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Wednesday, May 28, 2025

## MEMORANDUM

To: John Leach – CBS Administrator  
From: Garry White, Director  
Subject: GPIIP Port Tariff #6

### Introduction

The GPIIP Dock continues to see regular use of the facility. Updates to GPIIP Port Tariff #6 are proposed based off conversations with users of the facility, other similar commercial docking facilities, and the need to update the fee schedule.

The GPIIP Tariff has tried to mirror Harbor Department rates to not drive vessel to or from the CBS harbor system. The GPIIP Director has reviewed the rates the CBS charges for small cruise ships in relation to other private docks in the area and is recommending that the CBS increase its rates to be comparable to other local docks.

The GPIIP Board recently discussed and recommended changes to the GPIIP Port Tariff #5 at its April and May meetings. The GPIIP Board approved the following motion:

**Motion:** M/S Howard/Johnson to move forward with the Tariff as written with change of incidental dock fee left at \$35 per hour and the cruise passenger vessel fee at \$5 per hour and adding verbiage about storage of anything on the dock.

**Action:** Passed (5/0) on a roll call vote.

### GPIIP Port Tariff

A Port Tariff is a document that contains published charges, rules, and requirements of the port, including docks and associated uplands. The Port Tariff is an implied contract that allows for rapid arrangements without the need for complicated agreements for use of the facility.

The GPIIP Port is a “landlord” Port, which means that the GPIIP will charge users for real estate and dock use and are responsible for maintenance, management and upkeep. The GPIIP Port Tariff covers all properties of the GPIIP uplands and tidelands.

### Background

The GPIIP Board recommended, and the City and Borough of Sitka Assembly approved the first GPIIP Port Tariff #1 in February 2018. The GPIIP Port Tariff #1 was drafted, with input by the

GPIP Director and GPIP Board, by Parrish, Blessing, & Associates Inc. (PBA), a regulatory and economics consulting firm from Anchorage. PBA has experience in port tariff development, having worked with the Port of Alaska (formerly port of Anchorage) on its port tariff development and financial management.

The GPIP Board discussed the need to monitor the fee schedule and to adjust, if need be, over time when the tariff was established. The tariff has been 4 times since it was established to mirror harbor rates and to manage the facility better.

The entire GPIP Port Tariff #5 can be found at the following link:

<https://www.cityofsitka.com/media/Harbor/Master%20Tariff%20No.%205%20Final.pdf>

### **Proposed Updates to GPIP Port Tariff #5**

Based off conversations with potential future users of the facility, the GPIP Director proposed and the GPIP Board recommend the following adjustments to the fee schedule to the GPIP Board. *(Proposed new fees in yellow)*

### **Dockage Fees**

#### **0. Item 200 – Dockage**

##### **A. General Dockage**

Item 200 sets the definitions and schedule of charges for docking or mooring a vessel to the GPIP Dock. The current tariff fee schedule for vessels is below.

Vessel Length (feet)	DOCKAGE RATE In Dollars				
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
0 – 80 feet – rate per foot	\$1.34	\$1.45	\$1.57	\$1.63	\$1.70
81 – 150 feet – rate per foot	\$2.29	\$2.48	\$2.68	\$2.79	\$2.90
151 +	\$3.43	\$3.71	\$4.02	\$4.18	\$4.34
Cruise Passenger Vessel (250 feet +)	\$3,000	\$3,249	\$3,519	\$3,660	\$3,806

*Note: 400' is the largest vessel that can be accommodated at the GPIP Dock.*

The tariff has been revised to match current CBS Harbor rates for fiscal year 2026:

- \$1.63 per foot per day (0'-80')
- \$2.79 per foot per day (81'-150')

##### **C. Monthly Dockage Fee**

The current GPIIP Tariff monthly dockage fee is the following:

Monthly permits (30 days):

- \$22.98 per foot of overall length up to 150'
- \$34.46 per foot of overall length for 151' and up

CBS Harbor monthly dockage fee for fiscal year 2026:

Monthly permits (30 days):

- \$27.75 per foot of overall length up to 150'
- \$41.60 per foot of overall length for 151' and up

Suggested Monthly Dockage Fees for 2026 & 2027:

#### 2026

- \$27.75 per foot of overall length up to 150'
- \$41.60 per foot of overall length for 151' and up

#### 2027

- \$28.86 per foot of overall length up to 150'
- \$43.26 per foot of overall length for 151' and up

### **Wharfage**

#### **1. Item 250 – Wharfage**

Item 250 sets the definitions and schedule for any freight, cargo, or goods moved over the GPIIP Dock (Wharf) or GPIIP property.

All Wharfage fees in the Definition and Schedule of Charges have been adjusted to update tariff to show fee schedule for the next 2 years. All fees are increased by 4% annually to match recent Assembly Harbor fee increases, except for Passenger Vessel Fees.

2. Item 260 – Charges for Miscellaneous Services items b) and c) are being removed from the tariff. Item 260 b) and c) sets fees for the use of the Access Ramp (no longer available) and Dry Dock Fees. These fees were set before the development of the haul out facilities and no longer apply with the haul out development being under way and the addition of a haul out operator with other established fees.

### **Action**

- CBS Assembly approval of the GPIIP Port Tariff Fee Schedule #6.