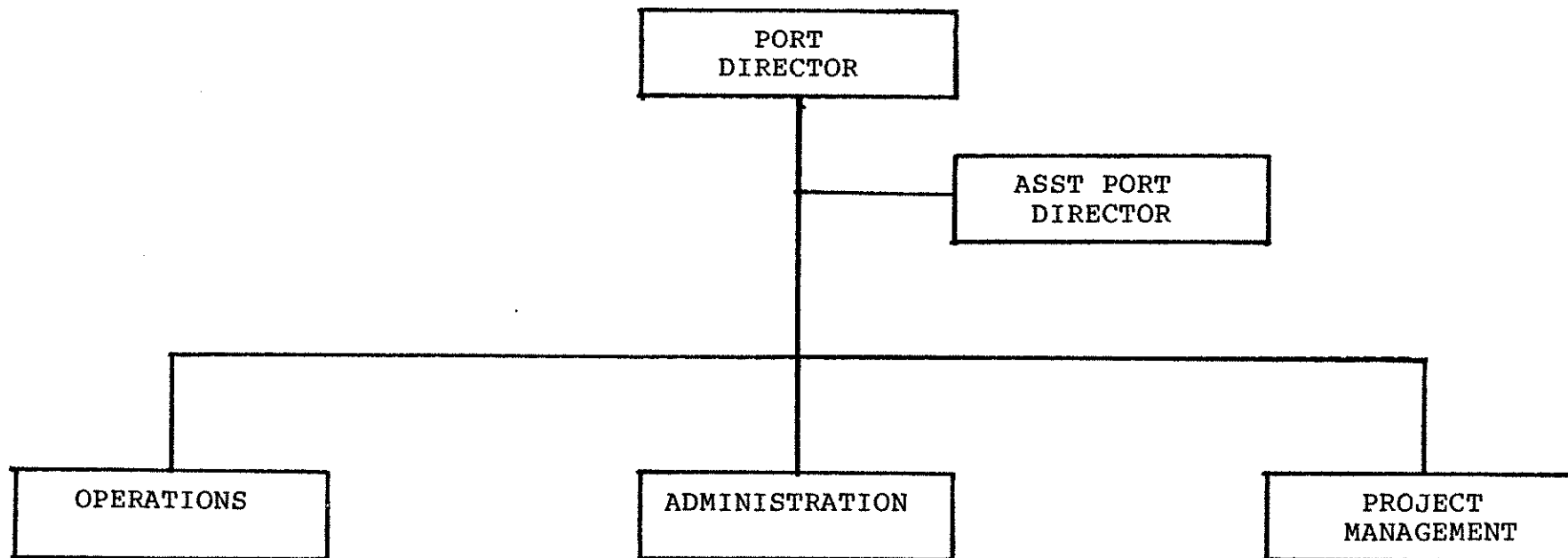


PORT OF ANCHORAGE

MUNICIPALITY OF ANCHORAGE
PORT OF ANCHORAGE



QUALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division	Budget Year 1989
-----------------------------------	----------	---------------------

MISSION

Provide a modern, efficient Port enterprise activity which stimulates the movement of goods into and out of Southcentral Alaska. Expand and maintain existing property, facilities and equipment to meet growth in established marine trade and to facilitate new cargo movement. Support and assist increases in cargo movement that will aid and stimulate the economy and quality of life of Anchorage. Expand the use and public benefit derived from the waterfront resources of Southcentral Alaska.

MAJOR GOALS

The goals of the Port of Anchorage are to:

1. Provide facilities for direct water transportation of commercial cargos to Anchorage, the Railbelt and the balance of Alaska.
2. Manage and maintain the facilities in a manner that enables carriers to operate efficiently, thereby holding down transportation costs for consumers.
3. Promote the movement of cargos that encourage sound economic development with increased focus on International Trade.
4. Insure the future viability of the Port by managing resources, monitoring transportation activities statewide and by conserving Anchorage's limited waterfront for marine-related activities.
5. Heighten public awareness and use of the waterfront by facilitating access to the waterfront area south of Ship Creek and by aiding safe viewing of cargo operations.

EXTERNAL FACTORS AFFECTING THE PORT

1. Existing Port lands are being temporarily utilized for a period up to 3 years for other than marine purposes resulting in a renewed focus on land development.
2. Continued economic strains with direct impact on marine transportation.
3. Population change which indirectly affects marine transportation companies.
4. Increased demand for developed Port land by marine transportation companies.

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division	Budget Year 1989
-----------------------------------	----------	---------------------

EXTERNAL FACTORS AFFECTING THE PORT (continued)

5. Cargo capacity at competitive Southcentral ports.
6. Public use of the Anchorage waterfront for recreational, marine tourism and other public purposes.
7. Pressure to develop additional marine terminals in Southcentral Alaska.
8. Pressure to develop Anchorage's participation in fishery development.
9. Navy interest in home ports in Alaska.

PLANNING ASSUMPTIONS

The following assumptions have been used in developing the Port's 1989-1994 plans. They are not intended to be a fixed course of action. They are, however, the best data available at this state of planning.

1. Tonnage Growth
 - . 1989 general cargo will equal that of 1988 and will marginally increase each year thereafter.
 - . Bulk petroleum tonnage will remain constant during the 1989-1994 period.
2. Port industrial land base will change in response to expanded commercial activity.
3. Cooperative joint development efforts will contribute to the Port land base.
4. Anchorage will continue to attract the major portion of new industrial activity in the state by virtue of the community's population, labor pool and infrastructure.

OBJECTIVES/PROGRAMS

1. Develop Additional Staging, Storage and Industrial Areas
 - . Development of tidelands anticipated to be received from the state and federal agencies for expanded cargo staging and industrial purposes.
 - . Participate in the development of marine commerce activities north of Ship Creek.

Utility Port of Anchorage 8970	Division	Budget Year 1989
<p>2. <u>Maintain Existing Port Facilities</u></p> <ul style="list-style-type: none">. Annual fender pile replacement.. Annual cathodic protection anode replacement.. Repair underdock pipe pile welds.. Annual concrete bullrail repair.. Repair south mooring dolphin. <p>3. <u>Long Range Planning</u></p> <ul style="list-style-type: none">. Update and expand long range Port development plans.. Coordinate continued North Land Acquisition with state and military.. Transportation corridor to Fire Island. <p>4. <u>Financial Plans and Programs</u></p> <ul style="list-style-type: none">. Ensure that Port financial goals remain consistent with current and projected economic conditions.. Effectively manage Port financial resources to protect Port viability and to insure fulfillment of community objectives.. Assume Port financial functions, where permitted by Municipal Code, and where economically efficient.. Alternative financing approaches for new project.. Cost/revenue projections reviewed for each project undertaken.		

MUNICIPALITY OF ANCHORAGE

Utility	Division	Budget Year
Port of Anchorage 8970		1989
<p>5. <u>Public Waterfront Development</u></p> <ul style="list-style-type: none"> . Continue interim development plan in tidelands, placing fill and installing utilities and access. . Generate private sector interest in specific Ship Creek facilities. . Provide for increased boating use with safety issues as prime criteria. <p>6. <u>Expand Marketing Plan</u></p> <ul style="list-style-type: none"> . Aggressively promote marketing initiatives in support of module fabrication and expanded fisheries involvements. . Maintain marketing activity through advertisements, public access and presentations to heighten the public's perception of Port's role in Alaska's economy. . Activate Anchorage's foreign trade zone to expand international commerce. . Promote the Port throughout the Pacific Rim to compatible industrial Port and transshipment clients. . Join Port carriers in efforts to market backhaul services. <p>7. <u>Continue and Expand Organizational and Staff Development Efforts</u></p> <ul style="list-style-type: none"> . Develop maintenance and administrative skills utilizing Municipal training work shops, available local university courses and other training programs available in the private sector. . Conduct regular work sessions on the Port's values, norms and on its objectives and programs. <p>8. <u>Develop Computerized Systems</u></p> <ul style="list-style-type: none"> . Provide hardware and software to utilize and expand present systems. . Provide training to broaden Port staff competence in computer operations. 		

Utility	Division	Budget Year
Port of Anchorage 8970		1989
<p data-bbox="128 277 934 316"><u>Develop Computerized Systems (continued)</u></p> <ul data-bbox="262 349 1071 446" style="list-style-type: none"><li data-bbox="262 349 1071 381">. Implement automated business systems.<li data-bbox="262 414 1071 446">. Completion of the Token Ring network. <p data-bbox="128 479 672 511">9. <u>Interagency Relations</u></p> <ul data-bbox="262 544 1921 933" style="list-style-type: none"><li data-bbox="262 544 1449 576">. Coordinate statewide port promotion through Ports Alaska.<li data-bbox="262 609 1722 641">. Maintain cooperative joint port planning efforts with adjacent boroughs.<li data-bbox="262 673 1921 738">. Monitor Congressional action concerning Port issues through American Association of Port Authorities.<li data-bbox="262 771 1921 836">. Maintain staff contacts with legislators and Congressional delegation concerning Port industry regulation.<li data-bbox="262 868 1921 933">. Maintain close working relationships with regulatory agencies involved in Port related activities.		

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division	Budget Year 1989
-----------------------------------	----------	---------------------

WORKFORCE PROJECTIONS

	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>
<u>DIVISION</u>							
Administration	7	7	7	8	8	8	8
Operations	11	11	12	12	12	12	12
Engineering/ Project Managementg	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Total	19	19	20	21	21	21	21
Executive	3	3					
Non-Represented	4	4					
AMEA	2	2					
JCC	<u>10</u>	<u>10</u>					
	19	19					

Utility Port of Anchorage 8970	Division	Budget Year 1989
--	----------	---------------------

1989 BUDGET ASSUMPTIONS

1. Benefit Rate 50.7% - This percentage is based on known changes in personnel benefits as defined by the Office of Management and Budget.
2. 1989 salaries and wages assume all contractual obligations for represented employees, merit and cost-of-living increases for non-represented employees and executive salaries at 1988 levels.
3. Inflation Factor is based on information provided by the Alaska Department of Labor for December, 1986 compared to December 1987. It was assumed that an inflation factor of 3.5% would be sufficient when applied to 1987 expenditures projected to 1989 requirements.
4. Port Debt Service Expense - Based on fixed General Obligation and Revenue Bond schedules. No new Port debt to be incurred during 1988 or 1989. The 1987 voter approved \$7,500,000 in General Obligation Bonds to develop a multipurpose dock at Ship Creek is a tax supported obligation.
5. Interest Income 6.5% average - Municipal Finance Department projection of the rates-of-return from funds on deposit.
6. The majority of Intragovernmental charges are anticipated to increase slightly. Exceptions include: increases in charges from the Municipal Attorney and charges for Workers' Compensation and General Liability Insurance; and additional charges related to the office of the Executive Manager, Enterprise Activities.
7. Population base to remain at 1988 levels in 1989 - Projected by the Municipal Economic Development and Planning Department. 1989 General cargo tonnage will equal that of 1988. Bulk petroleum tonnage is a result of world market oil prices rather than population forecasts.
8. 1988-1989 Port Land Development will meet the requirements of the existing major carriers for the foreseeable future.

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division	Budget Year 1989
--	----------	---------------------

PORT
1988-1989 BUDGET RECONCILIATION

<u>DESCRIPTION</u>	<u>INCREASE/ DECREASE</u>	
1988 REVISED PORT OPERATING BUDGET		5,736,000
PERSONAL SERVICES		
Salaries & Wages	25,500	
Overtime	600	
Personnel Benefits	12,900	
All Other Personal Expense	-0-	
Subtotal Personal Services (1)	39,000	
SUPPLIES	2,000	
OTHER SERVICES & CHARGES		
Professional Services (2)	(63,000)	
Public Utility Services	6,000	
Repair and Maintenance Contracts (3)	20,000	
Advertising (4)	(10,000)	

- (1) Reflects current contractual obligations and assumes merit increases and cost-of-living increases for non-represented employees.
- (2) \$60,000 under dock pile weld inspection completed in 1988.
- (3) Net result of a \$68,500 increase for the 1989 portion of Cathodic Protection repairs and \$45,000 in POL dock damage repairs completed in 1988.
- (4) \$10,000 Expense for new Port Brochure in 1988.

MUNICIPALITY OF ANCHORAGE

Utility	Division	Budget Year
Port of Anchorage 8970		1989
Contract Services (5) Misc Business Expense (6) Office of Enterprise Activities (7) MUSA All Other Services & Charges	15,500 (11,000) (21,000) 347,000 8,500	
Subtotal Other Services & Charges	292,000	
DEPRECIATION, NON-CONTRIBUTED (8)	(3,000)	
DEPRECIATION, CONTRIBUTED (8)	(14,000)	
DEBT SERVICE (9)	(73,000)	
INTREGOVERNMENTAL CHARGES (10)	<u>58,000</u>	
TOTAL INCREASE/DECREASE		<u>301,000</u>
1989 PROPOSED BUDGET		<u>6,037,000</u>
<p>(5) Anticipated increase in contracted security service.</p> <p>(6) Previous marketing study costs expensed over a 5 year period which ends in early 1989.</p> <p>(7) Office of Enterprise Activities charges to the Port to be included in Intragovernmental Charges in 1989.</p> <p>(8) Reductions are the result of certain items being completely depreciated by early 1989.</p> <p>(9) Decrease in interest payments on outstanding obligations.</p> <p>(10) Primary increases: \$35,000 for Office of Enterprise Activities; \$11,000 increase in General Liability and Workers' Compensation insurance expense.</p>		

MUNICIPALITY OF ANCHORAGE

Utility	Division		Budget Year 1989
Port of Anchorage	8970		

PROJECTED RATE ADJUSTMENTS
Percent of Increase and Components

<u>REVENUE CATEGORY</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>
Preferential Usage Agreements	-0-	-0-	-0- (1)	-0-	-0-	-0-
Port Industrial Park	-0-	(16.6%) (2)	(1.3%) (3)	-0-	-0-	-0-

- (1) 5 year rate adjustments on both Preferential Usage Agreements. Rates are anticipated to remain the same or decline slightly due to current economic conditions and decrease in general cargo tonnage.
- (2) Major TOTE leases 5 year rate adjustment. Expect ratio reduction to the level of the other major carrier. Decline in values from previous levels. Net effect: decrease of \$.10/sq. ft./year
- (3) Consolidation of Sea-Land leases 5 year rate adjustments. Net effect: decrease of \$.0064/sq. ft./year.

MUNICIPALITY OF ANCHORAGE

Utilities

Port of Anchorage 8970

Division

Budget Year
1989RATE SUMMARY

- Operating revenues at the Port of Anchorage are divided into 2 categories: Dock Revenue and Port Industrial Park Revenue.
- Dock Revenue rates are established in Port of Anchorage Terminal Tariff #2 and Preferential Use Agreements. Changes to the tariff and rate adjustments to the Preferential Usage Agreements require approval by the Anchorage Port Commission, the Anchorage Assembly and the Federal Maritime Commission. The majority of Dock Revenue is derived from dockage charges to vessels calling at the Port and wharfage charges on tonnage crossing the dock. The major carriers at the Port are Sea-Land and Totem Ocean Trailer Express (TOTE). The rates for the 2 carriers are defined in Preferential Usage Agreements. Therefore, any rate change to the Sea-Land or TOTE agreements substantially impacts Dock Revenue.
- Port Industrial Revenue is derived from 30 year leases of properties in the Port Industrial Park. The leases provide for 5 year rate adjustments. Leases and rate adjustments are subject to Port Commission and Anchorage Assembly approval. TOTE and Sea-Land are the major tenants of the industrial park. Future leases of Ship Creek land designated for industrial/commercial uses would be accounted for in a similar category.

RATE COMPONENTS

- Preferential Usage Agreement rates are negotiated at 5 year increments to reflect changes in Port operations/maintenance cost and capital improvement expenditures.
- Industrial Park lease rates are based on appraised land value and current market lease ratios.

MUNICIPALITY OF ANCHORAGE

Utility	Division	Budget Year
Port of Anchorage 8970		1989

	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>
	<u>RESOURCE IMPACTS</u>					
GROWTH FACTORS - TONNAGE*	1,759	1,777	1,795	1,812	1,831	1,849
BOND SALES - REV/INDUSTRIAL* DEVELOPMENT	-0-	-0-	-0-	-0-	3,500	-0-
BOND SALES - GEN. OBLIGATION*	3,500	3,000	-0-	-0-	-0-	-0-
GRANTS ANTICIPATED*	-0-	2,000	1,000	-0-	-0-	1,000
PERSONNEL INCREASES	-0-	1	1	-0-	-0-	-0-
REVENUE*	6,679	6,745	6,880	6,949	7,018	7,158
EXPENSE*	5,556	5,688	5,740	5,847	5,956	6,067
NET INCOME REGULATORY*	1,123	1,057	1,140	1,102	1,062	1,091
* in thousands						

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division		Budget Year 1989
Municipality of Anchorage Financial Data			
Line Item Description	Year: <u>1987</u> Actual	Year: <u>1988</u> Pro-Forma	Year: <u>1989</u> Budget
<u>STATEMENT OF SELECTED RATIOS AND STATISTICS</u>			
Operating Income	1,938,000	1,373,000	1,035,000
Rate Base (Net Capital Assets)	42,326,000	47,539,000	64,417,000
Rate of Return	4.6%	2.9%	1.6%
Operating Income	1,938,000	1,373,000	1,035,000
Operating Revenue	4,737,000	4,657,000	4,700,000
Operating Margin	40.91%	29.5%	22.0%
Operating Expenses - Controllable*	2,445,000 (**)	2,283,000	2,273,000
Operating Revenue	4,737,000	4,657,000	4,700,000
Operating Ratio	51.61%	49.02%	48.36%
Debt/Equity Ratio	47/53	37/63	31/69
<p>*Controllable expenses are total expenses less debt service expense and depreciation expense and MUSA expense.</p> <p>**Includes extraordinary expense of \$403,000 on early extinguishment of debt.</p>			

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division		Budget Year 1989
Municipality of Anchorage Financial Data			
Line Item Description	Year: <u>1987</u> Actual	Year: <u>1988</u> Pro-Forma	Year: <u>1989</u> Budget
<u>MISCELLANEOUS STATISTICAL DATA</u>			
<u>TONNAGE SUMMARY</u>			
<u>Commodity</u>			
General Cargo	1,170,833	1,148,000	1,159,000
Bulk, Dry	57,312	53,000	46,000
Bulk, Liquid (Petroleum)	<u>514,564</u>	<u>545,000</u>	<u>554,000</u>
TOTAL TONNAGE	1,742,709	1,746,000	1,759,000
ANNUAL % OF INCREASE (DECREASE)	7.5%	.2%	.7%
<u>REVENUE GENERATED BY COMMODITY</u>			
General Cargo	2,255,776	2,211,000	2,233,000
Dry, Bulk	75,072	70,000	60,000
Petroleum Bulk	297,007	315,000	320,000
Other	<u>409,431</u>	<u>464,000</u>	<u>475,000</u>
TOTAL DOCK REVENUE	3,037,286	3,060,000	3,088,000
ANNUAL % OF INCREASE (DECREASE)	(.6%)	.7%	.9%

MUNICIPALITY OF ANCHORAGE

Utility

Port of Anchorage 8970

Division

Budget Year
1989OPERATING

General economic conditions in the community and South Central Alaska have impacted general cargo moving across the Port. However, this has been offset by an increase in liquid bulk (petroleum) tonnage in 1988. Inbound product volume has increased as a result of world oil prices and outbound product volume is larger due to increased sales of the North Pole Refinery. Both general cargo and liquid bulk levels are projected to increase only slightly during 1989.

NON-OPERATING

Debt service requirements were reduced in late 1987 with the defeasance of \$9,500,000 of the Port 1985 Revenue Bond Issue. Debt service is partially offset by interest earned on the Port's general, construction and revenue bond reserve funds. Expenditures on projects will reduce this revenue source in 1988 and 1989.

CAPITAL

Major projects included in the Port's 1989 budget are land development at the port with Ship Creek as an alternate, the initial construction phase of the multi-purpose dock at Ship Creek and major dock piling renovation if that requirement is identified by a study being conducted in 1988.

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division		Budget Year 1989
Municipality of Anchorage Financial Data			
Line Item Description	Year: <u>1987</u> Actual	Year: <u>1988</u> Pro-Forma	Year: <u>1989</u> Budget
<u>OPERATING BUDGET</u>			
Revenue	7,644,004	6,872,000	6,679,000
Expense	6,574,122*	5,732,000	6,037,000
Net Income For Governmental Financial Reporting	1,069,882	1,140,000	642,000
Adjustment for Regulatory Reporting	484,095	484,000	481,000
Net Income Regulatory	1,553,977	1,624,000	1,123,000
*Includes Extraordinary Expense of \$403,041 on Early Extinguishment of Debt			
<u>CAPITAL BUDGET</u>			
PROJECTED CATEGORY			
Terminal Development	3,520,000	500,000	3,550,000
Land Development	-0-	5,200,000	7,150,000
Harbor Development	3,000,000	1,000,000	5,307,000
Repair and Rehabilitation	20,000	500,000	1,231,000
New Equipment	50,000	100,000	65,000
TOTALS	6,590,000	7,300,000	17,303,000

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division		Budget Year 1989
Municipality of Anchorage Financial Data			
Line Item Description	Year: <u>1987</u> Actual	Year: <u>1988</u> Pro-Forma	Year: <u>1989</u> Budget
<u>OPERATING BUDGET</u> <u>STATEMENT OF REVENUE AND EXPENSE</u>			
<u>OPERATING REVENUE</u>			
Dock Revenue	3,037,286	3,060,000	3,088,000
Crane Revenue	29,677	59,000	59,000
Industrial Park Revenue	1,483,626	1,528,000	1,543,000
Reimbursed Damages	186,501	10,000	10,000
TOTAL OPERATING REVENUE	4,737,090	4,657,000	4,700,000
<u>OPERATING EXPENSE</u>			
Personal Services	1,022,225	1,135,000	1,178,000
Supplies	80,993	158,000	160,000
Other Services and Charges	756,873	990,000	935,000
MUSA	-0-	-0-	347,000
Charges From Other Department	182,425	193,000	251,000
Depreciation, Non-Contributed Plant	756,187	808,000	794,000
*TOTAL OPERATING EXPENSE	2,798,703	3,284,000	3,665,000
OPERATING INCOME	1,938,387	1,373,000	1,035,000
*Depreciation of Contributed Plant Not Included			

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division		Budget Year 1989
Municipality of Anchorage Financial Data			
Line Item Description	Year: <u>1987</u> Actual	Year: <u>1988</u> Pro-Forma	Year: <u>1989</u> Budget
<u>NON-OPERATING REVENUE</u>			
Container Crane Leaseback	244,741	266,000	256,000
Trestle Leaseback	52,505	49,000	45,000
Right-Of-Way Fees	145,612	155,000	155,000
Interest Earned	2,210,963	1,490,000	1,268,000
Other Non-Operating Revenue	<u>253,093</u>	<u>255,000</u>	<u>255,000</u>
TOTAL NON-OPERATING REVENUE	2,906,914	2,215,000	1,979,000
<u>NON-OPERATING EXPENSE</u>			
Interest on Long Term Debt	<u>2,888,283</u>	<u>1,964,000</u>	<u>1,891,000</u>
TOTAL NON-OPERATING EXPENSE	2,888,283	1,964,000	1,891,000
NON-OPERATING INCOME	<u>18,631</u>	<u>251,000</u>	<u>88,000</u>
Net Income Before Extraordinary Item	1,957,018	1,624,000	1,123,000
Early Extinguishment of Debt	<u>403,041</u>	<u>-0-</u>	<u>-0-</u>
NET INCOME REGULATORY	1,553,977	1,624,000	1,123,000
<u>RECONCILIATION</u>			
NET INCOME REGULATORY	1,553,977	1,624,000	1,123,000
LESS: DEPRECIATION OF CONTRIBUTED PLANT	<u>484,095</u>	<u>484,000</u>	<u>481,000</u>
NET INCOME FOR GOVERNMENT FINANCIAL REPORTING	1,069,882	1,140,000	642,000

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division		Budget Year 1989
Municipality of Anchorage Financial Data			
Line Item Description	Year: <u>1987</u> Actual	Year: <u>1988</u> Pro-Forma	Year: <u>1989</u> Budget
<u>STATEMENT OF RESOURCES AND USES OF CASH FUNDS</u>			
<u>SOURCES OF CASH FUNDS</u>			
Net Income	1,070,000	1,140,000	642,000
Depreciation	1,240,000	1,292,000	1,275,000
Grants	1,423,000	1,682,000	-0-
Bonds Proceeds	-0-	1,000,000	3,500,000
Decrease in Restricted Special Funds, Receivables and Investments	14,493,000	-0-	-0-
Other	831,000	58,000	58,000
TOTAL SOURCES OF CASH FUNDS	19,057,000	5,172,000	5,475,000
<u>USES OF CASH FUNDS</u>			
Additions to Plant	7,121,000	6,505,000	17,303,000
Bond Principal Payment	1,861,000	1,701,000	1,803,000
Reduction of Long Term Obligation	8,950,000	-0-	-0-
Equity Transfer Out	700,000	-0-	-0-
Total Uses of Cash Funds	18,632,000	8,206,000	19,106,000
Net Increase (Decrease) in Cash Funds	425,000	(3,034,000)	(13,631,000)
Cash Balance January 1	25,628,000	26,053,000	23,019,000
Cash Balance December 31	26,053,000	23,019,000	9,388,000
=====			
<u>DETAILS OF CASH BALANCE</u>			
Equity in General Cash Pool	13,582,000	13,066,000	4,880,000
Equity in Construction Cash Pool	10,577,000	8,059,000	2,614,000
Revenue Bond Reserve	1,894,000	1,894,000	1,894,000
Total Cash Balance December 31	26,053,000	23,019,000	9,388,000

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division		Budget Year 1989
Municipality of Anchorage Financial Data			
Line Item Description	Year: <u>1987</u> Actual	Year: <u>1988</u> Pro-Forma	Year: <u>1989</u> Budget
<u>STATEMENT OF CHANGES IN FUND EQUITY</u>			
Balance January 1	41,235,000	43,028,000	45,850,000
Net Income (Loss)	1,070,000	1,140,000	642,000
Contributions Received	1,423,000	1,682,000	4,650,000
Equity Transfers Out	<u>(700,000)</u>	<u>-0-</u>	<u>-0-</u>
BALANCE	43,028,000	45,850,000	51,142,000
Details of Fund Equity			
Retained Earnings	24,729,000	26,353,000	27,476,000
Contributed Capital	<u>18,299,000</u>	<u>19,497,000</u>	<u>23,666,000</u>
Total Fund Equity December 31	43,028,000	45,850,000	51,142,000

MUNICIPALITY OF ANCHORAGE

Utility Port of Anchorage 8970	Division		Budget Year 1989
Municipality of Anchorage Financial Data			
Line Item Description	Year: <u>1987</u> Actual	Year: <u>1988</u> Pro-Forma	Year: <u>1989</u> Budget
<u>NET PROFIT MARGIN</u>			
Net Income Government Reporting	1,070,000	1,140,000	642,000
Operating Revenues	4,737,000	4,657,000	4,700,000
Net Profit Margin Government Reporting	22.6%	24.5%	13.7%
Net Income (Regulatory)	1,554,000	1,624,000	1,123,000
Operating Revenues	4,737,000	4,657,000	4,700,000
Net Profit Margin (Regulatory)	32.8%	34.9%	23.9%

MUNICIPALITY OF ANCHORAGE

Utility		Division			Budget Year
Port of Anchorage 8970					1989
OPERATING BUDGET					
<u>EXPENSE ITEMS</u>	1986 <u>Actual</u>	1987 <u>Actual</u>	1988 <u>Pro-Forma</u>	1989 <u>Requested</u>	
<u>Personal Services</u>					
Salaries & Wages	598,719	663,922	736,800	764,000	
Overtime	33,764	21,804	24,800	25,400	
Benefits	269,829	326,897	373,000	387,400	
All Other Personal Costs	6,681	9,602	1,200	1,200	
Subtotal	<u>908,993</u>	<u>1,022,225</u>	<u>1,135,000</u>	<u>1,178,000</u>	
<u>Supplies</u>					
Repair & Maintenance Supplies	55,349	54,001	136,000	137,000	
Data Processing Supplies	0	399	500	500	
Fuel	10,095	6,043	7,000	8,000	
All Other Supplies	<u>10,670</u>	<u>20,550</u>	<u>14,500</u>	<u>14,500</u>	
Subtotal	<u>76,114</u>	<u>80,993</u>	<u>158,000</u>	<u>160,000</u>	
<u>Other Services Charges</u>					
Professional Services	42,251	192,667	203,000	140,000	
Repairs & Maintenance-Contracted	74,430	85,741	207,000	227,000	
Schools & Training Programs	610	5,105	5,000	5,000	
Public Utility Services	148,900	193,762	199,600	205,600	
Contract Services	138,250	146,786	161,000	176,500	
Travel	3,811	12,635	18,000	18,000	
Depreciation	1,200,322	1,240,282	1,292,000	1,275,000	
MUSA	-0-	-0-	-0-	347,000	
All Other Services & Charges	<u>190,835</u>	<u>120,177</u>	<u>196,400</u>	<u>162,900</u>	
Subtotal	<u>1,799,409</u>	<u>1,997,155</u>	<u>2,282,000</u>	<u>2,557,000</u>	
<u>All Other Expenses</u>					
Debt Service	2,986,669	2,888,283	1,964,000	1,891,000	
Intergovernmental Charges	<u>145,140</u>	<u>182,425</u>	<u>193,000</u>	<u>251,000</u>	
Subtotal	<u>3,131,809</u>	<u>3,070,708</u>	<u>2,157,000</u>	<u>2,142,000</u>	
TOTAL EXPENSES	<u>5,916,325</u>	<u>6,171,081</u>	<u>5,732,000</u>	<u>6,037,000</u>	

Utility Port of Anchorage 8970	Division	Budget Year 1989
-----------------------------------	----------	---------------------

Port of Anchorage
1989 Capital Improvement Budget Financial Summary

Project Title	Total Project Cost 1988**	Bond	Operational**	Grant***
Land Development	7,150	3,650R*	3,500	
Terminal Development	3,550	1,500R*	2,050	
Harbor Development	5,307	3,500G 145R*	1,662	
Repairs and Rehabilitation	1,231	150R*	1,081	
New Equipment	65		65	
Total	17,303	8,945*	8,358	

\$ in thousands

* Issued 12/85

**Includes accrued interest on Capital Funds.

***Barring receipt of state grants, projects will not be completed.

BUDGET YEAR PROJECTS

Utility Port of Anchorage

Budget Year
1989

Project Category	Project Title	Location	Funding			
			Bonds G-GO Bonds R-Rev Bonds	Operations	Grants F-Federal S-State	Total
Land Development	North Industrial Park Expansion, Continued Phase I Planning*	Port	150R			150
	Construction of Lots "A" and "EE" and Terminal Road Phase I**	Port	3,500R***	3,500		7,000
* Contingent on acquisition of tidelands property ** Contingent on long term lease *** State Grant Proposal						
Prepared by <u>Larry Dinneen</u> Date <u>10-13-88</u> Total			3,650	3,500		50

BUDGET YEAR PROJECTS

Utility Port of Anchorage

Budget Year
1989

Project Category	Project Title	Location	Funding			
			Bonds G-GO Bonds R-Rev Bonds	Operations	Grants F-Federal S-State	Total
Terminal Development	New Fendering System Design/ Feasibility Study	Port		50		50
	Transportation Improvement Program	Port		1,500*		1,500
	South Tidelands Acquisition and Dock Extension Analysis	Port		500		500
	TOTE Buildings	Port	1,500R			1,500
*State Grant Proposed						
Prepared by <u>Larry Dinneen</u> Date <u>10-13-88</u> Total			1,500	G R 2,050	F S	3,550

Utility <u>Port of Anchorage</u>			BUDGET YEAR PROJECTS				Budget Year 1989
Project Category	Project Title	Location	Funding				
			Bonds G-GO Bonds R-Rev Bonds	Operations	Grants F-Federal S-State	Total	
Harbor Development	Multipurpose Dock Facility Construction Phase I*	Ship Creek	3,500G			3,500	
	Maritime Receiving Area	Ship Creek		1,662		1,662	
	Ship Creek Float	Ship Creek	145R			145	
* \$1,000,000 for design work previously in 1988 budget not included in this figure							
Prepared by <u>Larry Dinneen</u> Date <u>10-13-88</u> Total			3,500 145	G R		F S	5,207

Utility <u>Port of Anchorage</u>		BUDGET YEAR PROJECTS				Budget Year 1989
Project Category	Project Title	Location	Funding			Total
			Bonds G-GO Bonds R-Rev Bonds	Operations	Grants F-Federal S-State	
Repairs and Renova- tion	Dock Piling Renovation	Port-Dock		1,000		1,000
	Upgrade POL Yard Control Valves	Port-POL Yard		65		65
	Replace 4 POL 8" Hoses	Port-POL Dock		16		16
	Marine Resources Center	Port-Admin Building	150R		150S	150
Prepared by <u>Larry Dinneen</u> Date <u>10-13-88</u> Total			150	G R	1,081	F S 1,231

BUDGET YEAR PROJECTS						Budget Year 1989
Utility <u>Port of Anchorage</u>						
Project Category	Project Title	Location	Funding			Total
			Bonds G-GO Bonds R-Rev Bonds	Operations	Grants F-Federal S-State	
Equipment	Computer Equipment and Software	Port		10		
	Office and Maintenance Shop Equipment	Port		15		
	2,000 Gallon Water Truck	Port		40		
Prepared by <u>Larry Dinneen</u> Date <u>5-10-88</u> Total			G R	65	F S	65

MUNICIPALITY OF ANCHORAGE

Utility		Division							Budget Year	
Port of Anchorage 8970									1989	
Port of Anchorage										
<u>1989 - 1994 Capital Improvement Financial Summary</u>										
Total Project Cost										
Project Title	1989	1990	1991	1992	1993	1994	Bonds	Operational	Grant	Total
Land Development	7,150	2,000		-			3,650	3,500	2,000S	9,150
Terminal Development	3,550				3,500		5,000	2,050	-	7,050
Harbor Development	5,307	3,000	1,000			1,000	6,500G 145R	1,662	2,000S	10,307
Repair and Rehabilitation	1,231						150	1,081		1,231
New Equipment	65	100						165		165
Total	17,303	5,100	1,000		3,500	1,000	15,445	8,458	4,000	27,903
Source of Funding										
Revenue Bonds	5,445				3,500		8,945			8,945
GO Bonds	3,500	3,000					6,500			6,500
Operational	8,358	100						8,458		8,458
State Grants		2,000	1,000			1,000			4,000	4,000
Total Funding	17,303	5,100	1,000		3,500	1,000	15,445	8,458	4,000	27,903

MUNICIPALITY OF ANCHORAGE

FUTURE CAPITAL PROJECTS				Budget Year 1989				
Utility <u>Port of Anchorage</u>								
Project Category	Project Title	Location	BUDGET BY YEAR					
			1990	1991	1992	1993	1994	
Land Development	Ship Creek 8 Acre Maritime Support Area	Ship Creek	2,000S					
Source of Funding:			G.O. Bonds					
			Revenue Bonds					
			Operations					
			State Grants	2,000				
			Federal Grants					
Prepared by <u>Larry Dinneen</u> Date <u>10-12-88</u>			Total	2,000				

MUNICIPALITY OF ANCHORAGE

Utility <u>Port of Anchorage</u>			FUTURE CAPITAL PROJECTS					Budget Year 1989
Project Category	Project Title	Location	BUDGET BY YEAR					
			1990	1991	1992	1993	1994	
Terminal Development	Construction of Intermodal Yard	Port				3,500R		
Source of Funding:			G.O. Bonds					
			Revenue Bonds				3,500	
			Operations					
			State Grants					
			Federal Grants					
Prepared by <u>Larry Dinneen</u>	Date <u>6-10-88</u>	Total				3,500		

FUTURE CAPITAL PROJECTS

Utility Port of Anchorage

Budget Year
1989

Project Category	Project Title	Location	BUDGET BY YEAR				
			1990	1991	1992	1993	1994
Harbor Development	Multipurpose Dock Facility Construction - Phase II	Ship Creek	3,000G				
	Design and Build Barge Slip at South Transit Area	Port		1,000S			
	Maritime Receiving Area Surface Improvements	Ship Creek					1,000S
Source of Funding:							
G.O. Bonds			3,000				
Revenue Bonds							
Operations							
State Grants				1,000			1,000
Federal Grants							
Total			3,000	1,000			1,000

Prepared by Larry Dinneen Date 5-10-88

MUNICIPALITY OF ANCHORAGE

FUTURE CAPITAL PROJECTS

Utility

Port of Anchorage

Budget Year
1989

Project Category	Project Title	Location	BUDGET BY YEAR				
			1990	1991	1992	1993	1994
Equipment	Road Sweeper	Port	100				
Source of Funding: <ul style="list-style-type: none"> G.O. Bonds Revenue Bonds Operations State Grants Federal Grants Total 							
			100				
Prepared by <u>Larry Dinneen</u>	Date <u>5-10-88</u>		100				