



ASSEMBLY COMMITTEE OF THE WHOLE AGENDA

September 8, 2025 at 6:00 PM

Assembly Chambers/Zoom Webinar

Assembly Committee of the Whole Worksession - No Public Testimony will be taken.

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

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

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. 2025-08-04 Assembly Committee of the Whole Minutes - Draft

[These minutes will be added to the packet under Supplemental Materials prior to the Monday, September 8 meeting.]

F. AGENDA TOPICS

1. Process for Flood Mitigation Next Steps

2. Ordinance 2025-39 An Ordinance Authorizing the Negotiation and Execution of a Purchase of Two Floors of the Michael J. Burns Building and Formation of a Commercial Condominium Association

3. Seawalk and Big Picture Marine Passenger Fees (MPF) Capital Project Planning

G. STAFF REPORTS

H. EXECUTIVE SESSION

1. Executive Session - Update on Bauer/Hatch HESCO lawsuit

The City Manager recommends the Assembly recess into executive session to discuss an update on the Bauer/Hatch lawsuit.

Suggested Motion: I move the Assembly into executive session to discuss pending CBJ

litigation, specifically a candid discussion of the facts and litigation strategies with the municipal attorney.

- I. NEXT MEETING DATE - SEPTEMBER 29, 2025**
- J. SUPPLEMENTAL MATERIALS**
 - 1. 2025-08-04 Assembly Committee of the Whole Minutes - Draft**
- K. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, e-mail: city.clerk@juneau.gov.



Office of the City Manager
155 Heritage Way
Juneau, Alaska 99801
PHONE: (907) 586-5240
FAX: (907) 586-5385
Katie.Koester@juneau.gov

TO: Deputy Mayor Smith and Committee of the Whole

FROM: Katie Koester, City Manager

DATE: September 8, 2025

RE: Process Memo on Near-term GLOF Mitigation

The purpose of this memo is to outline a process for “What’s Next” regarding flood mitigation. Fortunately, the HESCO barriers did an excellent job of protecting hundreds of homes from inundation. Unfortunately, the GLOF Juneau experienced on August 13 confirmed that these events are getting bigger and the barriers have vulnerabilities we need to work to mitigate. I do not have all the information to allow you to make all the decisions regarding next steps, however the decisions you will need to make are complex. This memo will help you understand the tension points, ask the right questions, and help staff get you the information you need to make another round of difficult decisions in advance of the 2026 GLOF season.

Phase 1 LID

The Phase 1 LID has not been certified. That happens once we have the total project cost to divide 60/40 among CBJ/property owners. We are very close to that, and the project has come in under budget. However, some decisions you will have to make before certification include:

- 1) **How to apply the savings to Phase 1 HESCO Barriers from outside funding?** For example, Tlingit and Haida (T&H) brought \$882,000 to the project through a CDBG-IT grant. The Alaska Department of Environmental Conservation (DEC) awarded CBJ a \$7.8M loan (at 2.03% finance charge) and 50% forgiveness for direct construction costs. These savings could offset general fund expenditures, be used to pay for Phase 1A or be rolled into Phase 2 (which will be much more expensive); be set aside for ongoing maintenance of the barriers; divided among LID property owners, or some combination.
- 2) **When to certify the assessment roll?** The roll needs to be certified by no later than May of 2026 to be included on 2026 property tax bills.

Recurring Costs

- 1) **How to pay for ongoing maintenance of the barriers?** Rough estimates indicate up to \$1M. Of repairs to Phase 1 and Phase 1A HESCO barriers and associated armoring as well as necessary reinforcement
- 2) Event readiness and response (i.e. unified command) will need its own dedicated funding source.
- 3) These costs could be covered by general fund, a service area, or some combination of the two.

Phase 2 HESCO Barriers

Phase 2 as originally envisioned continues to armor banks and install HESCO barriers along all populated banks of the Mendenhall River. Phase 2 is expensive (\$19M rough order of magnitude (ROM)) – mostly due to armoring and building out the bank in some places to support barriers. CBJ and USACE need to do more engineering and hydrological analysis to get more refined cost estimates for Phase 2.

- 1) **How much of Phase 2 HESCO Barriers should we build?** The GLOF events are increasing in severity. Nevertheless, there is a decreasing return on investment the more we spend. For example, based upon CBJ best professional judgment and consultation with USACE, construction of a HESCO barrier at View Drive could not be field engineered.
- 2) **How do we treat properties that need armoring in Phase 2?** In Phase 1 we required an additional \$50,000 assessment for those properties that were benefiting from armoring. Do we do something similar for Phase 2?
- 3) **What inundation map should we build to?** Do we want to protect the homes in the 17-foot, 18-foot inundation zone, or go higher? This is a risk assessment that is dependent on when a more enduring solution is likely.
- 4) **How to pay for Phase 2?** CBJ could use an LID, however a different assessment methodology might be warranted in lieu of per parcel because the parcels are more varied in size, some are commercial, and some are multiunit. There will be pressure to keep the per household out of pocket cost roughly similar to Phase 1 HESCO LID (\$6,300) which will mean more general funds, barring outside funding. You could also use a service area and fund it through property taxes (outlined below).
- 5) **What outside funding can CBJ get for Phase 2?** Congressman Begich has secured \$3.2M in Congressionally Directed Spending for the project – however that has to pass Congress. CBJ has been in preliminary conversations with USACE about providing additional support for armoring which could significantly bring down the project cost. Similar to our work with T&H and DEC with Phase 1, we will continue to pursue grant funding for Phase 2. Pending final approval of the Hazard Mitigation Plan and issuance of funding opportunities by FEMA, possible grant opportunities include Hazard Mitigation Grant Program (HMGP), Flood Mitigation Assistance (FMA), and Pre Disaster Mitigation (PDM) program.

Buyouts

Natural Resource Conservation Service (NRCS) has an Emergency Watershed Protection (EWP) buy out program we have been exploring with View Drive property owners. There are many unanswered questions, and we are scheduling a special COW for NRCS to present to you. In summary there are 20 properties on View Drive, 18 of which have structures and are therefore eligible to be bought out by the City/Federal Government. The City would have to pay 25% of the cost of buying out the homes, demolishing them, and restoring the property to park land. We would also absorb all of the non-reimbursable costs and risk, such as permitting, contaminated soils, etc. The property would then need to be held in perpetuity as undeveloped park land.

- 1) **How much is CBJ willing to pay to help individual homeowners?** ROM cost of buying out and restoring the 18 homes is \$25M – which means CBJ would have to come up with \$6M to participate. We have asked NRCS if the homeowners can pay some of that 25% share and

not gotten a clear answer. We are working on our own legal analysis on this question, and it is likely your ultimate decision will involve a legal risk assessment.

- 2) **Which homes participate in a buyout?** NRCS has not given us firm guidance on what make up of homes would be eligible for the program if all homeowners were not interested in participating. However, there is likely a configuration of homes that need to participate for the project to be eligible. Staff have been told this decision is made after we submit an application. In preliminary conversations with the homeowners, all are interested in getting more information on the program, however only 2 have come out strongly supportive of participating.

Service Areas

The establishment of service areas is lined out in Article 11 of the Charter. The Assembly could develop a service area and levy a separate mill rate on that area for the purpose of providing a higher level of service than can be provided on an areawide basis.

- 1) A new service area mill rate would have to be high (over 1 mill) to generate enough revenue to cover a meaningful portion of the expense of Phase 2 and ongoing response and recovery from GLOFs. Recall 30% of our property taxes are paid for by commercial properties – the largest of which are outside of the inundation area. Any service area would likely still require general fund subsidy.
- 2) A service area would not be a feasible mechanism if the proposed mill rate cap passes because the 9-mill cap would be inclusive of all tax service areas.
- 3) A service area would be voted on by all registered voters within the boundaries of the proposed district. This means that there are many affected property owners (commercial property and landlords, for example) that would not have say. This is different than an LID where all property owners get a say.
- 4) A service area to pay for Phase 2 before 2026 GLOF season would require a special election.

Additional considerations

- Presently, CBJ is addressing flood mitigation, planning and response utilizing existing staff who are already working at full capacity addressing other CBJ priorities and needs. CBJ needs to consider a different staffing arrangement in some areas to avoid burn out of critical staff and other City needs and priorities falling by the wayside. The lead up to 2025 GLOF season was an all-hands-on deck effort and many critical projects got deprioritized. This is not sustainable. Furthermore, we will need to be able to dedicate staff and resources to an enduring solution and a potential mid-term solution while concurrently doing flood fighting and response.
- Phase 2 has permitting challenges with FEMA to maintain NFIP (flood insurance). We are working with the state, our lobbyist, and the delegation to resolve this.

Proposed Timeline

September 8, 2025, COW – Process memo discussed

October 2025, Special COW – All things GLOF. Follow up to this memo with numbers and more information.

November 2025 – February 2026 – decisions need to be made on how to pay for Phase 2 and ongoing maintenance.

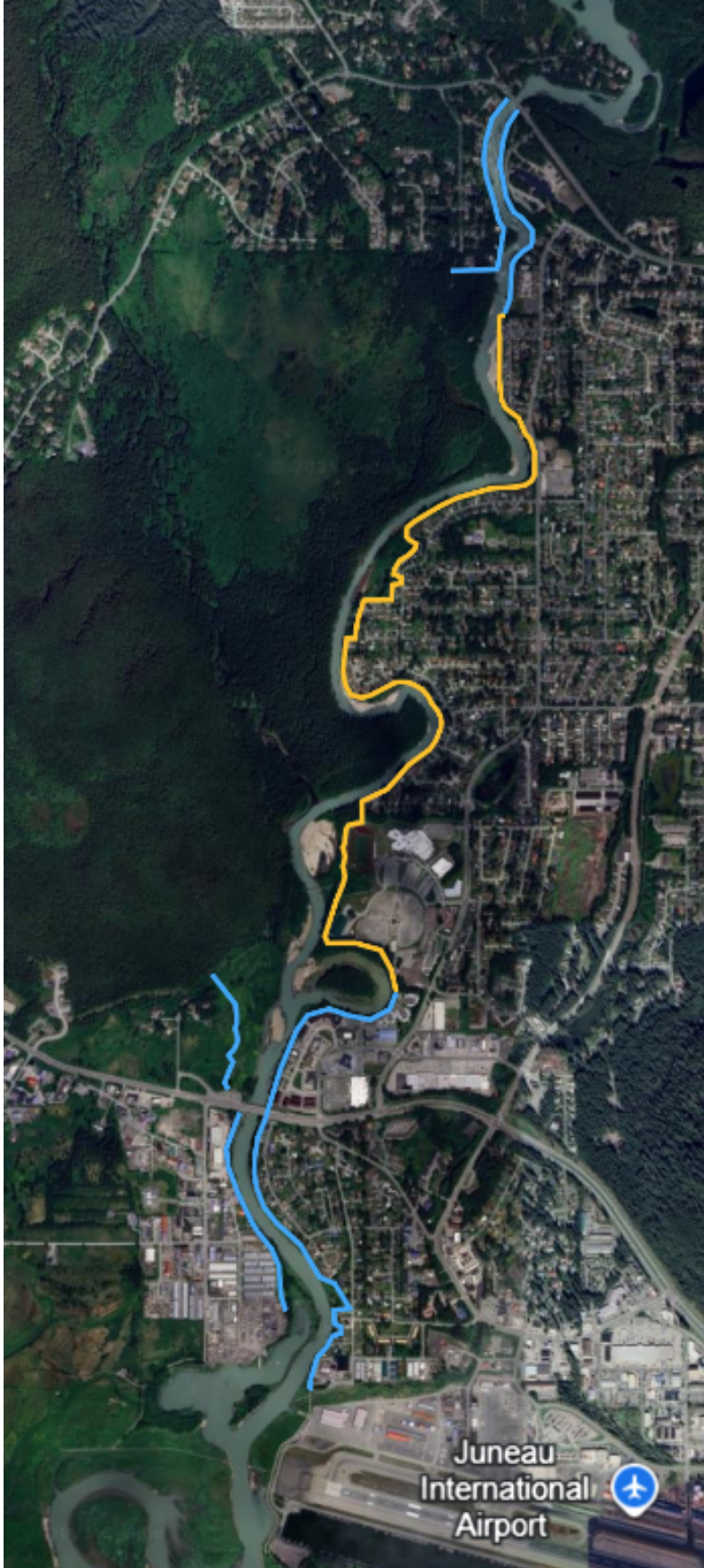
November 2025 – February 2026 – certification of assessment roll for Phase 1

March – June 2026 – Construction of Phase 2

Recommendation: Provide staff with feedback on the questions posed and any additional question you have. Clarity on options now will help staff bring this complicated topic back to you with data gaps filled in for decision making.

Enc: Map of Phase 2 proposed

HESCO Barriers Map



PHASE ONE – Yellow Line

PHASE TWO – Blue Lines



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TO: Deputy Mayor Smith and the Committee of the Whole

FROM: Katie Koester, City Manager

DATE: September 4, 2025

RE: Burns Building Timeline

After a second failed attempt to secure bond approval for a purpose-built City Hall for \$43.3M, CBJ explored other options including leasing space and converting recently acquired schools to City Hall. After much research and deliberation, the Assembly gave direction to proceed with negotiations with the Alaska Permanent Fund Corporation (APFC) to lease two vacant floors of the Michael Burns Building that were recently vacated by the State. That conversation evolved into purchasing the two floors as part of a business condominium association based on the cost analysis of leasing versus owning. Timeline of negotiations is outlined below.

- January 24, 2024 – [Results from the RFI for Available Lease Space for CBJ Offices](#). The City issued an RFI to see what large office space was available. Three proposals were submitted (Burns, a proposal to lease a new build at the Bill Ray Center, and a hotel on Mendenhall Loop Road). The Assembly directed staff to negotiate with the Burns building for a lease.
- March 7, 2024 – [Cover Memo for Downtown CBJ Employees and Office Space](#). With the acquisition of three JSD facilities, the Assembly analyzed options to renovate Floyd Dryden or Marie Drake to City Hall.
- March 11, 2024 – [CBJ Office Space Options Analysis](#). The Assembly took a detailed look at the two schools as potential office space including a rough order of magnitude cost for renovations and parking.
- April 11, 2024 – [Next Steps for Downtown Office Space and JSD Facilities](#). The Assembly gave direction to continue on negotiations for downtown office space with the Burns Building and develop a public process for other options for the two schools.
- April 15, 2024 – [CBJ Office Space Options Analysis](#). The Assembly reviewed the cost of tenant improvements at the Burns Building to convert it to City Hall including basic paint/carpet/furniture (\$3.5M) and reversing the floor plan to maximize office spaces with natural lighting (\$5.25M).
- August 5, 2024 – [Downtown City Employee Office Space](#). Staff introduced the concept of buying two floors of the Burns Building from the Alaska Permanent Fund Corporation (APFC) rather than leasing. The APC had offered a purchase price of \$12M or an annual rental rate of \$1.65M. When factoring in condo association fees (\$650,000 annually) to pay for upkeep of the building, after 10 years of renting we could have purchased the building. The Assembly directed staff to proceed with negotiations to purchase the Burns Building, including drafting condo association documents and an appraisal.
- February 20, 2025 – [Burns Building Acquisition Update](#). The Assembly reviewed an appraisal of the facility by Reliant LLC that valued the two floors and associated parking at \$9.3M. Assembly directed staff to enter into negotiations with APC and submit a letter of intent to purchase two

floors of the Burns Building for appraised value (\$9.3M). APFC responded to the Letter of Intent with a \$12M purchase price.

- August 4, 2025 COW – City Manager provided a verbal update to the COW on negotiations. APFC had expressed concern with CBJs motivation to spend the necessary amount to keep the building as class A office space.

Where we are now in negotiations

CBJ and APFC have landed on an agreement that preserves the purchase price at appraised value (\$9.3M) while caring for maintenance concerns by placing \$2.7M into a sinking fund to care for future large capital projects. Another way to look at this is CBJ is paying \$10.2M for the asset since we are essentially paying for APFC’s 1/3 share of a future maintenance project. The remaining \$1.8M is credited to CBJ.

Where we are now for office space

Currently we have CBJ employees that were formerly downtown scattered across the Borough. Information Technology is housed in an old lab Docks and Harbors owns in Auke Bay, Parks and Rec and some Finance staff are at the Old Dairy Building, we have taken over conferences rooms and the Assembly office to squeeze as many people as we can into City Hall, and over 60 employees are at Marine View where there are six active leaks and the water for the building has to frequently be shut off. Our current situation is not tenable. We have to either relocate all downtown employees to a consolidated space or make basic renovations to City Hall and move employees out of Marine View – which will quickly eat up the \$14.6M the Assembly has set aside for downtown office space.

Purchasing Burns Building

The Burns Building shares some of the pros of a new City Hall and lacks others. It is worth updating and revisiting the pro/con list.

PRO	CON
Long term operational savings	Takes option of purpose-built facility in the future off the table
More convenient parking for constituents	Moves economic engine out of DT core
Consolidate workforce = more efficiency for public and staff	Burns was built in the 80s, and though well-maintained does not have the life span of a new building that would be built to a 70-year standard.
Frees up parking for DT commerce at the MPG and Transit Center	Some employees will be frustrated with less convenient parking options ¹
Capital savings: over \$20M less than a purpose-built facility	Still not purpose-built – will have quirks, lots of cubicles, and space limitations. Not necessarily a civic building to be proud of.
Keeps current commercial space occupied	Removes a large office space from the market for state employees.
Marine View would be converted into 24 housing units	CBJ will likely vacate Marine View regardless, which will allow the owner to convert that space to housing

Total Project Cost

Project costs for renovating the interior and flipping the floor plan have increased. Staff have taken a closer look at actuals and provided more detail on some of the more intensive aspects of a flipped floor

plan (HVAC and electrical considerations). With tariffs and cost escalations, everything just keeps getting more expensive. The costs include the cost of the move and setting up new systems in a new building.

		Estimated Costs	Summary of Work
1	Status Quo	\$ 1,531,280	Move in to space as-is with no new furniture or furnishings to outfit space. Utilize existing furniture and furnishings. No work to existing construction. Minor modifications to electrical and mechanical to accommodate specific operations of City departments.
2	Partial Interior Remodel	\$ 4,516,196	Minor reconfiguration to space, with limited addition of standard grade systems furniture supplementing existing furniture and furnishings. Minimal modifications to electrical and mechanical systems. Replace portions of carpet and ceilings directly impacted by the minor reconfiguration work. Paint all walls. No work to existing restrooms.
3	Full Interior Remodel	\$ 7,678,263	Reconfigure space to meet City departments operational requirements. Maximize space efficiencies and adjacencies between departments. Replace carpet, ceilings, and provide new standard grade furniture for all personnel. Paint all walls. Modify electrical and mechanical systems only to the extent necessary to accommodate the reconfigured spaces. Enclosed office spaces provided for supervisory positions. Existing restrooms are cleaned and the toilet partitions and hardware are replaced.

At the same time, future costs with new space for Marine View and basic improvements to City Hall also continue to escalate. A comprehensive [Economic Analysis of New City Hall](#) was done in 2022 that makes a case for a purpose-built facility. Many of those arguments ring true for the Burns building – it is just a simpler and more cost-effective option.

Status Quo			
City Hall immediate renovation ¹	\$ 8,965,000		
Sealaska Lease:	\$ 86,771		
Marine View lease ²	\$ 540,000	2026	\$ 1,228,574
Seadrome Lease ³	\$ 59,518	2027	\$ 1,271,574
Auke Bay Fish House Lease	\$ 80,000	2028	\$ 1,316,079
2026 City Hall annual maintenance and electricity	\$ 298,935	2029	\$ 1,362,142
Employee parking passes	\$ 163,350	2030	\$ 1,409,817
Total annual cost:	\$ 1,228,574	2031	\$ 1,459,160
		2032	\$ 1,510,231
Annual costs include 3.5% annual escalation based on exiting lease rates		2033	\$ 1,563,089
		2034	\$ 1,617,797
		2035	\$ 1,674,420
		2036	\$ 1,733,025
		2037	\$ 1,793,680
		2038	\$ 1,856,459
		2039	\$ 1,921,435
		2040	\$ 1,988,686
		2041	\$ 2,058,290
		2042	\$ 2,130,330
		2043	\$ 2,204,891
		2044	\$ 2,282,062
		2045	\$ 2,361,935
		Total after 20 years:	\$ 43,708,674

1: \$8.15M According to the 2022 New City Hall Economic Analysis plus 15% total escalation over the past 3 years

2: lease expires in 2026 and is unlikely to be renewed new space will likely cost significant more

3: month-to-month lease term

Owning Costs		
One Time Purchase Price ⁴	\$	10,200,000
	Remodel Costs: \$	7,600,000
	2026 \$	650,000
	2027 \$	669,500
	2028 \$	689,585
	2029 \$	710,273
Does not include any cost recovery from the disposal of the Current City Hall	2030 \$	731,581
	2031 \$	753,528
	2032 \$	776,134
	2033 \$	799,418
	2034 \$	823,401
Annual Maintenance, operating and capital costs includes 3% annual escalation	2035 \$	848,103
	2036 \$	873,546
	2037 \$	899,752
Does not include any cost recovery from the disposal of the Current City Hall	2038 \$	926,745
	2039 \$	954,547
	2040 \$	983,183
	2041 \$	1,012,679
	2042 \$	1,043,059
	2043 \$	1,074,351
	2044 \$	1,106,581
	2045 \$	1,139,779
	Total after 20 years: \$	35,265,743

4: This purchase price includes the \$9.3M appraised value and additional \$900K towards the maintenance fund to benefit the Sellers future maintenance needs. This does not include the \$1.8M that the CBJ is required to add to the maintenance fund to benefit CBJ's future maintenance needs

Two of the options presented above will require an additional appropriation from the Assembly. Option 1 needs to include more than just moving - we have a mismatch of old and hand me down office furniture and a minimum would need some new desks and cubicle partitions. I would be happy to schedule tours of the Burns Building with the Assembly so you can see for yourself the level of renovations needed.

Balance in City Hall CIP \$14.6M	
Delta needed for option 1 – moving only	Deappropriate < \$1M (would still need cubicles)
Delta needed for option 2 – plus paint, carpet, furniture and cubicles, some new offices.	\$1.55M
Delta needed for option 3 – above plus full interior remodel and reconfiguration of space.	\$5.1M

Keep in mind, you could sell City Hall to help cover renovation costs. We do not know how much it would go for in a sealed competitive bid, however we insure the building at \$3.8M which can serve in lieu of a building valuation. The lot is .25 acres of prime downtown real estate and would likely be torn down by the new user. As a point of comparison, the Archipelago lot (behind the Peratrovich Plaza) is currently for sale for \$9M.

Recommendation:

- 1) Move Ordinance 2025-39 to the Assembly for Public Hearing.
- 2) Direct the City Manager to begin design on option 3 and bring more detailed cost estimates and plans to a future COW.

Depending on the season there have been 165-180 parking passes issued for CBJ in the Marine Way parking garage, this includes CBJ vehicles and employee parking. There are also 10 spaces at the existing city hall and an additional 15 spaces around the Municipal Way and Marine View buildings for public parking. Total parking included here is 190-205 spaces. The CBJ will retain the 15 seasonal spaces in the garage so the number of parking spaces required is **190**.


The Burns Building has approximately 102 parking spaces available for CBJ at minimum. Additional parking options could include utilizing spaces at the fire station, which is an adjacent property and has approximately 10 parking spaces. There are ~24 employees working at the former JSD building that had passes in MW garage. There are approximately 14 spaces on W. 10th St. between the Burns Building and CCFR property. The CBJ owned surface parking lot located at 450 Whittier Street, which is approximately 1/3 mile away and has approximately 50 parking spaces. Totaling **200 spaces**.







MICHAEL J. BURNS BUILDING ASSEMBLY CHAMBERS - PERSPECTIVE VIEW



 Parking owned by the Burns Building:
104 Parking Spaces

 On street parking between the Burns Building and CCFR:
14 Parking Spaces

 Parking at CCFR:
10 Parking Spaces

 Parking owned by the CBJ on Whittier:
50 Parking Spaces

Presented by: The Manager
Presented: 08/18/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-39

An Ordinance Authorizing the Negotiation and Execution of a Purchase of Two Floors of the Michael J. Burns Building and Formation of a Commercial Condominium Association.

WHEREAS, the City and Borough of Juneau finds that it is necessary and in the best interests of our community to purchase office space to house government services; and

WHEREAS, the City and Borough of Juneau finds that it is necessary and in the best interests of staff to purchase office space to house government services; and

WHEREAS, the City and Borough of Juneau has worked closely with the Alaska Permanent Fund Corporation to establish a partnership which meets the needs of both the City and the Corporation.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. The City Manager is authorized under CBJC 53.04.020 to negotiate and execute the purchase of two floors of the Michael J. Burns Building and to form a commercial condominium association subject to the following essential terms and conditions;

- (a) The purchase price may not exceed fair market value (\$9,300,000);
- (b) Condominium Association membership will be designated by the City Manager and Executive Director of the Alaska Permanent Fund Corporation;

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- (c) The annual Association dues will be set at a price that reflects the cost of maintaining and improving the common areas of the condominium and sets adequate reserves for such projects;
- (d) An amount of not more than \$2,700,000.00 will be placed in a fund for the benefit of and the use by the Association for condominium capital projects;
- (e) Other terms and conditions as may be in the public interest.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



Office of the City Manager

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Alexandra.Pierce@juneau.gov

MEMORANDUM

DATE: September 5, 2025

TO: Assembly Committee of the Whole

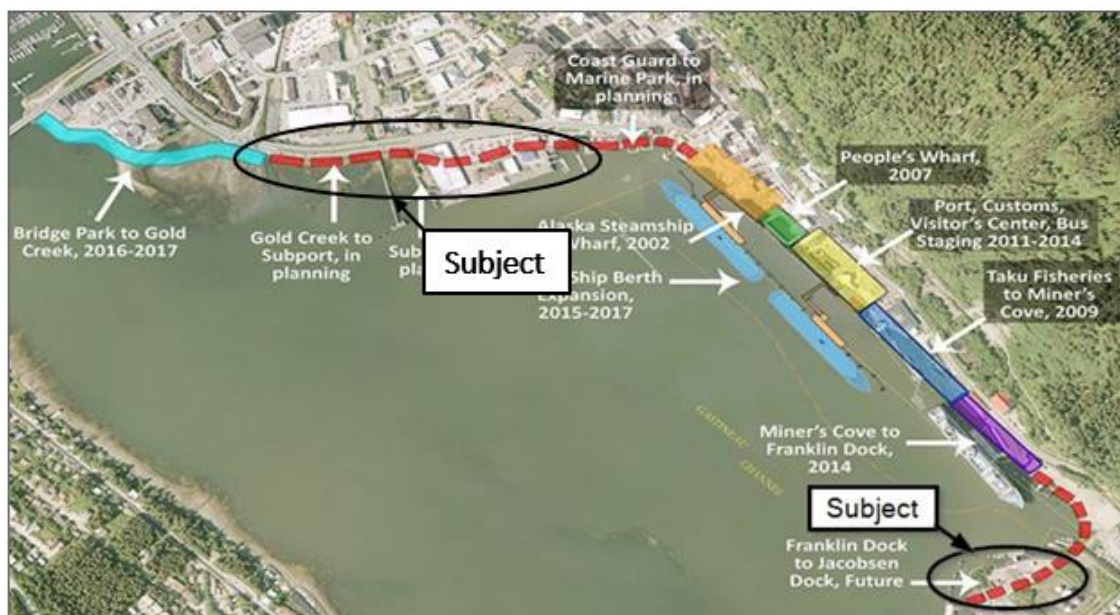
FROM: Alexandra Pierce, Visitor Industry Director

SUBJECT: Waterfront Infrastructure

The Seawalk is a critical piece of waterfront infrastructure that has long been a key community priority. We have developed the Seawalk bit by bit as private land issues are negotiated or a new development makes a project possible. We have the opportunity to make two major leaps forward on Seawalk connection in the coming years. All three projects could require debt financing using dockage or passenger fees. As we progress through the design process, staff will come back to the Assembly with financing options, but there is some early sequencing and prioritization work needed. There is currently \$7,402,696 in the Seawalk CIP.

Shore power is another long-discussed piece of the waterfront infrastructure puzzle and staff is also seeking guidance on how to prioritize shore power and how to use the funds currently allocated to electrifying the Alaska Steamship and Cruise Ship Terminal docks. There is currently \$13,309,667 in the shore power CIP. Shore power is a long lead time item with various funding possibilities.

These are all significant and exciting projects. With the combined funds in the two CIPs and by prioritizing Marine Passenger Funding over the next two years, we may have the funds to pay for one project outright. The discussion below provides an update on all three projects.



Franklin to AJ Alignment



Petro Marine has declined to sell their waterfront property to CBJ for the Seawalk extension, citing a desire to maintain fueling operations at the site and concerns about future regulatory changes related to fuel transport. Instead, they offered a long-term lease arrangement.

As a result, CBJ has negotiated a 35-year lease agreement at \$75,000 per year, allowing access for the Seawalk. The ordinance authorizing the lease was passed by the Assembly on August 4.

Meanwhile, Petro Marine is advancing plans to stabilize their shoreline and upgrade their fuel dock. Their engineer, PND Engineers, which also serves as CBJ's design consultant, has advised that coordination between the two projects would be beneficial. Specifically, incorporating Seawalk piling installation into Petro Marine's dock work would optimize design and construction efforts.



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CBJ has requested a fee proposal from PND to complete the Seawalk design and permitting through final design, including pile layout. Early design coordination will help ensure the pilings are installed prior to Petro Marine's slope stabilization work.

On September 9, 2024 the Assembly Lands Housing and Economic Development Committee directed staff to negotiate a lease and land trade with Franklin Dock Enterprises. While the parties had agreed to general terms, this was on hold pending agreement with Petro Marine. The parties are working together on an agreement, which will come before the Assembly soon.

The AJ Dock component of the project is a small easement for a connecting parcel. This will be likely be transferred at market value.

Construction date: 2027

Aak'w Landing to Gold Creek Alignment

With the approval of the Aak'w Landing development, we have the opportunity to connect the Seawalk to Gold Creek, and potentially develop an uplands walkway around the USCG facility on the platted Heat Street alignment. Given that both Huna Totem and the USCG are redeveloping the area, it is timely for CBJ to integrate our Seawalk plan with both entities.



The connection from Heat Street to Marine Park still has some private property hurdles to overcome. Docks & Harbors and Goldbelt have been working together on cleaning up the property lines to redevelop the Seadrome area. The owners of the Wharf are not currently interested in pursuing a Seawalk in front of their property.



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There will be Huna Totem and U.S. Coast Guard construction projects in the area over the next few years. If we start design now, we can work in conjunction with Huna Totem to connect the Seawalk and incorporate a Heat Street connection into U.S. Coast Guard discussions. We currently have the funds to start design and get an estimate before coming back to the Assembly with debt financing options.

Construction date: Estimated 2028 - 2029

Shore Power

CBJ and AEL&P are working together on shore power design. As noted above, there is currently \$13,309,667 in the shore power CIP and the last project cost estimate was approximately \$55 million for both docks or \$25-30 million for a single dock. Docks & Harbors Staff have been diligent about applying for federal grants, but such funds are currently unavailable. Additionally, CBJ has supported a lobbying effort to allocate State Commercial Passenger Vessel Excise Tax funds to the Alaska Energy Authority for a shore power grant program. Staff is confident that CBJ would be extremely competitive if such a program was funded. An additional funding option is to sign a long-term agreement with a cruise line customer at a CBJ docks that includes a public private partnership for shore power development.

Staff is currently moving forward as directed to complete project design, so we have a shovel ready project if funds become available. If the Assembly wants to take this a step further, CBJ could purchase one or more transformers once we reach that point in the design process. The transformer we purchased for the Franklin Dock cost \$3 million and had a lead time of 28 months.

Projected Construction Date: TBD

This memo is informational only and no motion is required at this time. In the future, the Assembly will likely need to consider transferring funds from the shore power CIP to the Seawalk CIP and prioritize Seawalk funding in the FY27 passenger fee budget to fund the Franklin to AJ Seawalk project.



ASSEMBLY COMMITTEE OF THE WHOLE

DRAFT - MINUTES

August 4, 2025 at 6:00 PM

Assembly Chambers/Zoom Webinar

Assembly Committee of the Whole Worksession - No Public Testimony will be taken.

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

A. CALL TO ORDER

Deputy Mayor Smith called the Assembly Committee of the Whole to order at 6:01 pm

B. LAND ACKNOWLEDGEMENT - Read by Assemblymember Hughes-Skandijs

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

Assemblymembers Present: Deputy Mayor Greg Smith, Wade Bryson, Alicia Hughes-Skandijs, Paul Kelly, Ella Adkison, Neil Steininger (via Zoom), Maureen Hall, Christine Woll (via Zoom).

Assemblymembers Absent: Mayor Beth Weldon

Staff Present: City Manager Katie Koester, Deputy Manager Robert Barr, City Attorney Emily Wright, Municipal Clerk Breckan Hendricks, Meeting Tech Kevin Allen

D. APPROVAL OF AGENDA - Approved by unanimous consent.

E. APPROVAL OF MINUTES

MOTION by Ms. Hall to approve the 5-12-2025 and 7-14-2025 COW minutes. *Hearing no objections, the minutes were approved by unanimous consent.*

1. 2025-05-12 Special Assembly Committee of the Whole Meeting Minutes - Draft
2. 2025-07-14 Assembly Committee of the Whole Meeting Minutes - Draft

F. AGENDA TOPICS

1. Consideration of Shelter Safety Zone Options

Mr. Barr explained that Juneau is not the only municipality facing this issue and that cuts at the federal level over the years exacerbated the problem. He recalled that this and previous Assemblies have increased funding over the last decade, but the current challenges have outpaced that support due to reduced federal and state support, demographic shifts in housing and the workforce, and the absence of a coordinated local strategy. He informed members that there have been conversations in the provider community about options for summer shelter/camping, and the city has been part of those conversations, as well as Assemblymember Kelly.

Chair Smith said this conversation came about because people felt unsafe in that area. Mr. Barr confirmed that was correct, adding that the broader provider community approached the City with concerns that their staff and clients in the Teal Street area are unable to effectively operate due to increased illegal activity.

Ms. Adkison sought confirmation that the ordinance only addresses the unhoused population and asked Attorney Wright whether she had any concerns about selective enforcement. Attorney Wright responded that she would have legal concerns about that. She explained that all ordinances and legislation are reviewed by CBJ Law to make sure the City is not responding to a certain group or banning one.

Chair Smith asked Attorney Wright if the Bellingham ordinance has been challenged in court, and if she could see the ordinance being applied neutrally. Attorney Wright said she has not seen anything challenge the Bellingham ordinance, but the ACLU (American Civil Liberties Union) has been challenging similar ordinances. She explained that the Bellingham ordinance is narrowly tailored as an anti-camping measure for a single block to ensure access to services.

Ms. Woll asked why the shelter safety zone would have any higher legal risk than the disorderly conduct ordinance that was proposed by the Assembly, as it seems to target similar behavior. Attorney Wright said she has the same concerns about the ordinance as it is presented, noting that the discussion has focused on homelessness rather than on neutral application of the ordinance.

She advised that it needs to be looked at with a broad perspective and a bigger picture for the City. She asked what behaviors need to be stopped or encouraged so service providers can provide service, versus a population. She said the problem is the same with disorderly conduct.

Mr. Bryson presented a scenario involving a homeless encampment creating trash in a greenbelt near a neighborhood in the Mendenhaven area and the neighborhood called the police. He asked how the police would handle such a scenario. Attorney Wright answered that there are citywide trespass ordinances. She said that a person camping in the area of a private, CBJ, or state property and told to leave by the owner or person in charge, or leave and come back, the person would be subject to criminal penalties like citation, arrest, or overnight in jail. Mr. Bryson asked why the City is not offering the same protections to the patrons of the Glory Hall and Teal Street as a neighborhood. Mr. Barr explained that the city does not use the trespass code on homeless people camping on city land until the individual's activities are a detriment to the users of the area. He said the city is not treating any particular street differently. Mr. Bryson asked why that is not being done now, since the individuals are having a negative impact on the patrons. Mr. Barr responded that they are not treating any public land differently, and they are not enforcing the law until the impacts exceed quantitative and qualitative judgments because that is the direction staff has interpreted from the Assembly.

Ms. Hughes-Skandijis asked for the differences between “time, manner, and place” and a physical zone, if any. Attorney Wright explained that government action is bound by time, manner, and place, as well as constitutional requirements such as equal protection, while private organizations are not. She said if she was asked to create a shelter zone, she'd come back with a proposal that would be fairly narrow and kept to time, manner, place, and neutrality.

Ms. Hall asked about the radius and what other areas are being impacted similar to Teal Street. Mr. Barr said he cannot recall any, but there were many complaints at the Mil Street campground, and before that, there were many in the Thane area campground. He added that the complaint level is higher on Teal Street right now than anywhere else.

Mr. Bryson asked about Anchorage’s restrictions that trespasses people within 200 feet of public trails and water bodies, and 500 feet of playgrounds and schools. He also inquired about feasibility of adopting a similar approach in Juneau. Attorney Wright responded that a comparable ordinance could be implemented, but concerns were raised during public testimony about whether the Anchorage Police Department could effectively enforce it and the burdens involved. She added that the ACLU has sued Anchorage over 2023 and 2025 code provisions related to camp clearings and property removal, though there have been no updates or indications of further legal action.

Mr. Steininger asked about where the individuals from Teal Street would end up shifting to, if there was a strict camping ban. Mr. Barr said that people want to be close to services and transportation, so there might be increased camping on the border of the zone, as well as accessible green belt areas. Mr. Steininger asked whether the individuals would likely relocate closer to residential areas. Mr. Barr agreed that was likely.

Chair Smith asked if individuals camping on City land without violating health or safety conditions would be allowed to remain. Mr. Barr confirmed they likely would not be dispersed.

Ms. Hughes-Skandijs asked about progress toward a summer low-barrier shelter. Mr. Barr responded that there has been progress. He added that Mr. Steininger is correct about the residential areas question but pointed out that there are residential areas in the Teal Street area as well. Regarding the summer shelter, he said the group that has been meeting has been looking at potential locations to consider and the problems to address. He noted that cold weather presents challenges for shelter options. He said there are early indications of some land that may be for sale soon on Teal Street, so that may be an option he would bring back is to purchase the land to renovate/build a shelter, but there may be other options as well.

Mr. Kelly said an idea from the group was to not have just one centralized problem area but multiple smaller ones.

Ms. Adkison suggested that staff come back with ideas that the City could do to mitigate the impact of the homeless population, like porta potties or sharps containers.

Ms. Woll asked if there would be appetite to open the cold weather shelter earlier to at least address the issue while the assembly works through this. Mr. Barr responded that it is likely not an option due to staffing and capacity limitations, but if that changes, he would let the Assembly know. He said St. Vincent De Paul is at the limits of their capacity when they operate the shelter for the City. He said he doesn't see them having the capacity to open before October 15.

Ms. Adkison asked if increasing money would assist with the staffing and capacity issues. Mr. Barr explained that his instinct is that, if the Assembly wishes to spend a lot of extra money, then yes, but he can't provide an answer right now of how much that would take.

Mr. Bryson noted that many unhoused individuals avoid shelters in good weather due to restrictions, but camping is not a solution, as it signals giving up on long-term housing. He emphasized the need to separate homelessness policy from the immediate issue of protecting staff and patrons in the area. He added that the Assembly has not given clear direction to address illegal behavior, leaving both the community and the unhoused at risk.

MOTION by Mr. Bryson that staff bring forward a draft protection area ordinance modeled on Bellingham's ordinance, but adapted with Juneau-specific provisions, for discussion at the next Assembly Committee of the Whole (COW) meeting.

OBJECTION by Ms. Adkison. She expressed concerns about the legality of the proposal and requested that alternative options be explored to avoid potential legal challenges for the city.

Ms. Hughes-Skandijs said she would need more detail about boundaries, and that Bellingham's ordinance is specific to certain areas. Mr. Bryson said the area would be Teal Street.

Ms. Hall stated that campers are the most vulnerable and opposed creating a zone that would displace them from the only soup kitchen. She suggested increased presence to help reduce lawlessness and improve safety for all. Mr. Kelly noted that funds intended for services are instead being spent on security. He added that this approach doesn't guide campers to alternative

locations. While solving homelessness is too complex for one meeting, he suggested providing at least an alternative site could help.

Ms. Woll expressed support for the motion and an interest in facilitating movement in and out of Teal Street but was uncertain about supporting the ordinance itself.

Ms. Hughes-Skandijs asked if the ordinance would be legal under the Grants Pass precedent. Attorney Wright said the Bellingham model, which bans sitting or lying on sidewalks, would be legal, but the Anchorage model would not. She explained the key issue is whether sleeping in public is a protected right. Ms. Hughes-Skandijs maintained her objection to Mr. Bryson’s motion, agreeing that the Assembly must clarify the problem it aims to solve, not just homelessness. She noted staff advised the Assembly could enforce other legal measures post-Grants Pass, but the Assembly chose not to. She also linked the current situation to the closure of the summer campground and said she cannot support the ordinance.

Mr. Steininger said pushing vulnerable groups further into the margins won’t improve safety. He suggested staff focus on addressing the issue rather than shifting it. While supporting the intent, he cannot back the safety zone concept.

Mr. Bryson highlighted the lack of security on Teal Street and urged the Assembly to address ongoing criminal behavior. He supported the Bellingham model because it avoids legitimizing camping, which he believes ultimately harms the homeless.

Chair Smith stated he would support the motion as a starting point for Assembly discussion and potential review by the ACLU. He emphasized the need to support service providers in the area.

Roll Call Vote on Motion

Yeas: Bryson, Hall, Woll, Chair Smith

Nays: Adkison, Kelly, Steininger, Hughes-Skandijs

Motion failed: 4 Yeas and –4 Nays.

Chair Smith gave notice of intent to move for reconsideration of the motion regarding a protection area ordinance. An objection was raised, but the Chair ruled it out of order, as notice of reconsideration is not debatable or subject to objection under Robert’s Rules of Order.

MOTION by Ms. Hughes-Skandijs to keep the shelter safety zone discussion within the Assembly Committee of the Whole.

Ms. Hughes-Skandijs withdrew her motion, explaining that her intent was to express support for continuing the discussion in Committee and to ensure the topic had a place for further consideration. She acknowledged the motion may be unnecessary given the recent vote and potential reconsideration.

Ms. Hall asked whether the shelter exclusion zone would be discussed at the next Committee of the Whole meeting. Attorney Wright clarified that since the exclusion zone motion was voted down, it cannot be discussed again without a successful motion to reconsider. However, new motions on different topics related to the shelter could be introduced for the next meeting.

MOTION by Ms. Hall to direct staff to bring back other solutions to increase the safety around the shelter.

Ms. Woll inquired if this is the same motion as she had made previously, noting that the memo in the packet addresses that request.

Mr. Barr suggested that more specific guidance on which solutions to investigate would be helpful.

Ms. Hall withdrew her motion.

Mr. Kelly expressed his view that the core issue relates to enforcement. He noted that while police have increased their presence in the area, a dedicated security presence might serve as more of a deterrent. He said he’s curious what the body’s appetite would be to have dedicated private security in that area.

Mr. Barr explained that JPD is providing maximum patrols possible given current staffing, but cannot maintain a constant on-site presence. This could change

with more officers in the future, but not in the short term. He noted private security would depend on local providers to involve JPD for reports and charges, and that it would be costly.

Chair Smith asked if Mr. Barr could follow up. Mr. Barr said, if the Assembly desires, he could consult providers and bring estimates or pursue formal contractor proposals. He also suggested a Teal Street non-profit could manage a grant to fund the service.

Ms. Hall emphasized that safety solutions should not displace campers and that any security firm hired must be integrated to support the population while ensuring safety.

Mr. Bryson said a criminal element has taken root, harming businesses and exploiting Glory Hall patrons. He noted that several providers can assist sober individuals quickly, but many campers refuse services. He emphasized the challenge of serving those involved in criminal activity who are shielded by camping near the shelter and said any city protection for Teal Street would positively impact the homeless community.

Ms. Hughes-Skandijs said most members agree safety is needed and suggested limited staff time with just a few follow-up calls. Chair Smith agreed and invited input on what staff should report back. Ms. Hughes-Skandijs expressed interest in updates on a potential land purchase and alternative sites for a summer campground or low-barrier shelter.

Mr. Bryson noted the existence of designated camping grounds, including Mill Street Campground, and welcomed any related information.

Ms. Hall explained that the two public Forest Service campgrounds have 14-day limits and require credit card and internet access for reservations. She emphasized that addiction and mental illness are not crimes, and some may resort to illegal behavior to survive.

(The Assembly took an at-ease from 7:22 pm to 7:32 pm, after which the meeting resumed)

2. Ordinance 2025-13(b) - Ranked Choice Voting (RCV)

Chair Smith explained that ordinance has been introduced and received public testimony. After amendments at the full Assembly, it was referred back to the Committee of the Whole (COW). He asked for confirmation that a motion from the committee is required to place it back on a regular Assembly meeting agenda. Attorney Wright confirmed this, noting the ordinance was removed from the August 18 meeting and will need a motion with a specific date to return for public hearing.

Ms. Adkison reminded members why she introduced the ordinance, stating the community supports it because ranked choice voting is well-suited for elections with many candidates competing for a single seat. She explained that the current first-past-the-post system can split votes among similar candidates or pressure them to drop out. She said she introduced this because rank choice voting supports consensus building. She explained that today's amendments deal with block voting and to keep that as it is for school board elections and cases of an Assembly member's early resignation. She expressed hope to have the ordinance placed on the August 18 agenda for public hearing.

Mr. Bryson asked why the measure wasn't pursued as a ballot initiative, suggesting the Assembly could be seen as imposing it without a public vote. Ms. Adkison replied that Juneau had supported ranked choice voting at the state level both when adopted and during repeal efforts. She opposes advisory votes, saying the Assembly should make these decisions directly. Noting the legislature declined to enact ranked choice voting, requiring citizen initiatives, she stressed the Assembly's duty to address such issues and rejected advisory votes as avoiding that responsibility.

MOTION by Ms. Adkison to place Ordinance 2025-13(b) on the August 18 Regular Assembly meeting agenda for public hearing. She objected to her own motion for the purpose of offering an amendment.

AMENDMENT #1 by Ms. Adkison to adopt Amendment #1, co-sponsored by Mr. Steininger. She explained the amendment would retain block voting for multi-seat races, such as School Board elections and Assembly vacancies, while applying ranked choice voting only to single-seat races, aligning with voting methods already familiar to the community.

OBJECTION by Ms. Hall to the ordinance, citing a preference for voter input via ballot and concern about timing and transparency. However, she clarified that her objection did not apply to the proposed amendment.

OBJECTION by Mr. Kelly to the amendment, expressing concern that it removed ranked choice voting (RCV) from multi-seat races, one of his main reasons for supporting the ordinance. He emphasized the need for election winners to have a clear mandate from voters and opposed first-past-the-post voting.

Mr. Bryson asked for clarification on how RCV would apply in multi-seat races. Attorney Wright and Ms. Adkison explained that no changes were proposed for multi-seat or school board races, RCV would apply only to single-seat races.

Mr. Steininger spoke in support of the amendment he co-sponsored, noting the complexity of multi-seat RCV systems like cascade voting and the importance of voter understanding. He felt block voting, while imperfect, is easier to explain and implement.

Ms. Woll asked Mr. Kelly about his proposed amendment, which would create only single-seat races to allow uniform RCV use. Mr. Kelly confirmed this, noting it could reduce competition in races. Ms. Adkison responded that requiring candidates to designate specific seats on the school board could create administrative hurdles and potentially result in uncontested seats. She preferred maintaining block voting to avoid those issues.

Mr. Kelly acknowledged the concern and suggested future amendments could reduce signature requirements to ease the candidate process, reiterating his focus on voter choice and representation.

Roll Call Vote on Amendment #1

Yeas: Adkison, Hall, Steininger, Woll, Hughes-Skandijs, Bryson, Smith

Nays: Kelly

Motion passed: 7 Yeas and – 1 Nay.

(Chair Smith passed the gavel to Mr. Bryson)

AMENDMENT #2 by Deputy Mayor Smith to amend the scheduling of Ordinance 2025-13(b) proposing it be set for public hearing at the August 18 Regular Assembly meeting, and for action at the next Regular Assembly meeting. He explained this would avoid voter confusion close to the upcoming election and allow the public to focus on current ballot measures.

OBJECTION by Ms. Adkison, expressing concern that momentum and public engagement could be lost if action is postponed too long. She emphasized the importance of continued public participation without an extended pause.

Ms. Hughes-Skandijs supported the amendment, noting that while she supports ranked choice voting, the timing felt rushed. She valued the opportunity for more public input without resorting to an advisory vote, which she said should be used sparingly.

Mr. Bryson echoed support for public input and explained his openness to an advisory vote stemmed from the unique nature of asking voters to weigh in on how they vote in the future.

Roll Call Vote on Amendment #2

Yeas: Smith, Kelly, Hall, Woll, Hughes-Skandijs, Bryson

Nays: Adkison, Steininger

Motion passed: 6 Yeas and – 2 Nays.

(Mr. Bryson passed the gavel back to Deputy Mayor Smith)

Roll Call Vote on Main Motion

Yeas: Adkison, Bryson, Kelly, Steininger, Smith

Nays: Woll, Hall, Hughes-Skandijs,

Motion passed: 5 Yeas and – 2 Nays.

3. Burns Building/City Hall Move

Manager Koester provided an update on the ongoing negotiations with the Alaska Permanent Fund Corporation (APFC) and its real estate holding company regarding the City and Borough of Juneau’s potential purchase of two floors in the Burns Building. Although a memo was not included in the meeting packet due to the timing of negotiations, she shared that the discussions had progressed meaningfully, and she expects to bring an ordinance to the Assembly soon.

Manager Koester shared that the building’s appraised value is \$9.3 million, and CBJ would pay that full amount. However, under the terms being discussed, \$2.7 million of that purchase price would be set aside in a sinking fund controlled by the future condo association. This fund would be used for major capital improvements. APFC had expressed strong concerns about entering into a long-term partnership with a public entity

that, due to political or budgetary constraints, might delay or avoid investing in necessary capital maintenance. The sinking fund was included in their counteroffer as a way to ensure that future upkeep would be reliably funded. Koester acknowledged the validity of these concerns, noting that political bodies can deprioritize capital investments during lean financial periods.

The proposed condo association would be governed jointly by CBJ and APFC with 50/50 control, ensuring equal say in shared facility decisions and providing a formal dispute-resolution process. Annual condo dues were estimated at \$650,000, covering both operations and long-term maintenance needs. These dues have been consistent throughout the negotiations and financial modeling, and Koester emphasized they are structured similarly to how private entities plan for depreciation and capital costs.

Manager Koester also discussed current space constraints and office inefficiencies. Since vacating the Municipal Way building, staff have been dispersed across multiple facilities including the Fish House in Auke Bay and the old Juneau School District (JSD) dairy building. Marine View, which houses critical operations, continues to present serious health and safety concerns, including multiple leaks and water shutoffs. CBJ recently extended the Marine View lease through July 31, 2026, at an increased cost of \$10,000 per month. Koester stressed the financial strain of short-term lease extensions and the urgency of securing a long-term solution.

Manager Koester clarified that while CBJ would contribute \$2.7 million into the shared capital fund, APFC would not be required to contribute a matching amount up front. She explained that APFC has greater confidence in its own ability to fund future maintenance and less confidence in CBJ's ability to do so, thus the structure of the deal. Mr. Steininger expressed concern about the implied imbalance in trust and mutual responsibility, noting discomfort with entering a partnership where CBJ is asked to pre-fund its obligations, but APFC is not.

Manager Koester also confirmed that renovations to adapt the space for city needs would be a separate CBJ appropriation. A prior estimate of \$5.2 million had been developed for full renovations, while a scaled-back option for essential updates would cost less. Some unused funds remain in the City Hall account and could be redirected for this purpose. Ms. Hughes-Skandijs requested that written terms be brought to a Committee of the Whole before the ordinance is formally introduced.

Mr. Bryson praised the terms as a smart deal, noting that CBJ would be effectively paying the full purchase price while securing future capital investment in the facility.

Manager Koester suggested that the ordinance could be introduced at the September 22 Regular Assembly meeting and discussed further at the September 29 Committee of the Whole. She reiterated her desire to move swiftly given escalating costs and deteriorating lease conditions.

Chair Smith reiterated that the Assembly had previously authorized negotiations and would have the opportunity to review the ordinance once introduced.

Manager Koester confirmed she plans to introduce an ordinance outlining the essential terms and conditions and will recommend it be referred to the September COW meeting for detailed review and discussion.

G. Executive Session

1. Executive Session - Updates on Labor Negotiations

MOTION by Mr. Kelly to move into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality, and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

Ms. Woll disclosed that, should any discussion involving the IAF union occur, she would recuse herself and step out.

(The Executive Session began at 8:51 p.m. and concluded at 9:30 p.m.)

The City Manager recommends the Assembly recess into executive session to discuss an update to collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality.

Suggested Motion: *I move that the Assembly enter into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality and ask for unanimous consent.*

H. STAFF REPORTS

Ms. Hughes-Skandijs requested a public update regarding the July 30 incident involving a JPD officer. Manager Koester confirmed the officer is on administrative

leave and that both internal and external investigations are underway. The internal review will assess whether the use of force complied with department policy. Staff also plan to provide future updates to the Assembly on investigation outcomes and related policy issues, including hiring and vetting practices. Manager Koester noted ongoing communication with Tlingit & Haida and Sealaska leadership, and confirmed the department intends to release body camera footage within 30 days per CBJ ordinance. Chair Smith thanked the manager and emphasized the Assembly's commitment to public safety and transparency.

I. NEXT MEETING DATE - September 8, 2025, at 6PM

J. SUPPLEMENTAL MATERIALS

1. 2025-07-14 Assembly Committee of the Whole Meeting Minutes - Draft

K. ADJOURNMENT

There being no further business to come before the Assembly, the meeting adjourned at 9:30p.m.