I. Call To Order
Ms. J. Johnson called the meeting to order at 5:00p.m.

II. Agenda Changes
None

III. Approval of Minutes
Mr. D. Stone moved to approve the minutes of May 18, 2004
Hearing no objections, the minutes were approved.

IV. Agenda Items

A. Recommendations for Area D
Mr. Pernula did a brief review of the recommendations for Area D for those who were not at the last meeting. Mr. D. Stone excused himself from discussion of Area D, because of conflict.

Mr. Ridgeway moved that the recommendations of Area D, as covered in the memo from Mr. Pernula, dated May 17, 2004, be approved. There was no objection of Mr. D. Stone not being able to vote.

B. Discussion of Area B
Ms. Alison Smith and Mr. Chuck Campbell from the Alaska Mental Health Trust Land Office were invited to share their observations and recommendations for Area B. Ms. Smith stated that the Mental Health Trust owns the Subport building, associated parking and the armory facility as well. They started a number of years ago with a cooperative planning effort with the City, landowners in the area, federal and state agencies, to look at how the area could be redeveloped as shown in the Revitalization Plan. Below are their observations and recommendations:

1. Time is of the Essence. The Trust's three leases in the Subport area are scheduled to terminate on June 30, 2006. As soon as the leases terminate they would like to move towards substituting revenue for the Trust. The Waterfront and Subport plans are key structural components of the stage and need to be put in place before other components are added. This speaks to an early adoption of both plans.

2. The Waterfront Plan Needs to be Flexible. Specific standards in the draft Waterfront Plan need to be removed, leaving them to be dealt with in the more specific Subport Plan process and subsequent project-specific reviews.

3. Cruise Ship Industry Investments Should be Considered. It is possible that these Investments could be made in a way that achieves industry, community and landowner goals. It will not be possible to know this until investment concepts, if any, are tested against key goals of the Waterfront and Subport plans.

The Trust would like to maintain lease revenues and are not planning on subdividing and selling Lots in this area. They would like to continue to be part of the neighborhood.

Ms. Smith said they have the ability to use Trust Fund monies for capital improvements. They would like to see a partnership in the long term.
Mr. Campbell said development of this site would be a balance between parking and space that generates revenue. Because of parking standards, in the Subport Plan one of the focuses is parking under the building, which increases the cost of the structure. To cover that expense and generate revenue, requires the building to be higher than current city limitations on height. They are not familiar with the FEMA issue and how it would affect the Plan.

Mr. Chaney is still working to get information from FEMA and hasn't heard anything back from the consultant as of this date. He will be sure to give Ms. Smith, Mental Health Trust, any information he might find so they can stay in the loop. There was a brief discussion regarding FEMA for the benefit of those who were not at the previous meeting.

Ms. J. Johnson commented that in working through the rest of this plan, the Committee is in agreement with having a bonus system incorporated into the plan, but the Committee doesn't have time to work on the details of this system.

Ms. A. Smith said the marina that would be built in the Gold Creek area was always envisioned to be a public facility that would be constructed with public funds, so CBJ and Harbors would construct and get revenue from it. She said the Trust still would like the concept of a cruise not be taken out of the Plan.

Mr. Etheridge commented that the Harbor Board is fully supportive of looking at creating the marina and understand the dilemma that the City has and they too ask that the idea of a cruise dock in the Gold Creek area be kept on a back burner as a possible option.

Mr. Pernula reviewed and answered questions regarding his memo dated May 24, which identified the more important issues in the Plan for Area B.

There was discussion and clarification regarding the new marina providing for local and transient vessels and small cruise ships that have 100 passengers or less. The Plan and what Docks & Harbor's Board say on this topic are the same. This is stated on page 47, 2nd paragraph.

Area B will be dealt with the same as Area A in regards to massing, scale and building heights.

It was agreed by the Committee that the reference of a master's clock tower be taken off the Plan as listed on page 50. The parking issue is huge and needs to be dealt with especially as the Subport is redeveloped and many parking spaces that are currently being used will be gone. This needs to be spelled out in the Plan. Mr. Pernula will try to come back with some recommendations or a placeholder for the parking issue in the Plan.

Mr. Chaney pointed out that he had included in the packet the property values for private parcels and buildings along the waterfront from the bridge up to but not including the Rock Dump.

Committee shared their thoughts on the location of a large cruise ship dock. Ms. J. Johnson said there would be continuing discussions on this topic at future meetings. Mr. Etheridge will check with the Coast Guard to see if there is a limit of large ships allowed at the same time in the harbor.

Next Meetings Scheduled:
June 8, 5pm, Chambers
June 15, 7pm, Chambers
June 23, 5pm, Chambers
June 29, 5pm, Chambers

V. Adjournment
Ms. J. Johnson made a motion to adjourn at 6:00 p.m.
Seeing no objection it was so ordered.