



**Anchorage Port Commission:**

Captain Ron Ward, Chair  
Mr. Aves Thompson, Vice-Chair  
Ms. Peggy Rotan, Commissioner  
Mr. Chris Manculich, Commissioner  
Mr. Scott Selzer, Commissioner

Mr. Mike Robbins, Commissioner  
Mr. Simon Lisiecki, Commissioner  
Ms. Stephanie Kesler, Commissioner  
Mr. Dick Traini, Commissioner

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**Anchorage Port Commission Meeting Agenda**

Date: April 24, 2024

Time: 12pm – 2pm

*NOTE: Port Commission meetings are hybrid meetings. Commissioners and Port staff will appear in person, if available. Other attendees will be given a Microsoft Teams link to use to participate.*

- I. Call to Order and Roll Call**
- II. Pledge of Allegiance**
- III. Port Safety Minute (Paul)**
- IV. Approval of Agenda**
- V. Approval of Meeting Minutes from March 20, 2024**
- VI. Port Director Comments**
- VII. Staff Reports:** *In the interest of time for this meeting, staff reports have been submitted in writing. Staff members will be prepared to answer Commissioner questions on their submittals.*
- VIII. Old Business - None**
- IX. Correspondence Received by the Commission – Administration letter to all board and commission members dated April 18, 2024**
- X. New Business:**
  - a. Status update of ongoing Assembly-requested economic study for T2 design decision – Moffatt & Nichol to present**
- XI. Public Comments**
- XII. Port Director's Closing Comments**
- XIII. Commissioner Comments**
- XIV. Next Meeting Date**
- XV. Adjourn**



## MEMORANDUM

**DATE:** April 15, 2024  
**TO:** Anchorage Port Commission  
**FROM:** John Daley, P.E., Port of Alaska Modernization Engineering Manager  
**SUBJECT: PAMP Status**

### NES1

- a. Waiting for MARAD NEPA Permit – Permit needed prior to construction to ensure federal funding is secure. Issue elevated for discussion. Date for season 2 construction NTP under discussion. Now delayed until approximately April 26. This action will cause some delay costs.
- b. Manson to bring three derrick barges. ETA May 1.

### Terminal 1 and 2

- a. Two prequalified contractors selected. Next step is to ask for bids.
- b. Review of 100% plans underway. Long list of “loose ends”:
  - Electrical sub-station location?
  - Soil improvements between trestles for seismic performance. Design underway
  - Alternate POL point and plan study underway. Draft report received and comments provided. Will ask for user input soon.
  - Need new crane maintenance building location.
  - Need meetings and strategy for “design development” items. Design Advisory Board meeting soon. Change management meetings. Assembly briefings.
  - Assembly action on T2 layout delayed until after updated cost and economic info provided.

### Admin Building

- a. Original STG Completion date April 8. New contractor completion date April 26.
- b. Move-in date end of May
- c. Working on:
  - Commissioning and final cleanup items.
  - Office furniture
  - IT coordination

### Misc Tasks

- Tsunami analysis – To begin soon.
- PAMP Misc engineering support contract – To begin soon.
- North Float – Contract underway



## MEMORANDUM

**DATE:** April 19, 2024

**TO:** Anchorage Port Commission

**FROM:** Michael Rhodes, P.E., Port of Alaska Engineering Manager

**SUBJECT: POA Engineering Update for Port Commission**

### **PCT commissioning**

- a. Petroleum line flushing
  - i. Marathon fuel purchase sole source headed to assembly 4/23.
  - ii. Udelhoven was low bid online soak operation ITB. Will also be on assembly 4/23
  - iii. Scheduled to complete commissioning at latest by end of July
  
- b. Cable tray, guardrail, bull rail Improvements
  - i. ITB documents sent to purchasing 4/19
  - ii. Scheduled for summer/fall 2024 construction

### **Warm Storage Building**

- a. RFP is out, proposals are due May 2.
  
- b. Scheduled for completion by early 2025.

### **Tract J Replat**

- a. POA working with parks on boundary limits of 8-acre park to accommodate P&R, Traffic and GHCC. Rezone and Replat expected to be completed by fall/winter 2024. Fencing work planned for 2025.

### **Checkpoint 1 Replacement**

- a. POA preparing bid package for replacement of booth. Anticipate replacement fall/winter 2024.



## MEMORANDUM

**DATE:** April 19, 2024  
**TO:** Anchorage Port Commission  
**FROM:** Ronnie Poole, Operations and Maintenance Superintendent  
**SUBJECT:** Operations and Maintenance updates

### Seasonal operations

- Port maintenance staff has shifted to spring dock, road and yard cleaning
- Manson Construction Company's tug *Gladys M* and hopper dredge *Westport* are back and performing normal dredge operations
- South float installed
- North float for NES1 will be installed soon
- No Ship Creek small boat launch maintenance planned at this time

### Vessel Schedule

First of five anticipated cement deliveries – bulk carrier *Stanley Bay* scheduled on 1May24

First of three anticipated cruise ship visits – Holland America's *Nieuw Amsterdam* scheduled on 9May24



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## Transmittal Memo

April 16, 2024

TO: Port Commission

FROM: Cheryl Beckham, Port of Alaska Finance & Admin Manager

SUBJ: March 2024 Port Commission Financial Report

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Please see the attached financial report for the month of March 2024 shown in the budget to actuals format for revenue and expenses. Also included is the tonnage report year to date total tonnage, through March 31, 2024, compared to March 31, 2021 - 2023.

Revenues and expenses are on track for the first quarter of 2024 with no significant changes from budget projections. Tonnage shows 6% increase over 2023, 6.5% increase over 2022 and a 15% increase over 2021 with increases recorded in all commodities as of 3/31/2024.

I am available to answer any questions you may have.

**Port of Alaska**  
**Budget to YTD Actual Comparison - Unaudited**  
**3/31/2024**



	2024 Budget	2024 Actuals	2024 Budget vs Actual % Target 25%
<b>Revenues</b>			
Cruise Ship Head Tax	-	-	-
Reimbursed Cost	20,000	7,704	39%
Dockage	1,110,413	404,380	36%
Wharfage, Bulk Dry	109,710	-	0%
Wharfage, Bulk Dry - Debt Service	18,542	-	0%
Wharfage, Bulk Liquid	1,893,143	814,998	43%
Wharfage Bulk Liquid - Debt Service	325,959	84,406	26%
Wharfage, General Cargo	5,531,278	1,421,228	26%
Wharfage, General Cargo -Surcharge	509,743	150,668	30%
Miscellaneous	233,025	59,006	25%
Office Rental	40,000	9,043	23%
Utilities, Water	44,704	449	1%
Crane Rental	56,500	39,621	70%
Pipe ROW Fee	173,000	48,286	28%
POL Value Yard Fee	291,696	96,668	33%
Security Fees	1,477,975	385,875	26%
Industrial Park Lease	4,273,135	1,254,436	29%
Ind Park Rental/Storage	697,781	73,906	11%
Gains & Losses on Investments	100,000	-	0%
Cash Pools Short-Term Int	627,000	-	0%
<b>Total Operating/Non-Operating Revenue:</b>	<b>17,533,604</b>	<b>4,850,674</b>	<b>28%</b>
<b>Expenses</b>			
Personnel Services	3,029,557	724,444	24%
Non-Labor	4,540,877	840,753	19%
<b>Total Operating Expenses:</b>	<b>7,570,434</b>	<b>1,565,197</b>	<b>21%</b>
Legal Services - General (PIEP Litigation)	375,000	105,807	28%
MESA & Dividend payments	2,155,355	-	0%
Debt Service	4,681,012	411,900	9%
Depreciation and Amortization	13,837,791	3,459,448	25%
<b>Total Non-Operating Expenses:</b>	<b>21,049,158</b>	<b>3,977,155</b>	<b>19%</b>
Charges from Depts (IGC)	1,423,321	53,003	4%
<b>Total Operating/Non-Operating Expenses:</b>	<b>30,042,913</b>	<b>5,595,355</b>	<b>19%</b>
*Net Income:		(722,906)	
Depreciation - Non Cash Item (Add back):		3,459,448	
*Available Cash Flow @ 3/31/24		<u>2,736,542</u>	

(\* Unaudited)

<b>Miscellaneous Revenue Detail</b>	
Equipment Rental (Crane, Yokohama Fenders, Manbasket, Dumpster):	8,814
Water Truck:	-
Sanding & Snow Removal Services:	35,192
Annual Fees (ORL & FTZ Annual Fee):	15,000
	<u>59,006</u>

**TONNAGE REPORT - Annual Comparison @ 3/31/2024**

<b>Commodity Classification</b>	2024	2023	2022	2021
Freight NOS	1	-	-	-
Dry Bulk Goods	-	-	-	-
Petroleum, NOS (vessel fueling)	-	556	-	4,990
Vans/Flats/Containers	400,289	360,344	389,681	376,097
Petroleum, Shoreside	233,825	266,614	237,758	262,873
Petroleum, Bulk - Dockside	527,474	466,890	462,976	368,343
<b>Total Tonnage:</b>	<b>1,161,589</b>	<b>1,094,403</b>	<b>1,090,416</b>	<b>1,012,302</b>



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## MEMORANDUM

**DATE:** April 19, 2024  
**TO:** Anchorage Port Commission  
**FROM:** Jim Jager, Port of Alaska, Deputy Director for Programs and Policy  
**SUBJECT:** **Programs, policies and security updates**

### Grant applications

- PoA is currently working with consultants and stakeholders on six federal grant applications:
  - 1) FY24 PIDP (Port Infrastructure Development Program) – from MARAD for cargo terminal 1 construction, due: 10May24
  - 2) FY24 INFRA/MEGA/MPDG – from USDoT for cargo terminal 1 construction, due: 6May24
  - 3) FY24 Clean Ports Program from EPA for hydrogen fuel-cell powered shore-side vehicles and fueling equipment, due: 28May24
  - 4) FY24 PSGP (Port Security Grant Program) – for port security facility upgrades FEMA due: 24June24
  - 5) FY24 DCIP (Defense Community Infrastructure Program) – for port electrical system upgrades to improve resiliency and reliability, and to reduce port-related power costs and greenhouse gas emissions – from DoD Office of Local Defense Community Cooperation, initial application due: 17June24
  - 6) FY24 CDS request (Congressionally Directed Spending . . . think earmark) – for port security center/vehicle screening facility upgrades, submitted

### Cybersecurity compliance

- PoA is working with Muni Office of Information Technology, PoA users and USCG to submit Facility Security Plan cybersecurity annex due 1May24.

### Access control and related security system upgrades

- Access control system upgrade is progressing slowly due to Muni Office of Information Technology-related issues.
- Ditto for security-related communications system and CCTV upgrades

### Port microgrid and battery project

- Waiting for Assembly approval of Chugach Electric EPC (engineering, procurement and construction contract)

### Don Young Port of Alaska name dedication

- Mayor's office is planning event at 2pm on 9June24 – details to follow