

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: Yakutat****Federal Tax ID: 92-6001319****Project Title:****Project Type: Remodel, Reconstruction and Upgrades**

# Yakutat - Waterfront Economic Development

**State Funding Requested: \$1,100,000****House District: 5 / C**

One-Time Need

**Brief Project Description:**

Multi-stage project involving purchase of boat haul-out trailer and uplands maintenance site preparation. Build small boat harbor facilities, completion of elements of multi-purpose dock

**Funding Plan:**

Total Project Cost:	\$1,130,000
Funding Already Secured:	(\$0)
FY2012 State Funding Request:	<u>(\$1,100,000)</u>
Project Deficit:	\$30,000

**Detailed Project Description and Justification:**

**Vessel Haul Out:** This project includes site preparation for a haul out working area upland approximately 100 meters from the harbor shoreline adjacent to the existing car parking lot. The key element of this project is the haul out trailer itself which will use the existing boat launch ramp to remove vessels from the harbor for major maintenance projects. These cannot be accomplished in Yakutat, and local vessels must travel at minimum 120 miles across open ocean to access nearest similar facilities. Having adequate local facilities for basic maintenance is a necessity for any coastal harbor.

**Small Boat Harbor Improvements:** Includes a small building with adequate space for a harbor office and public washing facilities such as restrooms, showers, and laundry (no such facilities currently available.) A sewer lift station would be a necessary component of this element of waterfront improvements.

**\*\*Note:** These small boat harbor improvements are ancillary to the larger needs of the harbor, which should be addressed in a comprehensive harbor upgrade project, which we have not listed in this specific FY 12 CIP request. The Yakutat Small Boat Harbor is eligible for the Tier I Harbor Grant Program through DOT. However, because that program requires the expenditure of design work upfront, with little chance of receiving full project funding, it is not practical for a community such as Yakutat to use it as a fund source. It would not be prudent financial management for CBY to expend a large amount of money on engineering for a program with very uncertain outcomes. CBY is very supportive of any effort to improve the accessibility of that program for all communities in a similar situation to Yakutat.

**Multi-purpose/Fuel Dock Upgrades:** The multi-purpose dock partially constructed in 2005 is a facility with much potential left unrealized. A fuel line and electrical line extension, dock cranes, and dolphin (ship mooring device) were all part of the original plans for this facility that were alternatives not funded with the original project. In FY 12, we are requesting funding for the dolphin construction, in the amount of \$340,000, which will expand the moorage capability of the dock. Essentially, it allows for moorage of larger vessels without expanding the main portion of the dock itself. CBY is pursuing a federal funding source through a grant program for the fuel line portion of this project, and we have reduced our state request accordingly.

**Project Timeline:**

Each of these components can be accomplished as discreet sub-projects. Equipment purchase and work will commence immediately upon receipt of funds in July 2011. Some elements will need design work in fall 2011. All work scheduled for completion by Fall 2012.

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

City and Borough of Yakutat

**Grant Recipient Contact Information:**

Name: Frank L. Ryman  
Title: Borough Manager  
Address: Box 160  
Yakutat, Alaska 99689  
Phone Number: (907)784-3323  
Email: sryman@yakutatak.us

Has this project been through a public review process at the local level and is it a community priority?  Yes  No

## **WATERFRONT FACILITIES FY 2012 PROJECT NARRATIVE:**

*Boat Haul Out:* The Yakutat Harbor offers no method to haul a vessel from the water for regular or emergency repairs. The grid is short and only offers short windows of maintenance time, not enough for any significant maintenance job. A ramp exists at the site (pictured below) which can be used for a hydraulic trailer boat lift, which would provide basic harbor infrastructure to Yakutat. The CBY is currently investigating several options for such equipment. Uplands improvements would involve clearing CBY land adjacent to existing parking lot to provide more space for vessel maintenance.

*Small Boat Harbor:* Located north of Monti Bay at the end of Mallott Avenue, the small boat harbor is operated by the City and Borough. Primarily used by smaller commercial fishing boats, the harbor facilities consist of six main floats, a launch ramp and a grid. A seaplane float is located at the end of the central main float. Upgrades are needed at the small boat harbor to provide more space for boats and to provide additional services. Borough sewer lines need to be extended to the harbor and a public restroom and new office need to be built.

*Multi-Purpose Dock.* A \$2.5 million dollar federal Economic Development Administration grant was received that, along with other funding, enabled the construction of a new multi-purpose dock on the east side of Monti Bay in the mid 2000's. The main dock is completed, but additional components are needed to get the most economic benefit out of this project. Extending the fuel line would make refueling easier and safer; and an additional dolphin would make it possible for larger ships, including cruise ships, to dock within Monti Bay. In this year's request we are seeking funding for the construction of the mooring dolphin. We are currently pursuing other funding sources for fuel line addition to this facility.





FROM THE 2005 OPINION SURVEY: the survey was conducted as part of planning for our current Comprehensive Development Plan.

<b>Possible CBY Capital Improvement Projects</b>	<b>Net Support</b>	<b>Strongly Support</b>	<b>Support</b>	<b>Neutral</b>	<b>Against</b>	<b>Strongly Against</b>	<b>Net Against</b>
Active investigation and feasibility assessment of alternative energy sources (such as natural gas, wind, hydro, tidal, etc. sources)	91%	62%	29%	8%	0%	1%	1%
Build public restrooms at the small boat harbor and Sandy Beach.	82%	48%	34%	11%	3%	4%	7%
Pave Roads and install sidewalks	78%	56%	22%	13%	5%	5%	10%
Multi-Purpose Building (see below)	73%	46%	27%	17%	4%	6%	10%
Small Boat Harbor Upgrade. Install new floats to provide 20 more stalls for a combination of small to large boats; Create an area where the (private sector) could provide fuel.	72%	33%	39%	26%	6%	2%	8%
Install a Boat Haul-Out with a Lift at the small boat harbor for small and medium size (up to 40') vessels.	58%	29%	29%	24%	8%	18%	26%
Re-establish the Yakutat & Southern Railroad for fishing and tourist use.	58%	29%	29%	24%	8%	10%	18%

<b>Build School Bus Shelters</b>	<b>57%</b>	26%	31%	23%	12%	8%	<b>20%</b>
<b>Build an Animal Shelter on the Humane Society land (on Ocean Cape Rd, just past the Mooring Lodge on R).</b>	<b>50%</b>	23%	27%	32%	11%	7%	<b>18%</b>

**PROJECT COSTS:**

**FY 2012 WATERFRONT FACILITIES UPGRADES REQUEST: \$1,130,000**

Broken out as follows:

- 1). Yakutat Boat Haul Out  
 Site Preparation: \$50,000  
 Hydraulic Trailer, including delivery cost: \$120,000  
 Estimated Total Cost: **\$170,000**

Project Narrative

Yakutat has the highest per capita commercial fishing permit holder in the state of Alaska (cite). These permits are primarily for set gillnet salmon fishing. However, there has been an increase in ownership of larger boats. This is due in part to the resurgence in ex-vessel value of troll caught salmon especially winter kings. There are now a dozen power troll permit-holders in Yakutat, which is a significant rise in the last ten years. In addition, local halibut IFQ holders is increasing after years of decline. These fisheries typically utilize larger boats than the typical gillnet skiff. For entry-level trollers and long-line fishermen the most affordable option is an old wooden boat.

Currently, there is no safe way to haul large boats out for maintenance and repair. There is no haul out anywhere from Hoonah to Cape Suckling. Yakutat based fishing vessels must travel past cape Spencer to perform work on their boats requiring dry ground. Four accidents have occurred in the past five years with two boats making it to the grid for repairs and two sinking. All were wood boats with sprung planks. In addition, when a boat is past repair, local fishermen simply beach them on the shores of the boat harbor or drive them to Kaantaak Island and run them up on the shoreline. This results in intertidal

contamination from bottom paint, engine oil and assorted detritus. Finally, fishermen working on the existing tidal grid risk contaminating the intertidal habitat in the harbor.

A hydraulic trailer would remove all these problems. Active fisherman would be able to bring fishing boats to a contained work yard for annual painting, re-planking, caulking and general repair. The trailer provides a transportation opportunity that would take derelict boats to the Yakutat landfill for dismantling. Painting and washing would no longer occur on the grid, but now on uplands maintenance yard, thus avoiding pollution of intertidal water in the harbor.

Providing large boat haul-out infrastructure would encourage more local participation in the various offshore fisheries, increasing access to a common property resource at Yakutat's doorstep. The city has formed a Community Quota Entity and wishes to pursue acquisition of blackcod IFQ. As these fish are twenty to sixty miles offshore, larger boats are necessary for entering this fishery. In addition, visiting vessels would have an option to make emergency repairs to their vessels avoiding a long and sometimes dangerous run to Sitka, Hoonah or Juneau.

**Boat Harbor Haul-Out Site Map**



### **Harbor Facilities Upgrades**

Harbor Building: \$170,000

Extension of Utilities: \$450,000

Total Estimated Project Cost: **\$620,000**

Project Narrative:

Currently, Yakutat Harbor facilities consist of a very small unheated storage building. For several years the borough has been actively seeking funding to install water and sewer facilities and a small office space for the harbor patrons and employees to use. A prefabricated building, much like the recently built Yakutat Public Safety Building can provide, at minimum cost, a heated workspace for the Harbor Master and public restrooms and shower facilities for the many year-round and transient harbor users.

Site preparation is mostly complete; however, the costly task of extending sewer lines and installing a sewer lift station in the area remains.

**Multi-Purpose Dock:**

Heavy Duty Dolphin

Estimated Total Cost: **\$340,000**

Project Narrative:

During the 2008 construction of a New Multi-Purpose Dock Facility in Monti Bay, severely high fuel costs immediately increased the bottom line construction cost. As a result, several alternatives that were included in the initial planning and funding grant were removed. These alternatives included an extension of the fuel line pipe to make it possible to refuel vessels at the dock; a gravel conveyor, cranes, and a heavy duty dolphin so that larger vessels can moor at the dock. In FY 2012, CBY is requesting funding of the heavy duty dolphin, which will create a much needed option for large boats to dock in the Yakutat Harbor. This would bring many opportunities for economic development in the Borough.



by **Knapik**  
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## **Y-20 MARINE HYDRAULIC YARD TRAILER**

### **Standard Capacities & Features**

- Capacity (size) - Powerboats to 46' LOA
  - Cradled sailboats to 48' LOA
- Capacity (weight) - 40,000 lbs off-road
- 10" x 10" x .500" HSS steel tube frame
- Hydraulic expanding width frame (expands from 68" to 98" inside)
- Hydraulic tongue with pintle ring
- Hydraulic lift - wheel and tongue lift with frame heights to 60"
- Hydraulic Power: 5.5 HP Honda gasoline engine
- Pilot operated safety lock-valves on main frame lift
- Hydraulically operated rear keel support strap
- 10 adjustable powerboat pads; 3 telescopic cradle bars with fixtures
- Stainless steel hardware package
- Walking beam suspension
- Tires: 32" premium wide-trac Titan tires - 20 ply
- Polyurethane paint - more than 175 colors to choose from
- Two year warranty on frame and hydraulic components with 90 days limited warranty on running gear

### **Optional Equipment**

- "L" cradle arms for more efficient cradle moving
- Rear 4-pad equalizing rocker system
- Stainless steel hose ends & fittings package
- Electric remote control (cord-style)
- Wireless remote control
- Electric brake package
- Suspension package (includes fenders and lights)
- Hot dip galvanized frame and hubs
- Hydraulic 4-arm package for handling non-cradled sail boats

Con-o-lift reserves the right to change specifications or substitute components as required in an effort to supply a better product in an ever changing marketplace.

**CITY AND BOROUGH OF YAKUTAT, ALASKA  
RESOLUTION 10-167**

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF YAKUTAT APPROVING THE CAPITAL IMPROVEMENT PLAN AND AUTHORIZING ITS TRANSMITTAL TO THE STATE LEGISLATURE FOR FUNDING CONSIDERATIONS

**WHEREAS:** The capital improvement needs for the City and Borough of Yakutat have been reviewed, prioritized and approved by the Planning and Zoning Commission now therefore be it.

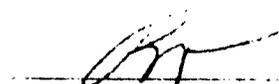
**RESOLVED:** that the capital improvement plan identified as attachment "A" of this resolution be incorporated into the Comprehensive Development Plan for the City and Borough of Yakutat and be it further

**RESOLVED:** That the Borough Manager for the City and Borough of Yakutat is authorized to transmit the approved Capital Improvement Plan to the Alaska State Legislature for funding consideration.

PASSED AND APPROVED this 4 day of November, 2010.

CITY AND BOROUGH OF YAKUTAT, ALASKA

  
MAYOR

  
Cathy Bremner, CMC

