

B. Alaska Commercial Electronics Lease Amendment Request:

Jerry Whitethorn presented an amendment to his tideland lease located at 908 S. Nordic Drive to change the allowable use of the premises and to remove a previous business partner that is no longer an owner of ACE. The Board discussed lease Section 4.1 Use of Premises that states, "The demised premises are to be used only for marine and commercial electronics sales and service". Whitethorn negated Board concerns about wanting to rezone the piece of leased property rather he wants to eliminate the specific uses stated in the lease and rely on the industrial zoning of the area to control uses of the leased property. Board member Martin spoke to the Boards desire of maintaining the marine flavor of the area. Discussion occurred on exact description of and the amount of "marine sales" would constitute a marine business. Member Dolan made the motion to accept Whitethorns request of changes to his lease that include removing the previous business partner and eliminating the specific premise uses of only marine and commercial electronic sales and services, Member Pfundt seconded. Member Martin offered an amendment to the motion to keep "marine sales and services" as part of the specific uses, Member Pfundt seconded the amendment. The amendment failed with members Martin and Pfundt voting "yay" and members Bangs, Reid, Dolan and Murgas voting "nay". The main motion passed unanimously.

C. Alaska Yacht and Vessel Services Lease Extension Request:

Alaska Yacht and Vessel Services owner, Steve Berry presented an extension to his original 5 year lease for an additional 10 years (until August 31, 2029). The Board discussed Berry's intent and the future of the Scow Bay area. Member Pfundt made the motion to accept the Alaska Yacht & Vessel Services proposed 10 year extension to his original 5 year lease, Member Dolan seconded and the motion passed unanimously.

9. COMMUNICATIONS: none

10. BOARD DISCUSSION ITEMS:

Member Dolan asked for a report on the status of the ADOT's response to the Borough's counter offer concerning the 3 State owned dock facilities that have been offered to the Borough. Harbormaster Wollen reported she had spoken to Mike Lukshin concerning ADOT's non ability to comply with the Borough's request, as reported by the Mayor at the last Assembly meeting. Mr. Lukshin suggested that the offer would be put on standby until the next session of the AK Legislature commenced.

11. ADJOURN: The meeting adjourned at 3:00 pm.

Date Approved

- Minutes of Dec 15, 2016 Harbor Board Meeting