

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

July 14, 2025 at 5:00 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

Members Present: Chair Wade Bryson, Paul Kelly, Ella Adkison, Neil Steininger

Members Absent: none

Liaisons Present: Paulette Schirmer, PRAC liaison

Liaisons Absent: Jim Becker, Docks & Harbors Board liaison; Lacey Derr, Planning Commission liaison

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands and Resources Specialist; Katie Koester, City Manager; Carl Uchytel, Port Director

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES

1. **June 2, 2025 Draft LHED Minutes** – approved with minor changes from Paul Kelly

F. AGENDA TOPICS

1. Request to lease property from Petro 49, Inc. for purposes of extending the Seawalk

Ms. Koester discussed this topic. Mr. Kelly asked, not taking inflation into account, if we would pay about \$2.6 million, does that sound about right over the 35 years? Ms. Koester replied that we were negotiating between 2 and 3 million dollars when we were talking about a capital investment. Mr. Kelly commented that reading the terms correctly, this would also come with inflation adjustments and our lease price would increase annually, tied to CPI. Ms. Koester replied that it was correct.

Ms. Adkison asked if there was a timeline, if all of this moves forward smoothly, of when we have a good cost estimate. Ms. Koester replied that she didn't have one but thought it would take about 6 months for design and final negotiations, things like that.

Chair Bryson asked what the distance is that you're trying to get done in this area, referencing the 1st picture from the packet material. Do you have a distance for that, and do you have the complete seawalk distance? Ms. Koester did not have that information but could follow up later offline.

Mr. Kelly moved that the Lands, Housing, and Economic Development Committee forward Ordinance 2025-35, authorizing the Manager to execute lease of 24,050 square feet of waterfront at 1076 Jacobsen Drive, from Petro 49, Inc. for above market value for the purpose of constructing a waterfront seawalk, to the Assembly for introduction. Mr. Kelly objected for a comment, he was concerned about the over fair market value, and potentially more if tied to inflation. He wanted the Assembly to revisit the Waterfront Plan, especially in light of our 5 ship cruise limit and potential docks that might be coming into North Douglas and to relook if building another dock out here is the best idea. He wasn't sure if he would vote yes on the ordinance when it comes before the Assembly but wanted to continue having the discussion. He removed his objection. Motion passed unanimously.

2. Goldbelt Tram Lease Renewal

Mr. Uchytel discussed this topic.

Mr. Kelly stated for the record that earlier this year his step-children were gifted shares in Goldbelt. He has spoken with the city attorney and there is no conflict.

Chair Bryson asked about the remaining 5 years, was it a separate option, or was it 5 years left on the remainder of the lease? Mr. Uchytel replied that the original lease was agreed to in 1995, it was not Goldbelt initially and the original lease was assigned to them. This is running the course of the original CBJ lease that was called Mount Roberts Tramway. It's part of that original lease with 5 years remaining.

Mr. Kelly moved that the Lands, Housing, and Economic Development Committee forward to the full Assembly Ordinance 2025-XX LHED, with the recommended amendments. Motion passed unanimously.

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

- Parks and Recreation Advisory Committee (PRAC) Update – Ms. Schirmer provided an update from the PRAC's June meeting. They talked about the engineering and finalizing of the 35-mile ORV, 2 playgrounds in development, with one in Lemon Creek. They had a good conversation with the new staff and what they're doing with the Treadwell arena, there's roller skating and some current events going on with outreach to the community.
- Planning Commission Update – no update
- Docks and Harbors Board Update – no update

H. STANDING COMMITTEE TOPICS

- Privatizing Eaglecrest Operations – Chair Bryson asked that the committee members take some time to review this topic.

I. NEXT MEETING DATE – August 4, 2025

J. ADJOURNMENT – 5:24pm