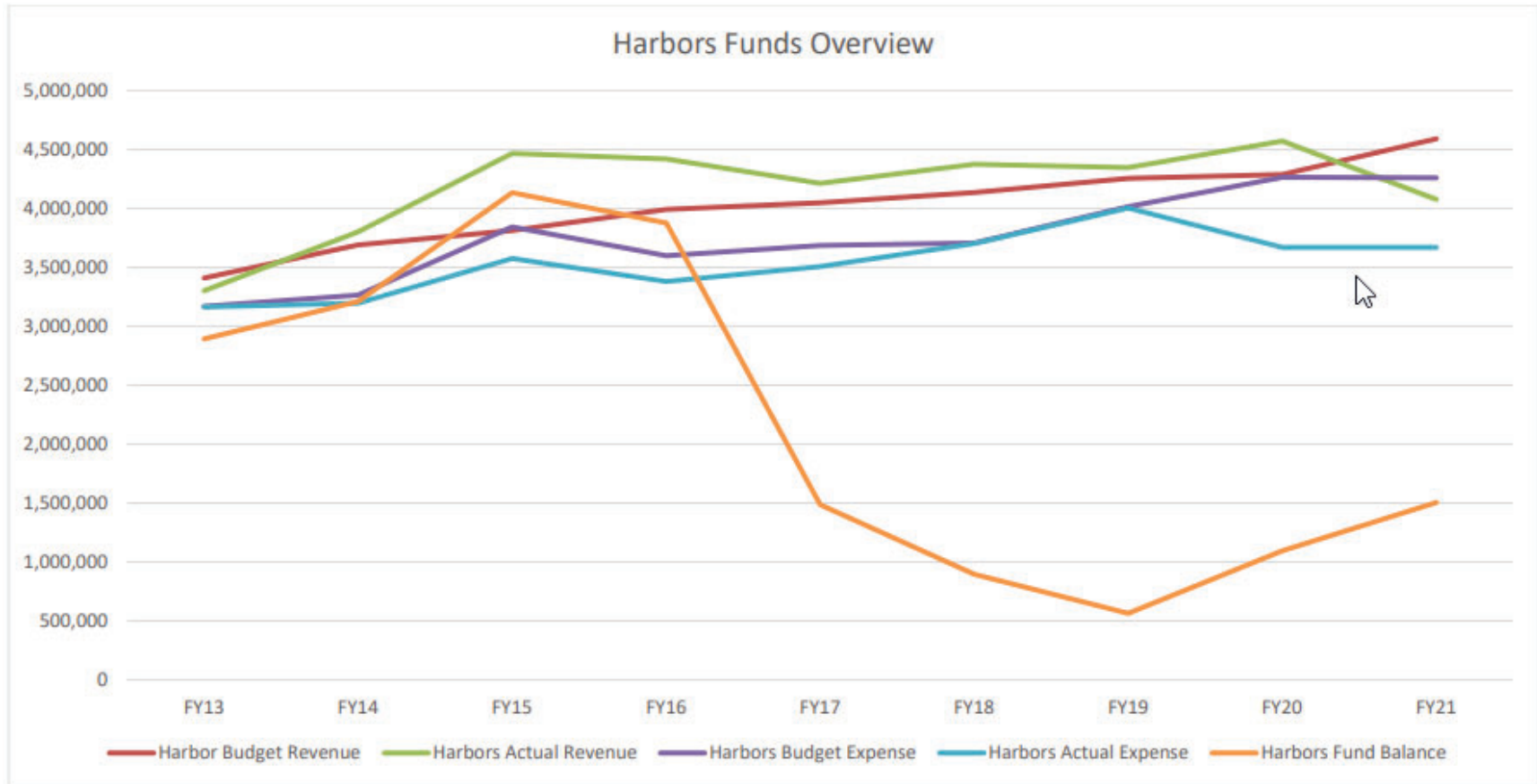


Harbors Revenue



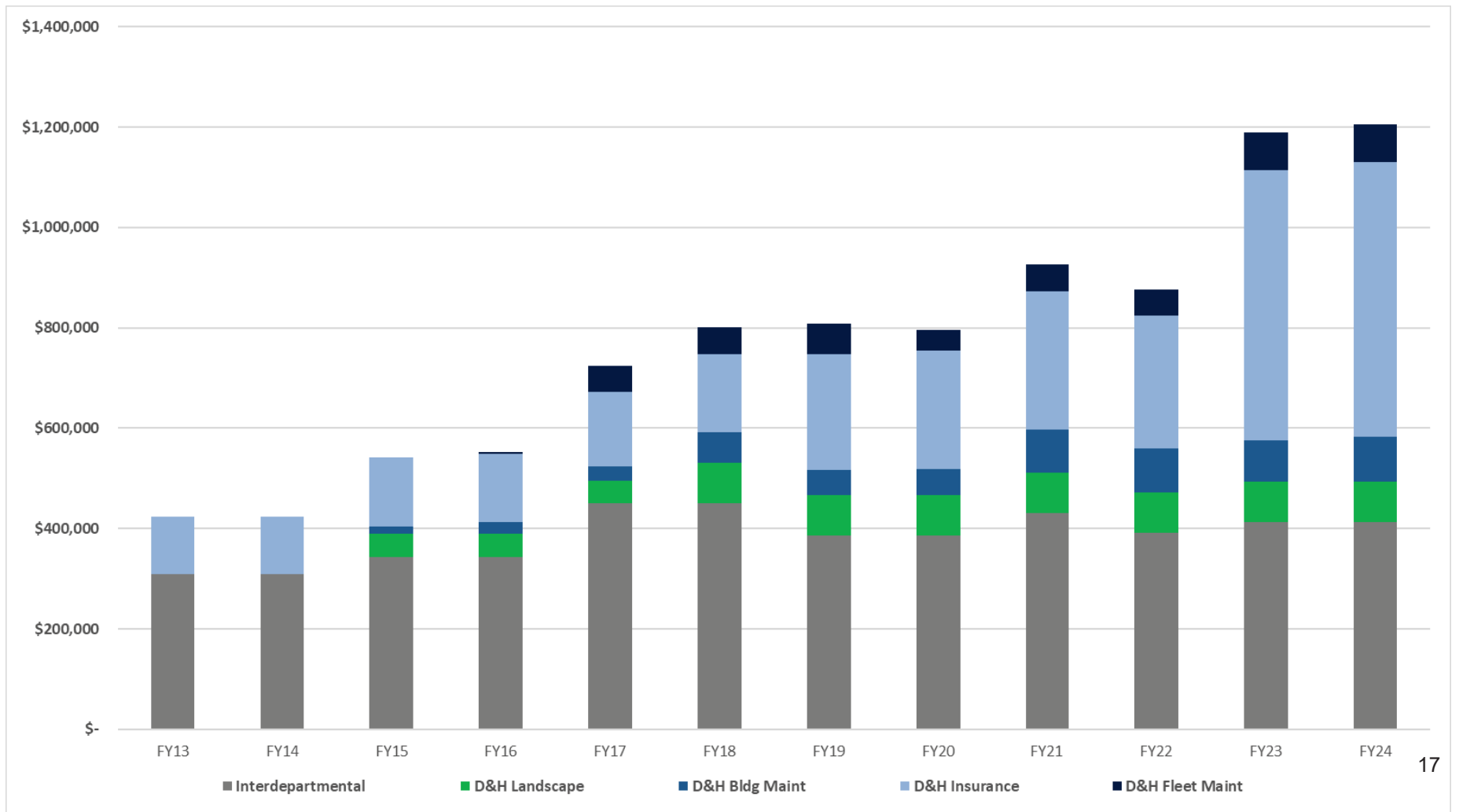
Harbor Expenditure – Cliff Notes

- FY23 Top 7 expenditures: \$3,806,800 – Make up 81% of the Budget
 - Salaries - \$1,887,300
 - Bond Debt - \$740,900
 - Contractual Services - \$300,000
 - UAS Property - \$240,000
 - Property Insurance \$226,400
 - Full cost allocation - \$206,200
 - Refuse - \$206,000
- Next 6 top expenditures add \$605K - 94% of the Budget
 - Repairs (\$200K); Electricity (\$140K); Bank Card Fees (\$83K); CBJ Fleet Maintenance (\$75K); CBJ Building Maintenance (\$57K); Materials & Commodities (\$50K)
- Contractual Services:
 - Use of Term Contractors (Port-a-potties, Boat Demolition, Electricians, Appraisal, etc)
 - Professional Services (Surveys for property conveyance, grant writing, etc)



	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
Harbor Budget Revenue	3,408,942	3,689,400	3,813,300	3,990,400	4,047,900	4,134,900	4,254,900	4,287,500	4,590,300
Harbors Actual Revenue	3,301,200	3,800,400	4,466,300	4,418,400	4,213,000	4,374,735	4,345,600	4,570,689	4,076,370
Harbors Budget Expense	3,168,590	3,264,000	3,843,800	3,598,600	3,685,700	3,707,100	4,015,500	4,263,900	4,259,000
Harbors Actual Expense	3,163,500	3,195,000	3,574,700	3,380,634	3,507,112	3,702,155	4,002,700	3,668,214	3,668,214
Harbors Fund Balance	2,893,416	3,210,757	4,133,190	3,874,843	1,485,483	895,149	564,365	1,095,974	1,504,130

CBJ INTERDEPARTMENTAL & OTHER FEES



FY23 & FY24

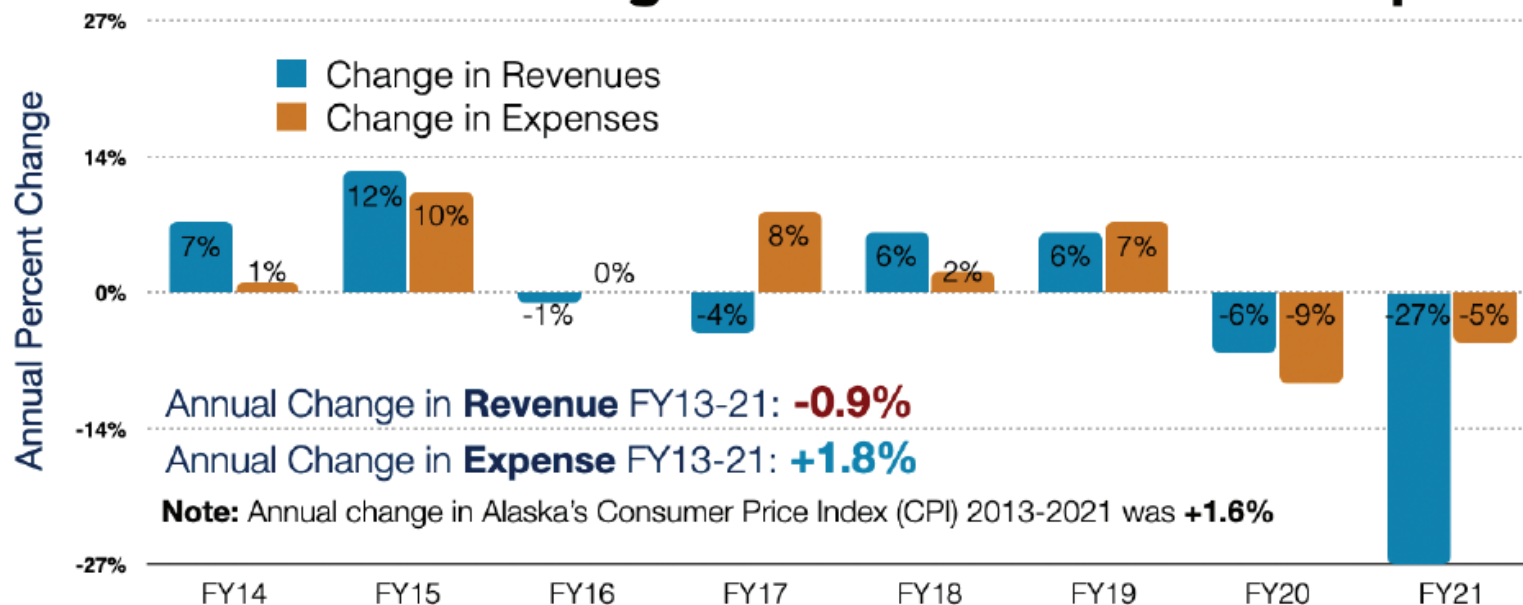
Docks & Harbors Fees to CBJ

- \$1.2M (17% of All Docks & Harbors Expenditures) goes to CBJ
- Property Insurance
 - FY22 - \$137,600
 - FY23 - \$426,400 (increase of 210%)
 - FY16-FY21 Docks & Harbor has claims totally \$8100
 - FY22 claim for storm damage to Statter Harbor pending (~\$300K)
- Premium Consideration
 - Docks & Harbors property value (\$122M) account for 12% of total CBJ
 - Only Juneau School District (34%) & Public Works/Waste Water (14%) have higher premiums than Docks & Harbors

Juneau Docks and Harbors Inflation Analysis

The cost of operating the CBJ Docks and Harbors Department has increased over time. Between FY13 and FY21 total department **expenses increased at a rate of 1.8% annually** (similar to the Alaska CPI rate of 1.6%) while total **revenue decreased by an average of 0.9% annually** over the same period.

Docks and Harbors: **Change in Annual Revenues & Expenses**



Inflationary Drivers

The primary inflationary drivers responsible for these overall cost increases include insurance, payroll & benefits, and commodities & services.

Key Docks and Harbors Inflationary Drivers:

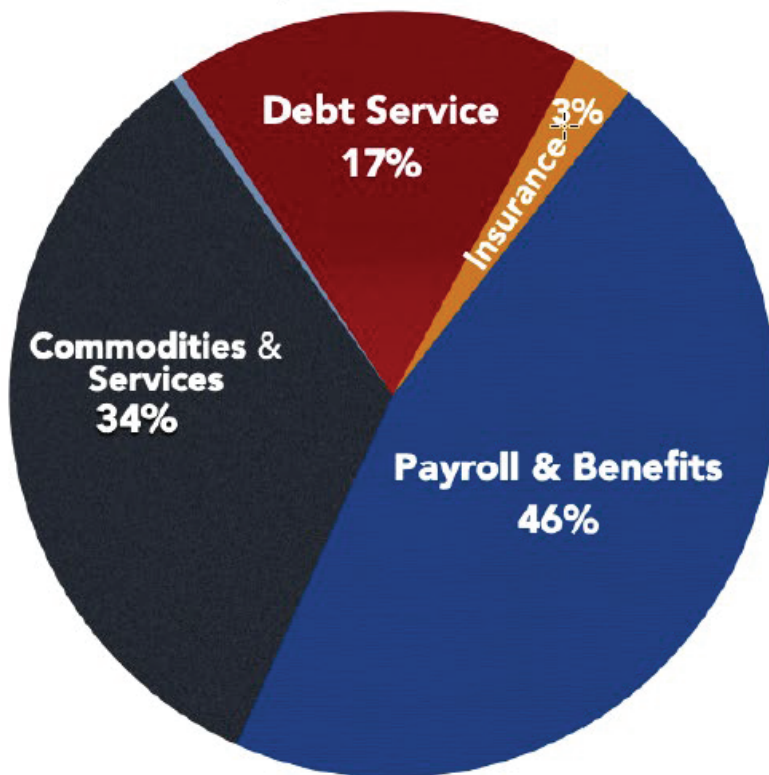
- Annual Change FY13-21:
- Insurance +**12%** annually
 - Payroll and Benefits +**2%** annually
 - Commodities & Services +**3%** annually

Despite the increasing costs of these inflationary drivers, the overall FY21 Docks and Harbor budget remains proportionately similar to FY13. Staffing costs represented 46% of all Docks and Harbors costs in FY13 and 45% of FY21's costs. Commodities and Services increased from 34% of all expenses to 36%. Insurance costs, however, went from representing 3% of total costs in FY13 to 6% in FY21.

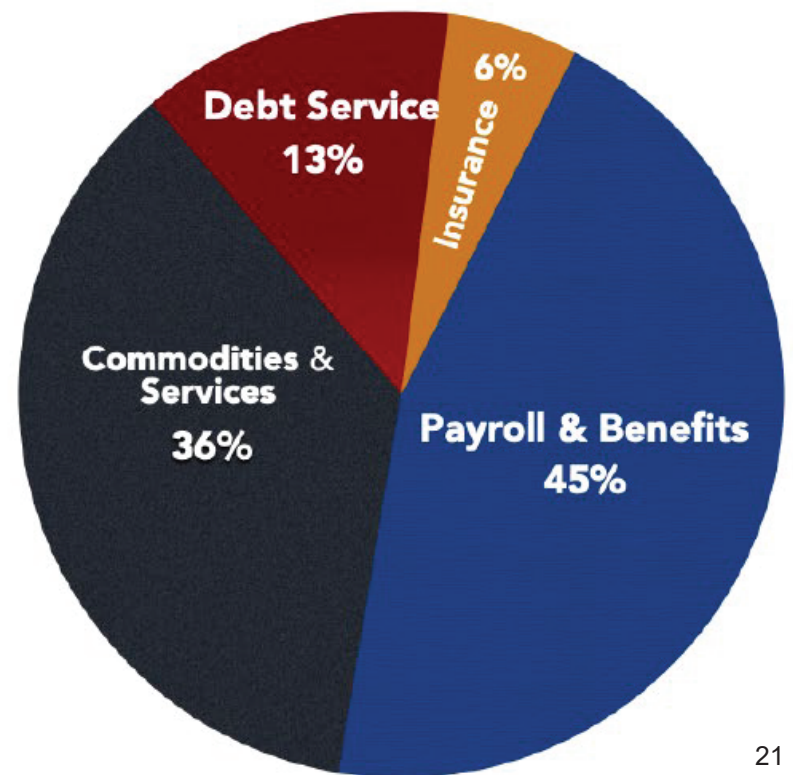
Docks & Harbors Expenses

FY2013 \$4.33 million

(Inflation adjusted = \$4.86 million)



FY2021 \$4.96 million





Questions?



Cruise Line Discussion Questions

1. What do your passengers currently pay to the Docks Enterprise (i.e., not other fees) on a per passenger basis when debarking?
2. How does this compare to other port of calls in Alaska?
3. How does this compare to other eco ports of calls in the Americas?
4. What is the typical fare that your passengers pay for an Alaskan cruise?
5. What are the total costs that a passenger typically pays for the entire trip (i.e., cruise, air fare, extra costs onboard, spending at port of calls, etc.)?
6. What are the primary reasons your passengers book an Alaskan cruise?
 - a. How important are port of calls to a typical passenger?
7. What are the primary reasons for your passengers visiting Juneau?
 - a. Anything special that you don't have on other calls?
8. Given all the above reasons and costs, do you think passengers would not take an Alaskan cruise if there were a modest increase in the passenger fee?
9. Given they would take the cruise, would that fee affect the decision to debark in Juneau?
10. If not, would it result in less dollars spent while in town or would be viewed as just a minor cost that wouldn't much effect total spending?

Charter Discussion Questions

1. Is your client base local or out of state?
2. For out of state clients, what other activities are they doing while in Alaska?
3. How important a component of their trip is the charter?
4. What do you typically charge for a charter and what percentage is based on moorage fees?
5. Assuming you currently pass on fees?
6. If there were a modest increase in fees, would you pass it on?
7. Given the mix of activities and your clients reasons for coming to Alaska, would a modest increase in fees affect their decision to book a charter?
8. Do you currently pay daily or monthly rates? Transient or reserved?
9. What advantages are there to monthly?
10. Are there waits to be able to reserve monthly?
11. Implied daily rates from going monthly is about $\frac{1}{4}$ of daily, if you use monthly do you think this is a good deal?
12. If monthly rates increase modestly, would you still go monthly?
13. Would you pay more for increased service?
14. What would choose between increased fees to maintain service or reduced fees without an increase in fees?

Commercial Fisheries Discussion Questions

1. Why do you currently use Juneau's harbor facilities?
2. What are the advantages?
 - a. Ease of access? Proximity to shore side facilities?
3. If you switched to other facilities, what types of costs would be involved?
4. What percentage of your costs are related to moorage fees?
5. What are your top 2-3 cost drivers?
6. If moorage fees increased, would you pass on these costs in the marketplace?
7. Do you currently pay daily or monthly rates? Transient or reserved?
8. What advantages are there to monthly?
9. Are there waits to be able to reserve monthly?
10. Implied daily rates from going monthly is about $\frac{1}{4}$ of daily, if you use monthly do you think this is a good deal?
11. If monthly rates increase modestly, would you still go monthly?
12. Would you pay more for increased service?
13. What would choose between increased fees to maintain service or reduced fees without an increase in fees?

Live Aboard Community Discussion Questions

1. Why do you choose to live here and not somewhere else?
2. What other live aboard options do you have?
3. Do you currently pay daily, annual, or monthly rates?
4. What advantages are there to annual or monthly?
5. Is guaranteed space an issue?
6. Is there currently a wait time for space?
7. If so, do you think there are people willing to pay more?
8. Would you pay more for increased service?
9. What would choose between increased fees to maintain service or reduced fees without an increase in fees?
10. If fees increased modestly, would you still be part of the community?
11. What are all your annual costs of having a house boat?

Rec Users Discussion Questions

1. Why do you use harbor facilities?
2. What type of value to you get?
3. What other options do you have, and why do select harbor facilities over those options?
4. Are you willing to pay more for improved access or beautification projects?
5. What type of rate do you pay (daily, monthly)?
6. Is there currently a wait list for slips or is there a problem getting one during peak times?
7. Would increased fees alleviate that situation?
8. If fees went up modestly, what would you do?
9. The implied daily rate from paying monthly is only about $\frac{1}{4}$ of the daily rate? If it were to increase would monthly users decrease and why?
10. What would choose between increased fees to maintain service or reduced fees without an increase in fees?

Launch Ramp Users Discussion Questions

1. Are you recreational or commercial?
2. Daily or annual rates?
3. What benefit to you get from using the facilities?
4. What is the primary purpose of launches?
5. What are your options and why do you prefer Juneau instead?
6. Is there currently wait lists for annual permits?
7. Are there issues with availability of daily?
8. What would choose between increased fees to maintain service or reduced fees without an increase in fees?
9. For both residential & commercial, implied daily rate is only about 2% of the current daily rate. If annual rates increased modestly, what do you think would happen?
10. What other options are there to summer parking in Statter?
11. When you go out, what are your total trip costs (fuel, etc.)?
12. What other cost drivers do you have?
13. How much are launch fees of all your costs?



Port of Juneau

City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: Carl J. Uchytel
Port Director

To: Docks & Harbors Finance Sub-Committee

Date: October 8th, 2021

Re: Defining Docks & Harbors User Groups

1. I was asked to define various user groups who frequent our facilities:
 - a. Recreational vessels users (with reserved moorage or transient) at any of our four small boat harbors.
Docks & Harbors estimates approximately 1000 boat slips in the four harbors. It is an estimate because of the transient nature of Statter Harbor as well as the north end of Aurora demolished. The vast majority of our patrons have access to water, electrical and year-round sewage discharge.
 - b. Summer seasonal yachts and luxury charters typically with reservations at the IVF, PFO and Statter Breakwater.
Docks & Harbors manages visiting yachts and luxury charters between 65 feet and 300 feet which typically will make reservations ahead of arrival.
 - c. Small boat harbors live-aboard community
It is estimated that one in five of all vessels in our small boat harbors pay a live-aboard, Resident Surcharge of \$69/month for residing more than 3 days per month.
 - d. Commercial fishing vessels at any of our four small boat harbors
Commercial fishing vessels are estimated to make up approximately 150 vessels in the four small boat harbors. This user group routinely uses the Auke Bay Loading Facility drive down float, the Douglas Harbor Breakwater, Taku Harbor, Taku Dock and the cranes at the Juneau Fisheries Terminal.
 - e. Commercial charter vessels at any of our four small boat harbors
Predominately this user group leverages the facilities at the Statter For Hire Floats and the Auke Bay Marine Station.
 - f. Commercial boatyard activity at the Downtown Boatyard and Auke Bay Boatyard
Docks & Harbors leases two boatyards to Harri Commercial Marine (Downtown) and Karl's Auto & Marine (ABLF) for \$29,307 and \$36,000, respectively.
 - g. Commercial tide land and other leases
Docks & Harbors has 42 active leases with private parties for use of CBJ managed property.
 - h. Commercial downtown vendor booth sales
Up to eleven vendor brokerages operate three separate sales booths along the downtown waterfront. The minimum application fee is \$30,000 per permittee.
 - i. Commercial regional freight hauling activity at the Auke Bay Loading Facility
Approximately five freight hauling companies have utilized the services at the ABLF to haul freight throughout SEAK. The companies pay a commercial loading rate.
 - j. Launch Ramp users at any of our six launch ramp facilities

Approximately 1500 launch ramp decals are issued yearly to local residents for the privilege of using the six launch ramp facilities (Douglas, N. Douglas, Harris, Statter, Amalga & Echo Cove). Permits are required for truck and trailer operations as well as for kayak launching. There is no fee to launch a kayak at Amalga Harbor due to funding from ADF&G. Additionally, five companies in Juneau have purchased commercial launch ramp permits.

- k. Large Cruise vessels using Alaska Steamship Dock, Cruise Ship Terminal Dock & PFO float
Approximately 300 cruise ships call on the CBJ owned docks or the lightering float each summer.
- l. Small Cruise vessels using IVF and Inside Cruise Ship Terminal
The National Geographic brand, US flagged small cruise ships use Juneau as a turn-around port.
- m. Transportation companies using the Cruise Ship Terminal Staging Area, Columbia Lot & Brickyard.
Docks & Harbors manages the downtown parking lots which are also fed from the AJ Dock.
- n. Private Vehicle Parking Lots. *From May to October, Docks & Harbors charges for parking at the Taku Lot, Statter main parking lot and Statter Launch Ramp.*
- o. Miscellaneous non-revenue users such as Wayside Park Float, Seawalk, Taku Harbor.

	Location ¹	Revenue Generated (CY19)	Number of Users
Recreational vessels	DH, HH, AH, SH	\$1,738,250	~1000 slips
Seasonal yachts & luxury charters	IVF, ICT, SH B/W	\$188,685	51 vessels & tenders
Live-aboards	DH, HH, AH, SH	\$111,090	~135 registered
Commercial Fishing	DH, HH, AH, SH	\$306,750 ²	15% of all slips (est.)
Passenger for Hire	SH & Downtown	\$181,465	58 companies
Boatyard Leases	Downtown & Auke Bay	\$65,307	2 users
Commercial leases	Throughout CBJ	\$935,534	42 leases
Vendor Booth Permits	Downtown Seawalk	\$270,000	9 permit holders
Commercial Freight	ABLF	\$5,870	4 users
Launch Ramp User	6 launch ramps	\$148,253	2039 permits issued
Cruise Ships - Large	CT, AS, PFO Lightering	\$1,550,3570	~300 calls on CBJ docks
Cruise Ships – Small	ICT & IVF	\$12,606	5 vessels
Tourism Transportation Companies	Brickyard, CSTSA, Columbia Lot, SH	\$124,395	52 Companies
Parking - POV	Taku Lot, SH/SH Ramp	\$167,311	Many
Non-revenue users	Seawalk, Wayside Float, Taku Harbor, CBP Office	\$0	Many

#

¹DH = Douglas Harbor; HH = Harris Harbor; AH = Aurora Harbor; SH = Statter Harbor

IVF = Intermediate Vessel Float; ICT = Inside Cruise Ship Terminal Dock; PFO = Port Field Office Float

CT = Cruise Ship Terminal Dock; AS = Alaska Steamship Dock

CSTSA = Cruise Ship Terminal Staging Area; ABLF = Auke Bay Loading Facility

²Harbors Enterprise also received \$447,000 through the State Fisheries Business Tax