

ASSEMBLY COMMITTEE OF THE WHOLE AGENDA (REVISED 9/26/2025)

September 29, 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 (FOR EXECUTIVE SESSION AT 5:45 PM)

B. ROLL CALL

C. EXECUTIVE SESSION

1. Executive Session - Litigation Update (Starts at 5:45 PM)

The City Manager recommends the Assembly recess to executive session to receive a litigation update.

Suggested Motion: I move the Assembly into executive session to receive a litigation update.

D. CALL TO ORDER - (FOR OPEN SESSION AT 6:00 PM)

E. 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!*

F. ROLL CALL

G. APPROVAL OF AGENDA

H. APPROVAL OF MINUTES

I. AGENDA TOPICS

1. Goldbelt Inc. West Douglas Port <https://goldbeltaani.com>

[Materials will be added to the packet under Supplemental Materials prior to the Monday, September 29, 2025 meeting.]

2. JPD Policy and Procedures Review and Department Introspection Following the July 30th, 2025, Officer Involved Incident

3. USCG Housing for Homeporting Storis

- 4. GLOF Mitigation: Repairs to Phase 1 and Mid-term Mitigation
- 5. Marine Park Transfer (pending referral from PWFC)

J. STAFF REPORTS

K. NEXT MEETING DATE - NOVEMBER 3, 2025

L. SUPPLEMENTAL MATERIALS

M. 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.



City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 907-586-5240 | Facsimile: 907-586-5385

TO: Deputy Mayor Smith and Committee of the Whole
FROM: Katie Koester, City Manager
DATE: September 29, 2025
RE: New Growth Area & Cruise Port Development on Douglas

Goldbelt has developed a concept for a cruise ship port on Douglas Island. At this time, a pre-application meeting has been conducted with Community Development Department (CDD) staff, but no CBJ permits have been submitted. Given the scope and complexity of the project; its potential impacts to social, economic, environmental, and transportation systems; and its proximity to large tracts of CBJ-owned property on West Douglas Island, the Manager's Office has formally reached out to Goldbelt staff requesting the initiation of regular meetings between our teams to coordinate on this development concept.

Goldbelt Board Chair Katherine Eldemar and President and CEO McHugh Pierre will present their concept at the September 29, 2025, Committee of the Whole. Though the proposed development has been discussed in the media, and Goldbelt has given presentations in the community, this will be the first time the Assembly has had an opportunity to interact with the concept. A full presentation of the concept will be available as supplemental materials, and additional information can be found on their <https://goldbeltaani.com>.

The proposal would be a major development that reshapes our community. Goldbelt's presentation provides an opportunity for the Assembly to ask questions and consider the elements that will need to be included in a Title 49 and Comprehensive-Plan-required master planning process. At the next COW meeting on November 3, 2025, CBJ staff and Assemblymembers will discuss CBJ's next steps related to this development and its role in our overall tourism policy.

Before any significant development in the West Douglas study area can occur (of more than a minor nature), a Master Plan must be prepared and approved by the CBJ Assembly, in accordance with the guidelines for New Growth Areas provided in the Comprehensive Plan and Land Use Code. The development concepts and policies listed in this chapter should help guide land use proposals for the development areas, and ensure protection of open space areas.

This suggested Comprehensive Plan amendment does not change the existing Resource Reserve land designation in the Comprehensive Plan, nor the Rural Reserve zoning designation from the CBJ Land Use Code. Master Plans prepared for the specific development areas in the future would propose new land classifications and zoning that would be appropriate for each area.

Excerpt from 1997 West Douglas Conceptual Plan

History

CBJ and Goldbelt have worked together on and off, since 1995 to plan for potential development in the New Growth Areas identified on West Douglas. Portions of the 1997 West Douglas Conceptual Plan, which conceptualized development in the area while calling for further master planning before development, was adopted as part of CBJ's Comprehensive Plan (see excerpt above). The 2013 Comprehensive Plan also discusses development of West Douglas, largely referring to the 1997 Conceptual Plan, in the context of a second crossing. CBJ and Goldbelt have had various Memorandums of Agreement (MOA) to work together

on West Douglas projects. Examples include an MOA signed in 1999 and another signed in 2010¹ and 2015 when there was an opportunity to potentially secure funding to extend North Douglas Highway to the Middle Point Area. West Douglas planning efforts have thus far been highly conceptual. The most recent CBJ-supported projects related to West Douglas development are the Juneau North Douglas Planning and Environmental Linkages (PEL) Study for the proposed second crossing and the 2018 completion of the North Douglas Pioneer Road.

Next Steps

Goldbelt's proposed development is located in a New Growth Area and requires a Master Plan. Goldbelt has had a preapplication meeting with CDD staff who outlined the requirements in Title 49 for a Master Plan. Goldbelt and their consultant have begun that work. Ultimately, the proposed Master Plan will be considered for adoption by the Assembly into the Comprehensive Plan after review by the Planning Commission. Because the area is adjacent to 3,434 acres of CBJ land, it is in our interest to collaborate in the Master Planning and produce a document that can guide growth in the "New Growth Area" beyond a cruise port. At the November 3rd Committee of the Whole, the Assembly will review the requirements of a Master Plan and provide input to guide that work. The plans and studies for West Douglas all point to large scale development by multiple landowners with a mix of commercial development and expansion of our housing stock. It is very important that we consider such issues as utilities, transportation, and emergency services for full build-out of the New Growth Area. This will likely also require collaboration from the U.S. Forest Service as the other adjoining landowner.

JUNEAU POLICE DEPARTMENT



MEMORANDUM

TO: CBJ Assembly
FROM: Derek Bos, Chief of Police
DATE: 09-29-2025
RE: Juneau Police Department (JPD) Self-Assessment

Following the July 30th, 2025, use of force incident, the Juneau Police Department has taken the initiative to evaluate ourselves and to assess our policies and training, with the goal of ensuring that we are providing our community with top tier, professional law enforcement services. While introspection and self-appraisal is a daunting and difficult task, I am confident that this will produce strength and growth for our agency and will foster trust from our community. It is our responsibility to be honest, transparent, and accountable, both individually and as a department, as we go through this process.

This document is intended to provide an overview of what we have in place and what we are working to improve, as we move forward on our journey toward excellence.

- Our policy did not provide clear direction to officers to request priority medical response when a person loses consciousness as a result of a use of force. This was corrected, and our policy now requires that any time an individual loses consciousness, either from an officer using force, or if a person loses consciousness while in custody (such as potential overdose incidents, excited delirium, etc.), the officer(s) shall request a priority medical response and dispatch will, in turn, dispatch the call as a priority medical response.
- As we review our department arrest control training, tactics, and policies, we very quickly identified that there are tactics and techniques that our officers learn while at the Basic Training Academy that do not align with our expectations and policies as a department. We are actively developing plans to address this disparity through internal training, both before and after officers attend the basic academy. We are also working to provide better clarity through policy for our staff.
- De-escalation is an integral part of everything we do, both in training and in practice. As we review our training, observe and assess officer actions, and start working through statistics, I am confident that we do a good job at teaching and

"In partnership with the people of Juneau, our mission is to make our city a place where people can live safely and without fear.

applying de-escalation tactics every day. Although we do this well, there is always room for improvement. To that end, we are conducting de-escalation refresher training to get back to the basics and solidify the foundation from which we work. We are also working with a partner agency to develop and implement a unique eight-hour course that combines de-escalation tactics with crisis negotiation techniques. This is in addition to our already existing Crisis Intervention Training (CIT) program.

- To take de-escalation one step further, we are developing a way to track successful de-escalation tactics when applied in real world applications. This innovative approach will provide us with statistical data to show what de-escalation tactics were clearly successful. The hope is to be able to clearly define what works, then refine our de-escalation training to mirror the data collected so that we can become increasingly more proficient at de-escalation.
- We have reviewed the medical training that our officers receive. Our medical training meets, and in most cases, exceeds the standards for law enforcement officers in Alaska. Alaska requires police officers to maintain proficiency in CPR and basic First Aid. Additionally, our officers are trained to administer Narcan and in the use of AEDs. We also provide additional training for traumatic injury care commonly referred to as Tactical Combat or Emergency Casualty Care.
- In looking at this incident, it is easy to focus only on those specific policies that relate to officer use of force, but we are taking a broader review of related policies to see if there are gaps or clarifications needed. This is a good time to point out that we are an accredited police department; gaps and clarifications should be minimal.
- One key element of accreditation is the requirement to annually review and analyze officer use of force incidents. While we conduct this review each year, we have identified that this does not provide us with timely analysis, nor does this identify potentially concerning patterns of behavior in a prompt manner. JPD has recently acquired software that will serve to provide us with near real-time analytics, enabling us to better identify concerning patterns in use of force incidents. Receipt of this data in a timely fashion enables us to tailor our training based on needs identified.
- We continue to move forward with implementing the Active Bystandership for Law Enforcement (ABLE) program. The backbone of the ABLE program is to enable officers to intervene, and accept intervention, to prevent officer misconduct of any type, prevent career ending mistakes, and promote officer wellness and health. We continue our forward process and anticipate being fully up and running with the ABLE program in January / February 2026. This will be an on-going commitment, requiring all officers complete annual recertifications in the program. I have witnessed, first-hand, the strength of the ABLE program and

am excited, not only for the implementation of the program at JPD, but to be the first law enforcement agency in Alaska to adopt this vital program.

- One of the most frequent questions I have been asked throughout this incident has been about our hiring standards. JPD adheres to the highest hiring standards. We have implemented many changes over the last few years to our hiring process. Each change has served to either increase our hiring standards, increase our efficiency in hiring (without compromising our standards), or both. We currently exceed what the International Association of Chiefs of Police identifies as best practices for hiring standards.
- We continue to work with Tlingit and Haida to find ways to enhance our partnerships and grow our relationship. From both sides, this is an educational and growth filled journey. We are working to develop a training curriculum specific to law enforcement, to better help JPD understand the Tlingit and Haida people, while continuing to promote personal relationships in the process. While this is still under development, the commitment from both sides has already proven that we each value this partnership.
- In conjunction with Tlingit and Haida, we are exploring having a facilitated community discussion, or discussions, and trying to establish what that should look like. Planning for this discussion requires significant finesse, care and compassion to ensure that this will be a healthy, healing, and productive dialogue for all involved. This is perhaps the most complex element of our community engagement process, as we are sailing in uncharted waters. Again, this highlights the dedication and commitment to our community.

To summarize, JPD has spent a significant amount of time in the last two months looking at ourselves in the “mirror”. As with most introspective processes, the dominant question is “Do I like what I see?”

For me personally, when I reflect upon this department, observe our community interactions, and see the selfless dedication of our staff, I can say, without hesitation, that we are a top tier, professional law enforcement agency. We would be remiss to believe there is no room for growth, for there is; however, as we reflect, it is clear that JPD continues to set the standard for policing.



City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 907-586-5240 | Facsimile: 907-586-5385

TO: Deputy Mayor Smith and Committee of the Whole
FROM: Katie Koester, City Manager
DATE: September 29, 2025
RE: USCG Housing for Homeporting Storis

The purpose of this memo is to initiate collaboration among CBJ, USCG and our local development community regarding housing for personnel of the USCG Storis.

Need

The USCG uses a specific methodology to evaluate suitable, affordable housing for its personnel within commuting distance of duty stations and forecasts housing needs five years into the future.

According to the Coast Guard, Base Ketchikan (which manages housing in Southeast Alaska, it anticipates an additional 112 USCG personnel in Juneau with the homeporting of the Storis.

USCG policy is to rely on private housing as much as possible for their personnel. Complicating this policy goal in Juneau is the fact that the private housing market cannot provide the quantity of housing needed at prices that are affordable to USCG personnel. Additionally, an estimated 32.6% of non-mobile home rental housing stock in Juneau is considered to be inadequate for USCG personnel based on poor condition. The USCG currently holds five housing units for their personnel in Juneau (one Representational Facility [REPFAC] for the District Admiral, and four small units in Auke Bay for unaccompanied housing for the non-rate crew of the USCG Cutter Reef Shark).

Although these numbers may be increased, the current anticipated housing deficit in 2029, after the arrival of the Storis, is 71 total housing units – 48 accompanied and 23 unaccompanied.

Accompanied Deficit by Type:

- 11 Two-Bedroom Units
- 21 Three-Bedroom Units
- 16 Four-Bedroom Units

Unaccompanied Deficit by Type:

- 12 One-Bedroom Units
- 11 Two-Bedroom Units

Process

Where there is no Base, such as in Juneau, the USCG typically purchases land and builds military housing. On occasion, it will purchase a home on the market (such as the REPFAC in North Douglas). The Coast Guard may lease homes that are constructed, but rarely uses this methodology due to the logistics of maintaining the properties. For Juneau (and other remote areas), the Coast Guard anticipates utilizing special authority that allows it to enter long term leases in advance of construction. This will allow the Coast Guard to make pre-construction commitments to a developer to lease the homes once built, which can help with financing. Ideally, they would like to be part of a larger development so the USCG development can leverage additional housing. That is ideal for CBJ too. There are a number of parcels owned by private developers that are already permitted for a range of 11-48 units. It is the USCG intention to issue a Request for Information (RFI) to interested developers to gather information on how they can help meet the needs of USCG. The RFI would be non-binding but would give them a sense of what is possible in the community with existing resources.

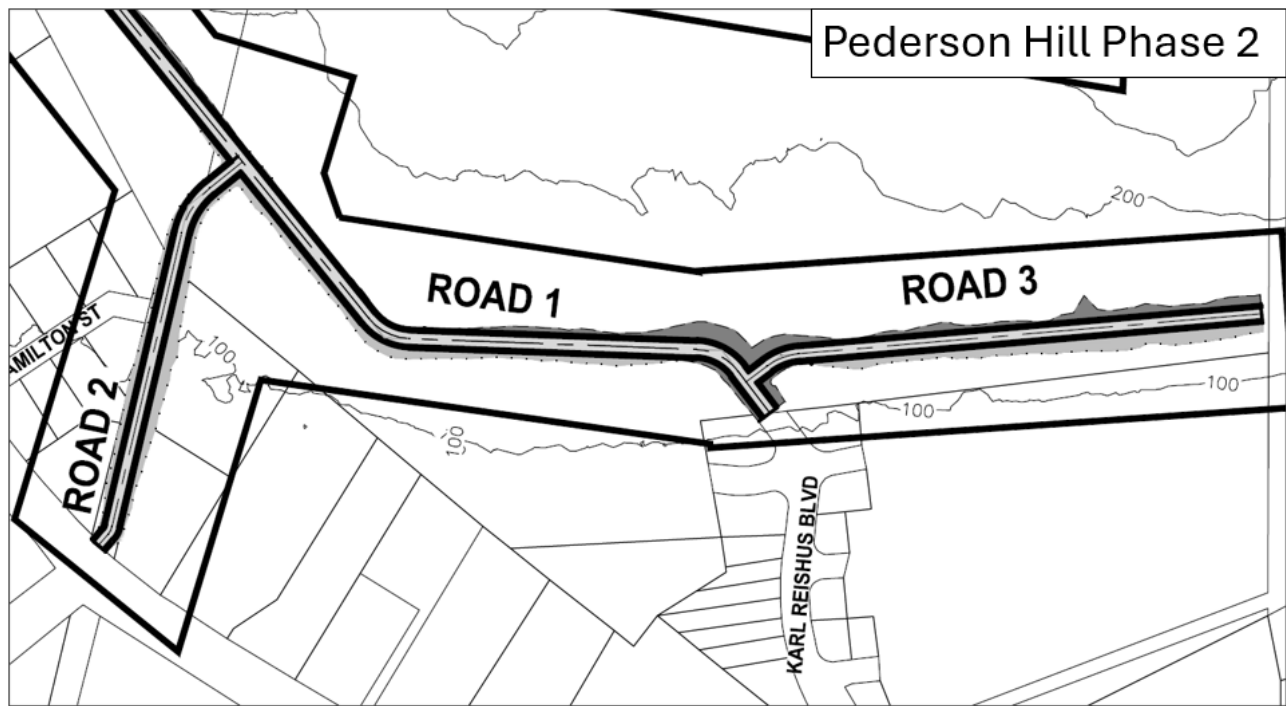
How can CBJ help?

Pederson Hill and Telephone Hill are two CBJ owned subdivisions that could meet the USCG needs and open up those subdivisions to future development. While there are other parcels CBJ owns, these are the closest to being ready for development. It is in our interest to incentivize the speedy development of USCG housing to ensure the homeporting of the Storis as soon as possible. CBJ and USCG could enter into a Memorandum of Understanding (MOU) offering these parcels to a developer with certain terms and conditions. USCG would refer to the MOU with CBJ in their RFI. A developer could then respond to the RFI

with parcels they own and/or CBJ property. The MOU would allow all developers access to the same information and ensure transparency in the process.

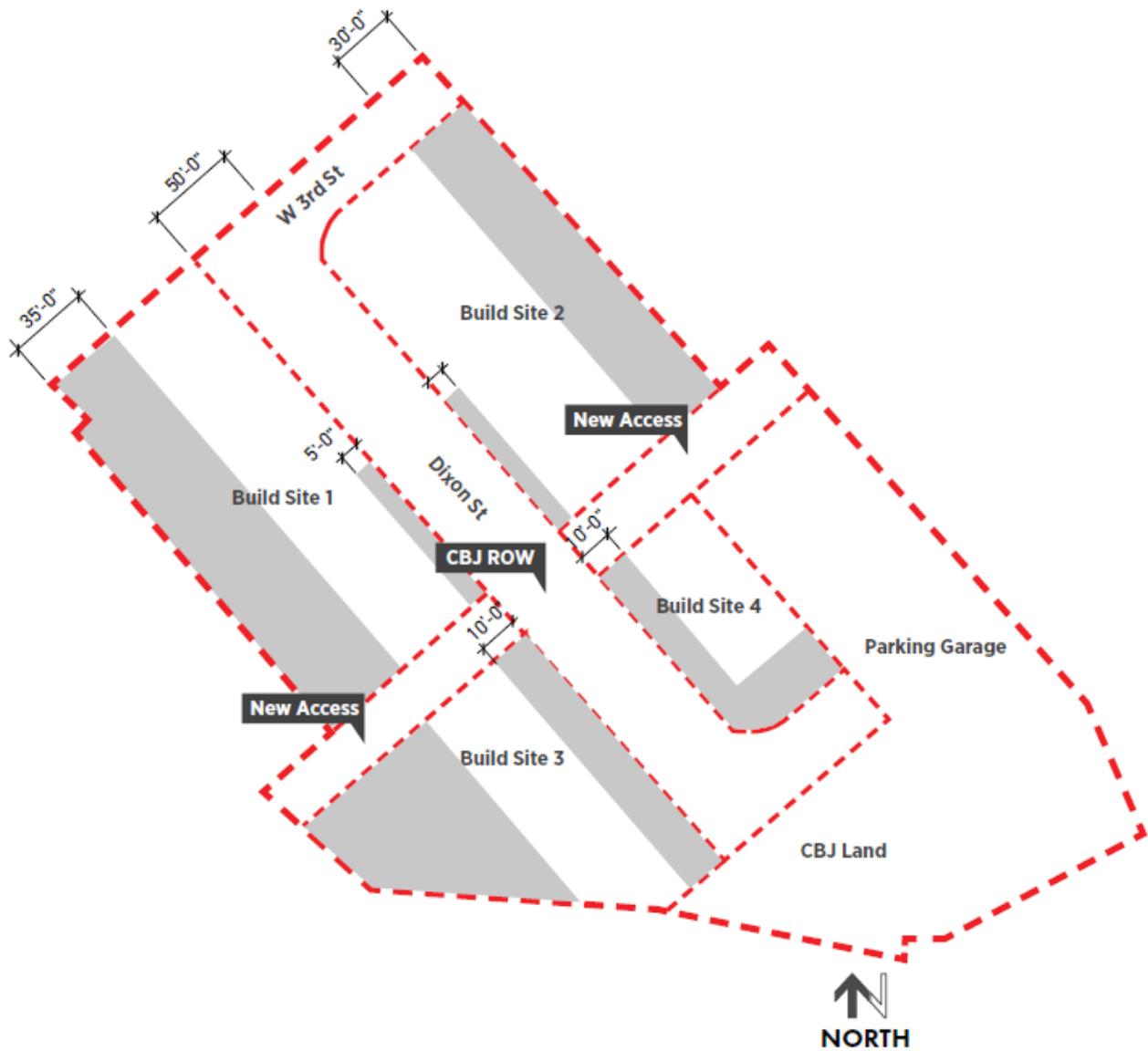
Pederson Hill

Pederson Hill is 10 miles from the subport and can support single family homes. Tlingit Haida Regional Housing Authority is currently working on constructing the final buildout for phase 1 of Pederson Hill Subdivision (66 lots). Beyond phase 1, the CBJ is working with consultants on the conceptual design and road alignment for Pederson Hill phase 2. The second phase necessitates a second access point to Glacier Highway that will be expensive to construct. CBJ has been setting aside funds to develop this access (\$2.1M) and would need to consider contributing to the development of this road as part of any project. Once complete, it opens up more than 12 acres of developable CBJ property which is zoned at D-10 and D-10 SF. There is enough property along "Road 1" in the attached diagram to meet the USCG demand of around 50 single family homes. Development of the second access could open up additional property (Road 3) that CBJ could dispose of to the private sector. This property is in the design phase and total construction estimates have not been calculated. Prior to entering into a MOU with the USCG, CBJ will continue with design and work on estimating future construction costs.



Telephone Hill

Telephone Hill has the potential to provide multi-family or apartment style USCG housing with close proximity to the Subport and the Federal Building. Current redevelopment plans show up to four lots at this location with around 150 housing units possible. In order to utilize this property for USCG housing the properties must first be subdivided and cleared of existing structures. This work is in progress and expected to be completed in the spring of 2026. The access and utilities at this site must also be reconstructed prior to constructing new housing, which is an additional development expense. The Telephone Hill property is large enough to provide the USCG with multifamily units as well as opportunity for CBJ to provide property to the private sector for development.



There are many reasons for CBJ to provide incentive to develop CBJ property for the USCG: 1) developing property is expensive and time consuming, anything we can do to help move that process along will bring the Storis more quickly. 2) Both these projects have the potential to leverage access to additional CBJ land for private development.

Recommendation

Direct the City Manager to work on a MOU with USCG on the potential of offering CBJ land at Pederson Hill and Telephone Hill for consideration by private developers to build housing suitable for USCG personnel.



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Telephone: 907-586-5240 | Facsimile: 907-586-5385

TO: Deputy Mayor Smith and Committee of the Whole
FROM: Katie Koester, City Manager
DATE: September 29, 2025
Subject: Glacier Lake Outburst Flood (GLOF) Update and Direction

At the September 8, 2025, Committee of the Whole (COW), I presented you with a [memo](#) that contained some of the big picture “What’s Next” questions regarding flood mitigation. This is a dynamic project and there are some updates that I wanted to share.

Maintenance of Barriers

The U.S. Army Corps of Engineers (USACE) has a program under Public Law 84-99, Advanced Measures program authorizes USACE to provide supplemental assistance to prevent or reduce damages when there is an imminent threat of unusual flooding. USACE can provide technical assistance, an emergency design, emergency contracting, and oversight to construct temporary flood reduction measures. USACE will provide these services at 100% Federal cost. On September 19, 2025, CBJ submitted a scope of work that USACE has accepted to include, but not be limited to the following tasks for existing HESCO barriers:

- Evaluate and assess barrier condition and damage and recommend repair methods.
- Evaluate adjacent flood barrier foundation soil's structure and stability, including adjacent riverbanks and recommend repair and fortification methods.
- Evaluate and determine appropriate shielding protection for the wet face of the flood barriers to protect / minimize damage from debris strikes.
- Assist in evaluating methods for fortifying and increasing the height of the existing flood barriers in areas identified at risk of overtopping or not of adequate height based on the projected maximum Glacier Lake Outburst Flood (GLOF) river discharge (During the August 2025 GLOF event, multiple areas experienced water overtopping barriers or rising within inches of the top).
- Implement and construct the repairs and fortifications required as identified above.

- Implement and construct other supplemental work identified as necessary for repairing, rebuilding, or fortifying the flood barriers to maintain their effectiveness.

USACE plans to complete this work no later than mid-July 2026. They will attempt to do this work with local contractors.

CBJ Engineering & Public Works (EPW) would be a critical partner in the effort, given that we directed the installation of the HESCO barriers and will also be responsible for associated permitting and real estate work, and removal of the temporary flood barriers once the imminent flood threat has passed.

Phase 2 HESCO Barriers

The August GLOF events are increasing in severity. We expect future sections of HESCO barrier installation to be more challenging in terms of constructability and benefit cost analysis, and therefore more expensive to protect a smaller number of homes to spread costs versus HESCO Phase 1 LID. The significant questions that I outlined for you on September 8 remain. CBJ has done very high level estimating on the costs of various segments of Phase 2. (See attached HESCO Barriers map.) In order to refine any rough order of magnitude cost estimating, CBJ EPW staff would need to seek permission from the riverfront property owners to access their land for assessment. Property owners will inevitably start asking EPW staff about Assembly level decisions. You can expect that property owners will then start reaching out to you. **Unless directed otherwise, CBJ EPW staff will begin reaching out to waterfront property owners in potential future phases to better refine HESCO installation feasibility and costs.**

Long-term Solution

After the 2025 GLOF, USACE has been working diligently on an accelerated timeline that mitigates risk from future GLOFs. They heard the community that 7-10 years is not acceptable. They are working to get close enough to a preferred alternative that can be considered by Congress in the Water Resources and Development Act (WRDA) that Senator Sullivan has authority over. In order to work quickly, they will need CBJ's full engagement. To that end, we will work to increase capacity at EPW to ensure we can keep pace with the multiple GLOF mitigation projects (HESCO repair, HESCO Phase 2, mid-term and long term USACE solutions, etc.). It also means that decisions have to be made quickly and without as much public process as the Corps would like. CBJ staff will help keep the public informed, nevertheless we want to manage expectations. Assuming uninterrupted and sufficient federal funding (which is a significant assumption) and the ability to secure the required local match, we anticipate USACE could commence construction activities for a mid-term solution as early as the end of 2027. The prospect of

a mid-term solution in the next 5 years will impact our design recommendations for flood fighting.

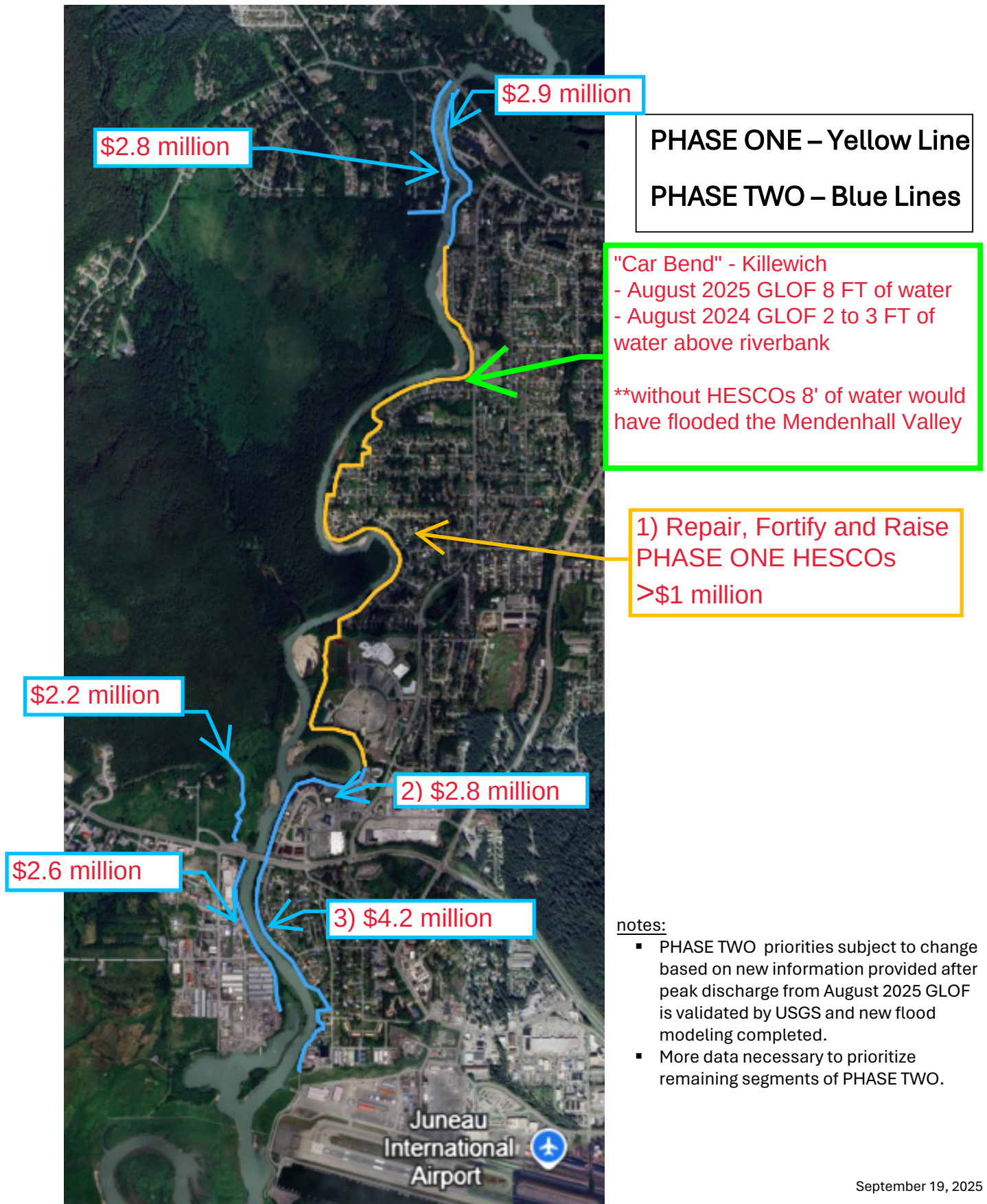
Next GLOF meeting

Tentatively our next GLOF focused COW will occur on October 30, 2025. We plan to have subject matter experts from the National Weather Service, University of Alaska Southeast, Natural Resources Conservation Service, and USACE at that meeting.

Recommendation: Informational only.

Enc: HESCO Barrier Map Phases One and Two

HESCO Barriers Map



September 19, 2025



Office of the City Manager

155 Heritage Way

Juneau, Alaska 99801

PHONE: (907) 586-5240

FAX: (907) 586-5385

Alexandra.Pierce@juneau.gov

TO: Deputy Mayor Smith and Committee of the Whole

FROM: Alexandra Pierce, Visitor Industry Director and Lauren Verrelli, Acting Parks & Recreation Director

DATE: September 29, 2025

RE: Funds Transfer Request to the Marine Park CIP (P41-105) from the Waterfront Seawalk CIP (HP51-113) – Revised Action Requested

In June, staff requested the transfer of \$3,500,000 to the Marine Park CIP (P41-105). The additional funding was to cover the remaining balance needed for project costs. In September, the Public Works & Facilities Committee (PWFC) discussed options for reducing the project budget with updated information as presented below, note that after further review, CBJ Engineering reduced the requested transfer amount to \$3,000,000.

Maximum New Budget Shortfall	\$ 3,000,000
Budget Shortfall with Removal of Seated Area Covering* *Cantilever Tensioned Fabric Structure Design, Construction, Electrical and Lighting.	\$ 1,500,000
Budget Shortfall with Removal of Clamshell Covering** **Clamshell Tensioned Fabric Structure Design, Construction, Electrical and Lighting.	\$ 1,800,000

The PWFC recommended removing the clamshell covering over the performance space. At the full Assembly meeting on September 22, the Assembly referred the transfer back to the PWFC. At the writing of this memo, staff recommended that the PWFC review and discuss both Ordinance 2025-01(b)(E) and Ordinance 2025-01(b)(E)(b) and forward a recommendation to the Assembly Committee of the Whole (COW) with greater consensus. Assuming that happened, staff requests that the committee consider the four options below and make a recommendation on whether to transfer the full \$3,000,000 or to cut one of the covered areas from the design.

As a reminder, CBJ staff held two public meetings and a survey with 1,102 responses. Public process outcomes and design drawings are available on the [project page](#). Performance space and seating were both key public process outcomes.

Action Requested

Staff recommend that the Committee of the Whole forward the recommendation from the Public Works and Facilities Committee to the full Assembly for introduction.

Presented by: The Manager
Introduced: July 28, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(E)

An Ordinance Transferring \$3,500,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.

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. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$3,500,000 be transferred:

From: CIP

H51-113	Waterfront Seawalk	(\$ 3,500,000)
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To: CIP

P41-105	Marine Park Improvements	\$ 3,500,000
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Section 3. Source of Funds.

State Marine Passenger Fees	\$ 3,500,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: July 28, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(E)(b)

An Ordinance Transferring \$1,800,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.

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. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$1,800,000 be transferred:

From: CIP

H51-113	Waterfront Seawalk	(\$ 1,800,000)
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To: CIP

P41-105	Marine Park Improvements	\$ 1,800,000
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Section 3. Source of Funds.

State Marine Passenger Fees	\$ 1,800,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



Goldbelt's Vision & Values for Juneau

**Presented by Katherine Eldemar, Board Chair and McHugh Pierre, President & CEO
To the City and Borough of Juneau Assembly Committee of the Whole
September 29, 2025**

Values

- Alaska Native Corporation for future generations - *A Forever Company*
- Guided by Tlingit values of integrity, respect, and service
-  Gold standard - excellence in everything we do





HISTORY OF GOLDBELT LAND ON DOUGLAS ISLAND

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History of Goldbelt Land on Douglas Island

1971: ANCSA signed into law and Goldbelt selects its land

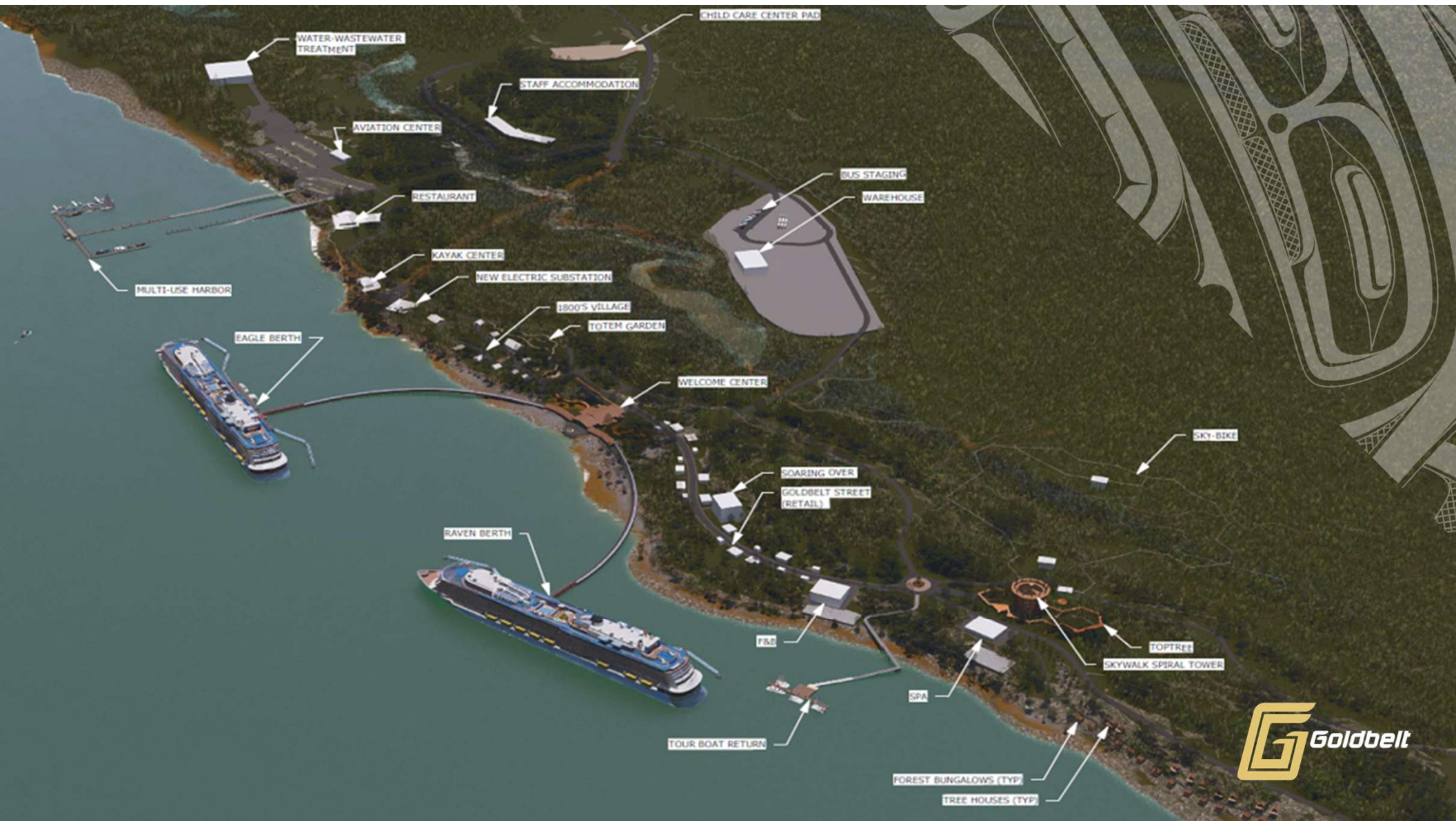
Land selected to fulfill the intent of ANCSA - socioeconomic responsibility to its tribal member shareholders

Mid-1970s: CBJ selects land above Goldbelt's property

1991: Master planning with CBJ

2018: CBJ pioneer road built for access







THE WHY BEHIND DEVELOPMENT

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Intent of ANCSA

- Socioeconomic responsibility to tribal member shareholders
- Empowerment and self-determination for Alaska Native people
- Goldbelt as catalyst: opportunities for people and the community to thrive

Local Impact

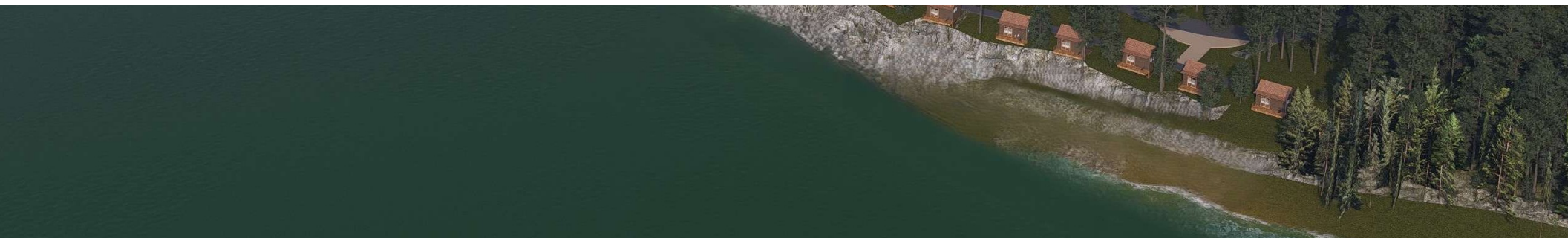
- Economic pathways: local employment, homeownership, community resilience
- Tourism is a growing industry
- Semi-private cruise destination: eases congestion, building a stable economic engine





DEVELOPMENT STAGES

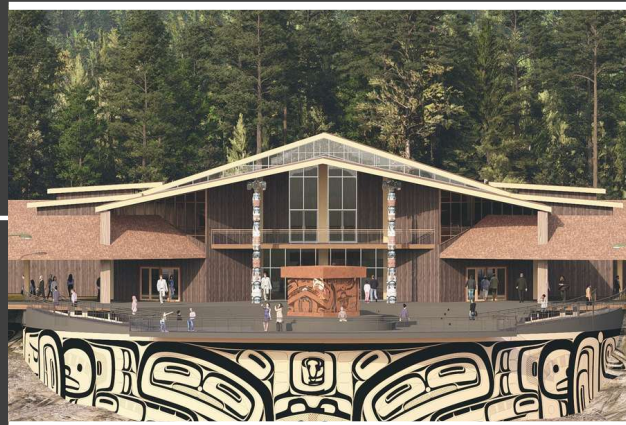
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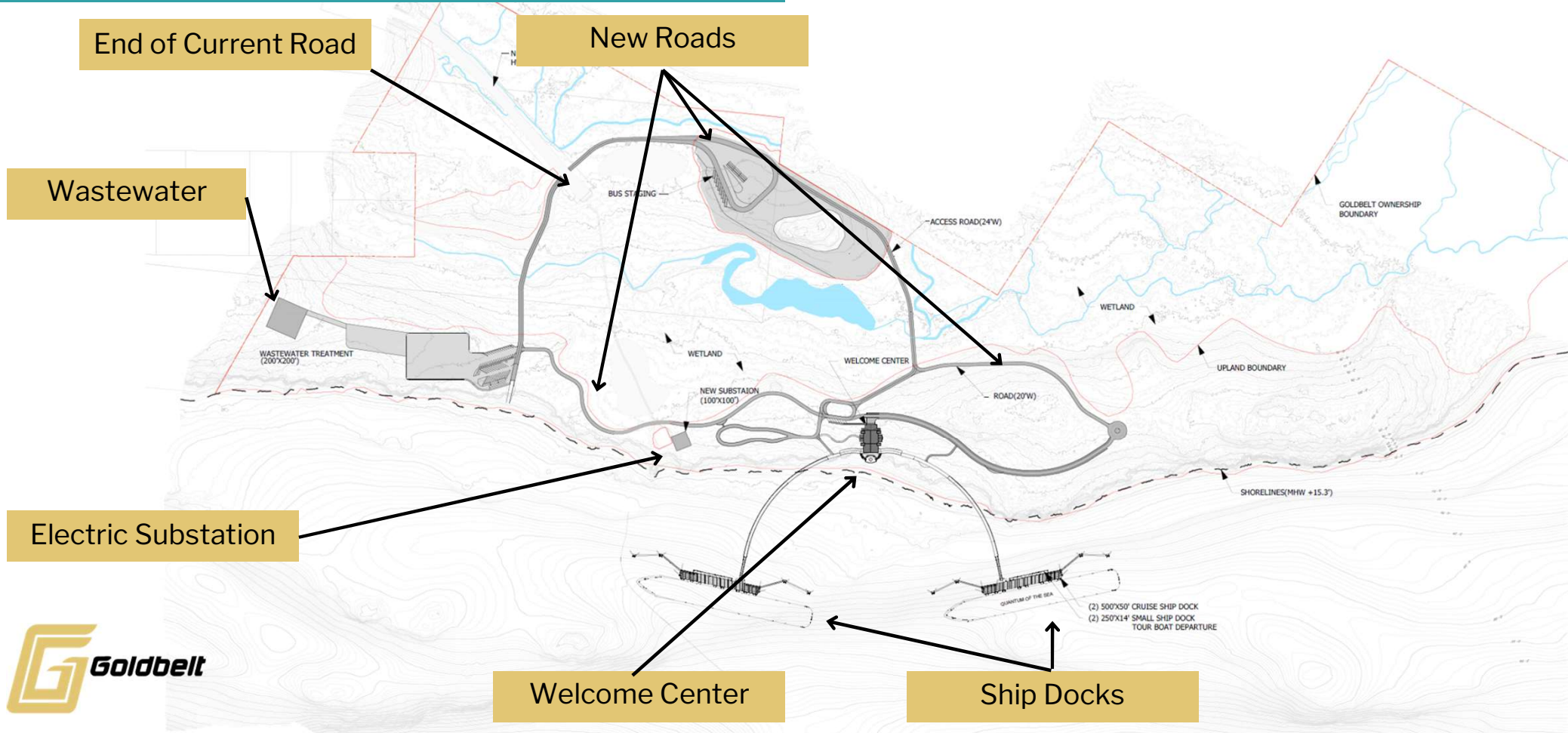
Development Stages



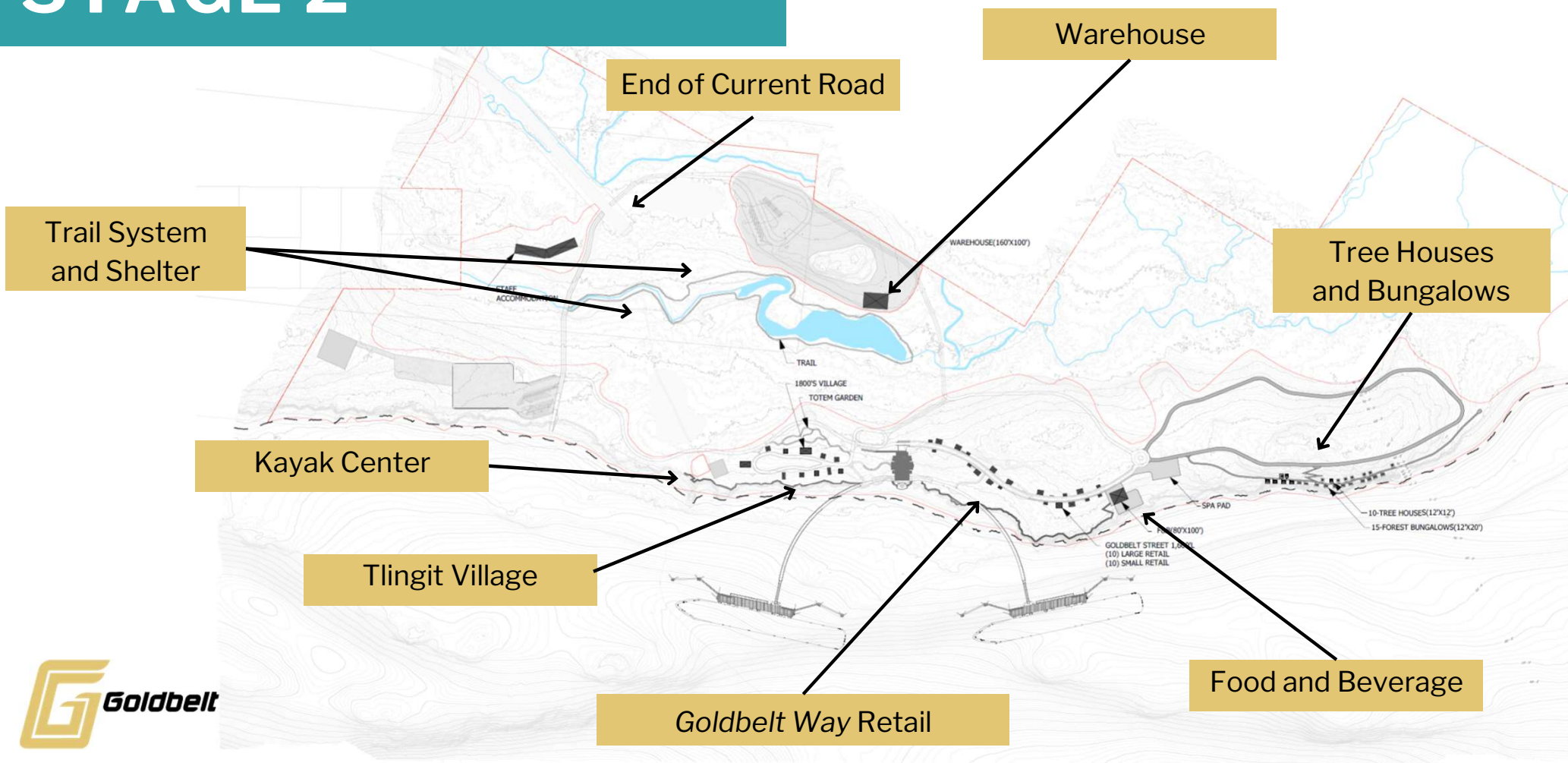
- **Stage 1:** Infrastructure, welcome center and docks
- **Stage 2:** Retail, restaurants, and tourism experience
- **Stage 3:** Port construction is completed, future Goldbelt priorities begin



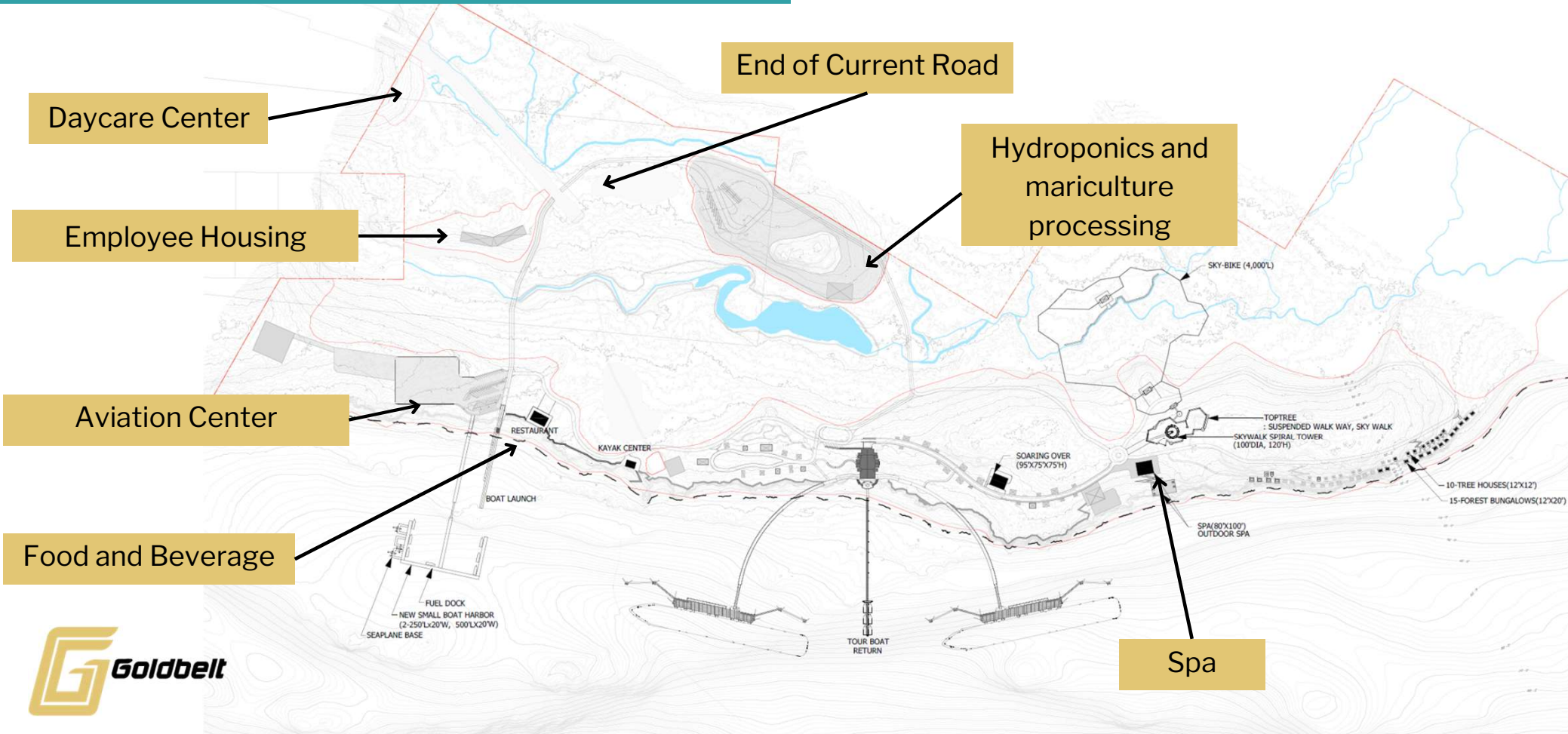
STAGE 1



STAGE 2



STAGE 3





Unlocking Juneau's Potential

- Vision: future development that benefits Juneau and Goldbelt families
- Working with local businesses to build knowledge and experience
- Customer support enables foundation for broader community growth



Dreams Become Reality

- Goldbelt headquartered in Juneau, Alaska - Forever Company
- 1996 - Goldbelt Tram opens for business, land lease with CBJ
- Goldbelt Aani - \$500M estimated project cost, 277 acres
- Goldbelt Aani projected as largest CBJ property taxpayer





Port Information

- Look for announcements on goldbeltaani.com website
- Scan the QR code to learn more

www.goldbeltaani.com

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GUNALCHÉESH

Thank you for joining us today!

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Presented by: The Manager
Introduced: TBD
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(E)(c)

An Ordinance Transferring \$3,000,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.

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. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$3,000,000 be transferred:

From: CIP

H51-113	Waterfront Seawalk	(\$ 3,000,000)
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To: CIP

P41-105	Marine Park Improvements	\$ 3,000,000
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Section 3. Source of Funds.

State Marine Passenger Fees	\$ 3,000,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk