Minutes
Waterfront Development Committee
Wednesday, June 22, 2005 – Noon
Room #224

Waterfront Development Committee Members Present: Stan Ridgeway, Marc Wheeler, Don Etheridge, Jeff Wilson
Absent: Jeff Bush, Johan Dybdahl, Dan Bruce
Other Assembly Members Present: Merrill Sanford
Staff Present: Donna Pierce, Dale Pernula, Roger Healy, Greg Chaney, John Stone, Mike Krieber, Skye Stekoll, Frances Vlahos-Rohm

*Due to tape malfunction, the following Minutes are from notes only.

I. Call to Order
   Mr. Ridgeway called the meeting to order at 12:00pm.

II. Approval of Minutes
    The Minutes from 6/01/05 approved as presented.

III. Public Comment (not to exceed 10 minutes total)
     There was no public comment.

IV. Information Items
    Docks and Harbors Board Report
    There is no report at this time.

V. Action Items

   A. South Franklin Street Widening Project
      Roger Healy gave background on the project and stressed the need for timely action on property acquisition issues with the Tripp and Belgian properties. He presented the different options with maps and explanations of key issues for each option. Mr. Healy is asking that the committee make a recommendation to the Assembly to give permission for staff to enter into negotiations with the property owners immediately. Karl Vandor as representative for the owners reiterated that timing is critical as they are now in the permitting phase. To meet construction deadlines for the fall, negotiations must take place very soon. Both Mr. Wheeler and Mr. Ridgeway expressed support of Option 1. Mr. Sanford weighed in supporting this option as well. The issues of security seem best met by this option, with the physical separation of the seawalk in critical areas. There are some questions remaining about security issues, but Docks and Harbors has been involved in the project discussions regarding security. Federal regulations regarding transfer of the tidelands has been addressed and the committee was told that CBJ Lands Manager Steve Gilbertson had the information and the proposed trade was allowable. Ms. Pierce will provide more information to the Harbor Board. Mr. Healy’s cost estimate for the package deal including both properties is under $500,000, which includes all rights to the exchanged properties.

      There are still some unknown pieces to the overall project. The plans for the Archipelago property remain unknown for example. They may prefer option 2 and want to push their development all the way out to the dock. The easement as shown is flexible.
Mr. Wheeler made a motion that the Waterfront Development Committee recommend to the Assembly at the June 27th meeting, that the Manager be given authority to negotiate with the property owners. The committee supports Option 1 of the South Franklin Widening Project; however, staff should have the ability to negotiate as necessary. There was no objection.

B. Marine Passenger Fee Project Closeouts/Transfers
The Harbor Board will review the proposal at its regular meeting on June 23. Ms. Pierce presented the memos from Mr. Hartle explaining his determinations regarding the appropriate use of Marine Passenger Fees in response to the questions generated from the project close-out discussions. In summary, the Gold Creek Enhancement and North Douglas Ramp projects were allowable, but the use of the funds as requested by the Airport was not. This money should be re-allocated for appropriate projects. Mr. Ridgeway asked for clarification on the next step for the committee in the referral process for the balance of funds.

Mr. Wheeler made a motion to recommend to the full Assembly, at the June 27 meeting, that the Marine Passenger Fee balance from the Airport Departure Area Security Improvements project be transferred into the existing South Franklin Widening CIP and/or the Seawalk CIP. There was no objection.

There was some follow-up discussion on the general issue of MPF spending. Mr. Sanford would like further clarification on the differences between harbor and airport projects as appropriate usage of those funds. Ms. Pierce suggested Mr. Hartle present his views at the next committee meeting.

Mr. Wheeler asked about the busses and oil spill issues at Marine Park Plaza. Mr. Stone said he was aware of the situation and had spoken to Dwight Tajon, the Harbors Downtown Operations Supervisor.

VI. Next Meeting
The next meeting is tentatively set for Monday, July 18 at Noon in Chambers.

VII. Adjournment
The meeting was adjourned at 12:47pm.

Pending, Follow-up Items from this meeting:

- Ms. Pierce or Mr. Healy will provide more information to the Harbor Board regarding the South Franklin Widening project.

- Mr. Hartle should be asked to attend the next Waterfront Development Committee meeting to address MPF spending issues.

* Note: Mr. Hartle is out of town and will not be available for the meeting, which was rescheduled to July 25, 2005.