ASSEMBLY FINANCE COMMITTEE AGENDA

November 5, 2025 at 5:30 PM

Assembly Chambers/Zoom Webinar

https://juneau.zoom.us/j/93917915176 or 1-253-215-8782 Webinar ID: 939 1791 5176

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. September 3, 2025

D. AGENDA TOPICS

2. FY25 Financial Wrap-Up

Memo - FY25 Fiscal Update 20251028

FY25 Fiscal Update 20251105 AFC

3. Financial Paths Forward with Election 2025 Results

Ballot Measure Impacts FINAL

Attachment A - Sales Tax Reduction with Lists of Voter Measures

Attachment B - Core Services FY2027

4. Foregone Revenue

Memo - Foregone Revenue 20251030

5. Dockage Fee Increase

Memo - Enterprise Funds - Dockage Fees Usage Nov AFC

6. Information Only: Sales Tax Delinquencies

Sales Tax 20250930 Publication

E. NEXT MEETING DATE

7. December 3, 2025

F. SUPPLEMENTAL MATERIALS

G. EXECUTIVE SESSION

8. Discussion on Collective Bargaining

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. 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.

ASSEMBLY FINANCE COMMITTEE MINUTES

September 3, 2025 at 5:30 PM

Assembly Chambers/Zoom Webinar

https://juneau.zoom.us/j/93917915176 or 1-253-215-8782 Webinar ID: 939 1791 5176

A. CALL TO ORDER

The meeting was called to order at 5:30 pm by Chair Woll.

B. ROLL CALL

Committee Members Present: Chair Christine Woll; Greg Smith; Paul Kelly; Maureen Hall; Neil Steininger; Ella Adkison; Wade Bryson; Alicia Hughes-Skandijs

Committee Members Present Virtually: None

Committee Members Absent: Mayor Beth Weldon

Staff Members Present: Katie Koester, City Manager; Robert Barr, Deputy City Manager; Angie Flick, Finance Director; Dallas Hargrave, Human Resources and Risk Management Director; Adrien Wendel, Budget Manager; Joe Wanner, Bartlett Regional Hospital Chief Executive Officer; Richard Etheridge, Capital City Fire/Rescue (CCFR) Fire Chief

Others Present: Jennifer Skinner, St. Vincent de Paul (SVdP) Executive Director

C. APPROVAL OF MINUTES

1. August 6, 2025

The August 6, 2025 minutes were approved as presented.

D. AGENDA TOPICS

2. Personnel Rule Changes and Eaglecrest Pay Plan Conversion

Finance Director Angie Flick reviewed that at the previous Assembly Finance Committee meeting, there was a discussion regarding potentially converting Eaglecrest from their own set of Personnel Rules and pay plan into the City's pay plan. Assessments were in process to analyze whether this transition would be feasible under the Eaglecrest financial appropriation approved by the Assembly. The direction at that meeting was to let the Eaglecrest Board consider this option.

At the next Eaglecrest Board meeting, Ms. Flick and Human Resources and Risk Management Director Dallas Hargrave presented the transition options. The Eaglecrest Board activated their Human Resources Committee (HRC) to assess the information. Following a series of meetings, a Special Eaglecrest Board meeting was held on August 26, 2025, and the Eaglecrest Board moved to approve the Personnel Rules changes and the pay plan conversion.

Ms. Flick referenced pages 10 and 11 in the packet which show how positions would move from their current range in the Eaglecrest pay plan to the CBJ pay plan. Page 15 describes the process and series of logical steps that would be required to move Eaglecrest employees to their new ranges in the CBJ pay plan, to match as closely as possible their current pay rate without a reduction to their pay rate.

Scenario 2 recognizes the longevity of Eaglecrest employees. When the initial placement is made, Eaglecrest employees who had a hire date earlier than January 1st, 2013, would be moved up 3 steps. Those who were hired from January 2nd, 2013, to December 13, 2014, would move up 2 steps. The rest would stay at their original level. If, after these rules have been applied, any Eaglecrest employee who will be receiving less than a 3% increase will have one additional step added.

An analysis will be done to ensure that no Eaglecrest employee receives less than a 3% increase, which is essentially equivalent to what MEBA and UNREP employees received through the last contract negotiation.

With these changes and reallocation of positions, it was recognized that less expenditure authority is needed for Eaglecrest than the Assembly appropriated. Packet page 20-21 includes a draft de-appropriation resolution that reduces the Assembly-approved budget authority by $540,348 from Eaglecrest's FY26 budget.

Mr. Hargrave spoke about the Personnel Rule changes for Eaglecrest employees and referenced the memo and table on page 22 of the packet. Most of the changes relate to the Eaglecrest conversion that is under consideration. If Eaglecrest employees move to the CBJ pay plan, then the same rules will apply to them as they apply to CBJ employees. There are additional minor updates to the Personnel Rules. The packet includes a high-level summary of the changes.

<u>Motion:</u> by Assemblymember Smith to forward resolutions 4028 and 4029 to the Assembly.

The motion passed by unanimous consent.

Deputy City Manager Robert Barr thanked Ms. Flick and Mr. Hargrave for their hard work and the collaboration with Mr. Cimmons and the Eaglecrest Board on the Eaglecrest conversion project.

3. Sobering Center Update

Mr. Barr addressed the Committee's request to find an option with Bartlett Regional Hospital (BRH) for a temporary Sobering Center location. There are multiple challenges in this endeavor, and this effort has largely been unsuccessful to this point in time (page 124 of the packet). The City's partner in this project is St. Vincent de Paul (SVdP), and currently, the Sobering Center is operated at their facility on Teal Street.

Mr. Barr mentioned the Community Development Block Grant which is a highly competitive grant project that accepts applications from all municipalities in Alaska except for Anchorage. BRH provided grant writing assistance to St. Vincent de Paul to apply for that grant.

Mr. Barr noted that there are three options to move forward with the Sobering Center project. One is to provide an appropriation of approximately $763,000 which is the current estimated remaining amount for a renovation construction project at St. Vincent de Paul.

Funding options include the General Fund and making a request of the hospital for funding. There is also a $290,000 balance of funds from the opioid settlement, and small payments are expected to come in from this settlement over the next five to ten years.

Another option is to direct the hospital to host the Sobering Center in the building that used to house the Rainforest Recovery Center (RRC) that is partially being used by an orthopedic clinic. The cost estimate for the conversion of this space is approximately $100,000, and the funding options are the same as previously mentioned.

A third option would involve convening a joint meeting with the Bartlett Hospital Board to discuss this topic and options.

Bartlett Regional Hospital Chief Executive Officer Joe Wanner stated that BRH is the only five star designated hospital in the State of Alaska. There are concerns that impaired sobering center patients could interrupt patient care with noise and disruptions during orthopedic clinic operations and potentially impact this rating. Additionally, there are space issues with using the RRC building as part of it is being used as storage for assets such as desks, chairs, etc. These items are challenging to dispose of due to the City's disposal processes. Additionally, the hospital is hesitant to invest $100,000 into renovating the space for short-term use considering it will need to be re-renovated for clinical use eventually.

There is a mobile clinical facility that was used during the COVID crisis, which is referred to as the "COVID Cabin." A walk-through of this facility was done along with Capital City Fire/Rescue (CCFR) Fire Chief Richard Etheridge, and it was determined that this space could potentially be made adequate for short-term Sobering Center use with less than $100,000 in renovations.

Assemblymember Bryson asked how many patients typically use this type of facility in Juneau.

Chief Etheridge responded that approximately 3,500 transports of a couple of hundred people are run through the Sobering Center.

Assemblymember Hall asked about the pros and cons of the current location.

Chief Etheridge answered that the current Teal Street location is in the old thrift store inside of St. Vincent de Paul. This geographic location is convenient due to its proximity to services used by these clients, including Glory Hall and other non-profits. Disadvantages are that this facility is frequently infested with rodents and cockroaches and there is no safe location for staff to retreat if needed. If a client becomes violent, staff must flee the building and lock themselves into their personal vehicle for safety.

Chair Woll asked about neighborhood impacts of operating a sobering center.

Chief Etheridge responded that the current St. Vincent de Paul location has been in use since before the Glory Hall opened, and its impact to businesses in the neighborhood has been minimal. Bus tokens and rides are made available to people leaving the sobering center to assist them in relocating and vacating the neighborhood.

St. Vincent de Paul Executive Director Jennifer Skinner spoke of the support and value that the organization has for facilitating the Sobering Center. This vital service meets a huge need in the community and is instrumental in reducing the use of emergency services. She stated that the Sobering Center staff are responsive, caring, and attentive to their clients. The Sobering Center does not have any negative impacts on SVdP's functionality.

The Committee continued to discuss the topic.

Mr. Barr spoke of his concerns regarding potentially using the current space in SVdP for another year or more. He stated that this is not an appropriate space for this use, and reiterated the issues of building functionality, frequent pest infestations, and particularly, staff safety.

<u>Motion:</u> by Assemblymember Adkison to proceed with Option 2 outlined on packet page 125.

<u>Objection:</u> by Assemblymembers Steininger and Hughes-Skandijs in favor of considering the other options.

<u>Amendment to the Motion:</u> by Assemblymember Smith to move that if Community Development Block Grant (CDBG) funding is not awarded, the intent would be to direct staff to prepare legislation for $762,900 to fund the renovation at the SVdP Teal Street building and negotiate a long-term lease.

The Amendment to the motion passed by unanimous consent.

Assemblymember Bryson noted that it is illegal to be intoxicated in Juneau. He is in favor of the motion. He asked if the Sobering Center is moved to another location, would SVdP continue to be the operator.

Mr. Barr responded that CCFR, through the CARES program, is currently and would continue to be the operator.

The Committee continued to discuss the topic.

The Committee took a five minute at-ease.

Assemblymember Adkison withdrew her original motion.

<u>Motion:</u> by Assemblymember Smith to direct staff to prepare legislation for $762,900, of which $290,000 is to be funded by the opioid settlement and the remainder of $472,900 from BRH funds for renovation of the SVdP Teal Street facility for long-term use of the Sobering Center.

<u>Objection:</u> by Assemblymember Hughes-Skandijs for the purpose of making an amendment to the motion.

<u>Amendment #1:</u> by Assemblymember Hughes-Skandijs to direct staff to prepare legislation to appropriate $762,900 to renovate the SVdP Teal Street facility, of which the entire amount would be funded by BRH.

Assemblymember Hughes-Skandijs spoke to her amendment to talk about some of the requirements, restrictions, and best uses for the opioid settlement funds and stated that she does not believe that renovations of the Sobering Center would be the best use of these funds.

<u>Objection to Amendment #1:</u> by Assemblymember Smith for purposes of a question.

Assemblymember Smith asked if Staff believes that the Sobering Center would be an appropriate use of the opioid settlement funds.

Mr. Barr responded that to his understanding, this would be an allowable use of these funds.

Assemblymember Smith upheld his objection.

The Committee continued to discuss the topic.

<u>Roll Call Vote on Amendment #1</u>
Ayes: Hughes-Skandijs, Kelly, Adkison, Steininger
Nays: Bryson, Hall, Smith, Chair Woll

Amendment #1 failed. Four (4) Ayes, Four (4) Nays.

<u>Objection to the Original Motion:</u> by Assemblymember Steininger for purpose of making an amendment to the motion.

<u>Amendment #2:</u> by Assemblymember Steininger to add a "whereas" clause to the appropriating ordinance that it is the intent of the Assembly to consider the amount of BRH fund balance used for the SVDP renovation in place of partial future repayment of the $2,000,000 grant to BRH.

The Committee took a brief at-ease.

Amendment #2 passed by unanimous consent.

<u>Amendment #3:</u> by Assemblymember Kelly to remove the requirement that $290,000 come from the opioid settlement funds and to allow for the option for a portion of the funding for the Teal Street Sobering Center renovations to come from the General Fund.

Amendment #3 passed by unanimous consent.

The original motion as amended passed by unanimous consent.

<u>Motion:</u> by Assemblymember Hughes-Skandijs to direct staff to also draft legislation for $762,900 for the Teal Street renovations for the Sobering Center for which the funding source would be BRH.

<u>Objection:</u> by Assemblymembers Kelly and Hall.

<u>Roll Call Vote on the Motion</u>
Ayes: Hughes-Skandijs, Adkison, Bryson, Smith, Steininger, Chair Woll
Nays: Kelly, Hall

Motion passed. Six (6) Ayes, Two (2) Nays.

4. Related Parties Policy

Ms. Flick noted that for several years, the City's auditors have requested a process to identify transactions that the City does with organizations where people of authority have an interest. The purpose is to ensure that CBJ (including JSD) follows proper procedures when there is a relationship between the organization and anyone in the City who is in a position of power.

There is no indication that anything improper or inappropriate has been or is being done. Auditors look for areas of operation where there is potential for risk, this is an area where risk exists. Enacting a set policy and procedures will serve to mitigate this risk.

The purpose of sharing the policy with the AFC is to create an opportunity for feedback from the AFC. The goal is to have full implementation and compliance by March 2026 for use in next year's audit process.

This item is for discussion, and no specific action or motion is required on this topic.

5. Ordinance 2025-38 Adding Non-Departmental as a Special Office

Ms. Flick stated that the purpose of adding Non-Departmental as a Special Office is to clarify when the Manager can do a budget transfer and when an ordinance is required to move fund sources around in the budget. This primarily impacts capital projects. As established by a former City Attorney, transfers between similar projects, such as road-to-road or airport-to-airport, are presented to the Assembly on the consent agenda for transparency of the financial action. However, projects between dissimilar projects, such as wastewater-to-road, must be achieved by ordinance.

This conversation has been revisited with the current City Attorney and City Manager. All capital projects are budgeted and accounted for in a department designation called "Non-Departmental." This is a name for the "department" that Finance uses for all the city-wide activities that do not fit in a particular department, such as sales tax, hotel-bed tax, debt service, and capital projects. Given the use of Non-Departmental as the department; Finance, Law and the Manager have arrived at the conclusion that, with a small adjustment to the CBJ Code, an ordinance is not necessary for any transfers between capital projects.

This draft ordinance recognizes Non-Departmental as a special office. By doing so, it allows the manager to transfer unencumbered budgets between capital projects of any project type. The Assembly will see these types of transfers on the consent agenda.

<u>Motion: by</u> Assemblymember Smith to move Ordinance 2025-38 to the regular Assembly meeting for introduction.

The motion passed by unanimous consent.

E. NEXT MEETING DATE

6. October 1, 2025

F. SUPPLEMENTAL MATERIALS

G. ADJOURNMENT

The meeting was adjourned at 7:19 pm.

155 Heritage Way
Juneau, AK 99801
Phone: (907) 586-5215

DATE: October 28, 2025

TO: Chair Woll and the Assembly Finance Committee

FROM: Angie Flick, Finance Director

SUBJECT: **November 5, 2025 Agenda and Fiscal Update – FY 2025**

The November 5th AFC meeting has a full and hefty slate of topics that are scheduled and presented in pieces. However, they are all connected in the fabric that weaves the CBJ budget and resources. The FY 2025 update is the first component to be discussed and lays the foundation for the upcoming revenue reduction and budgeting conversations. There is a lot of information to digest in the post-election financial conversation. Fortunately, we do need to solve the puzzle in one night, but we wanted to ensure the big picture was laid out for your consideration and to prepare for future conversations. Already on the docket for 2025, is your Assembly Goal to look at forgone revenue. This is a big picture presentation in which the Body can choose where to focus next discussions. Finally, as a follow-up to previous AFC directions and decisions, the use of increased dockage fees is presented for consideration.

The purpose of this memo is to provide an overview of city's ending financial position from FY 2025. It is important to note that the FY25 Audit work is not yet complete, however, CBJ is far enough along that there should not be significant changes prior to the publishing of the financial statements. Of course, should major changes evolve, an update will be given to the Assembly Finance Committee (AFC).

Looking back at FY 2025, our property tax and sales tax revenue finished short of the budget by about $356K. The main excitement in the revenue arena was great returns from the market. Everyone had anticipated the Fed to cut rates early and often in calendar year 2024 and 2025, this did not play out. Interest earnings of $6.7million more than the $4.0million forecasted resulted in a total of $10.7million above budget for FY 2025. The expense side of the equation for FY 2025 also finished under budget by approximately $11million; but only $5.8million from the forecast. The personnel savings were close to our forecasted savings when preparing the FY 2026 budget. The savings on supplies and services (commodities and services) were a bit more than anticipated, but not driven by any one department, line item or project. We built in some one-time contingencies that were not fully utilized, we had a few contract negotiations end more favorably than budgeted, and we had a light snowfall year resulting in needing few supplies to manage roadways. In total, the FY 2025 ending general government fund balance is increasing by $11million.

Finally, the general government unrestricted fund balance currently available is $15million. This includes Assembly actions so far in FY 2026 as well as the anticipated revenue reduction due to new sales tax exemptions.

Fiscal Update

FY25 Year End Update

Assembly Finance Committee

November 5, 2025

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Moment of Gratitude

FY25 Close and Audit Process

FY 2025
Year-End Update

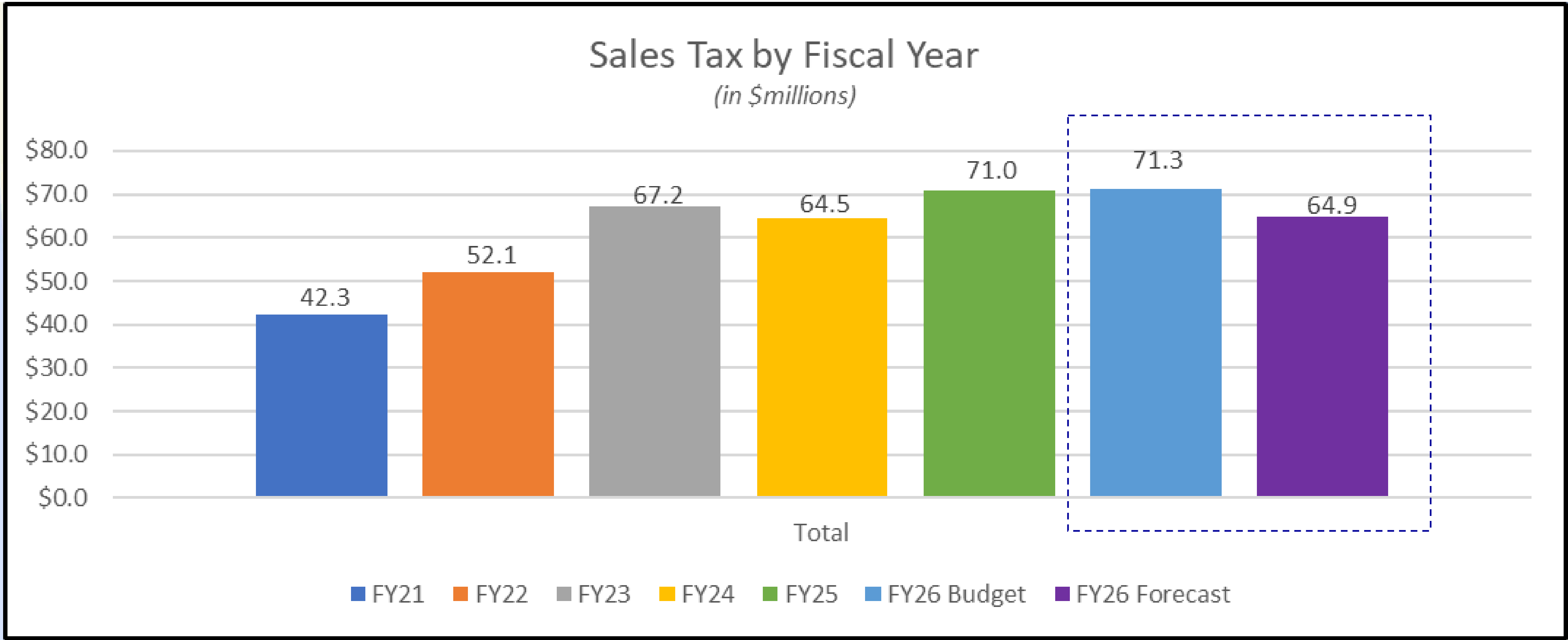
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

General Government Operations

Type of Revenue	FY25 Budget	FY25 Actual	FY25 Budget Surplus/ (Deficit)	Surplus/ (Deficit) Forecasted	Newly Realized Surplus/ (Deficit)
Charges for services	8,713,200	9,536,349	823,149	350,000	473,149
Federal	3,537,900	3,257,256	(280,644)	-	(280,644)
Grants	250,000	312,500	62,500	-	62,500
PILT	2,737,900	2,917,699	179,799	179,800	(1)
Rural Schools	550,000	27,057	(522,943)	(523,000)	57
State	1,504,800	2,313,745	808,945	1,374,914	(565,969)
Grants	87,000	629,394	542,394	1,000,000	(457,606)
Community Assistance	380,900	755,814	374,914	374,914	-
SEMT Medicaid Reimburse	900,000	770,492	(129,508)	-	(129,508)
Other	136,900	158,045	21,145	-	21,145
Investment	4,418,500	15,158,720	10,740,220	4,000,000	6,740,220
Property Tax	57,163,500	55,254,049	(1,909,451)	(1,089,900)	(819,551)
Sales Tax	71,870,000	71,126,573	(743,427)	(1,200,000)	456,573
Liquor Sales Tax	1,340,000	1,251,369	(88,631)	-	(88,631)
Marijuana Sales Tax	440,000	445,485	5,485	-	5,485
Motor Vehicle Registration	762,000	722,176	(39,824)	-	(39,824)
Other	(99,000)	450,290	549,290	-	549,290
Total	**$ 149,650,900**	**$ 159,516,012**	**$ 9,865,112**	**$ 3,435,014**	**$ 6,430,098**

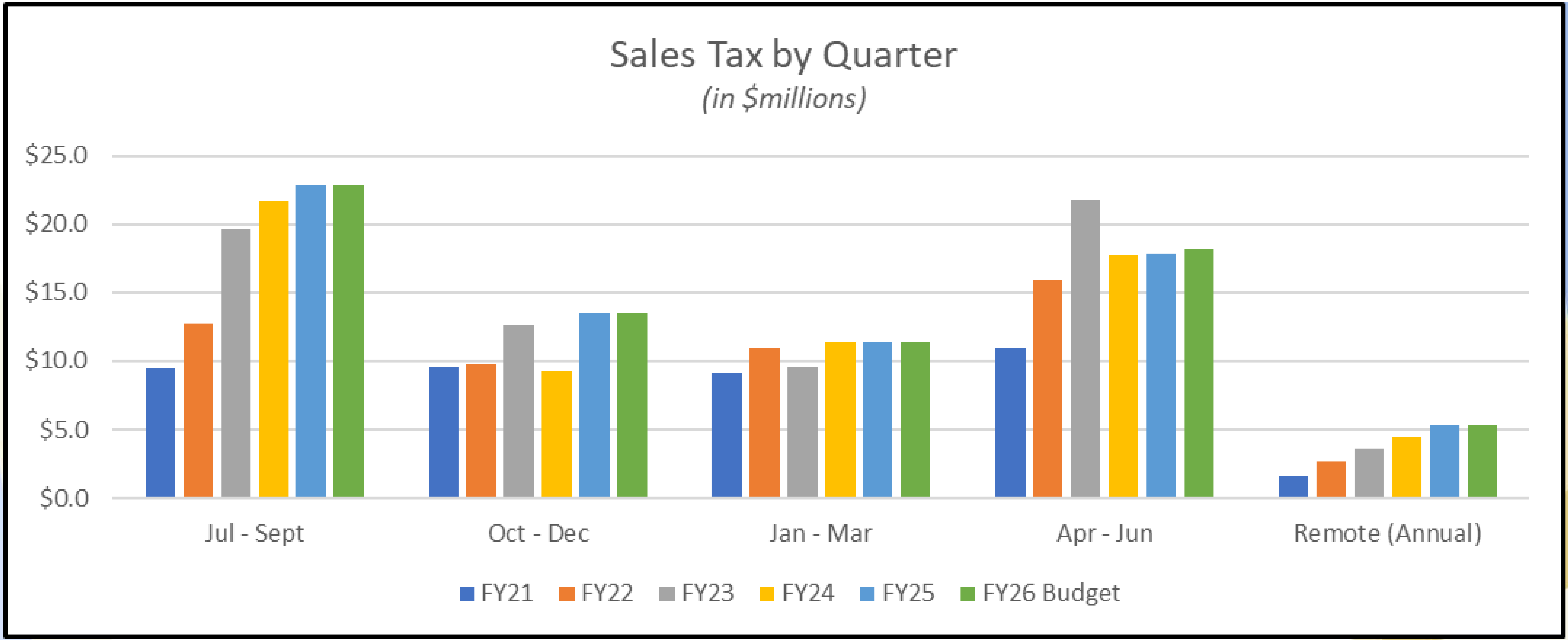
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Sales Tax



Sales Tax by Fiscal Year
(in $millions)
$80.0
$70.0
$60.0
$50.0
$40.0
$30.0
$20.0
$10.0
$0.0
42.3
52.1
67.2
64.5
71.0
71.3
64.9
Total
FY21
FY22
FY23
FY24
FY25
FY26 Budget
FY26 Forecast

Sales Tax



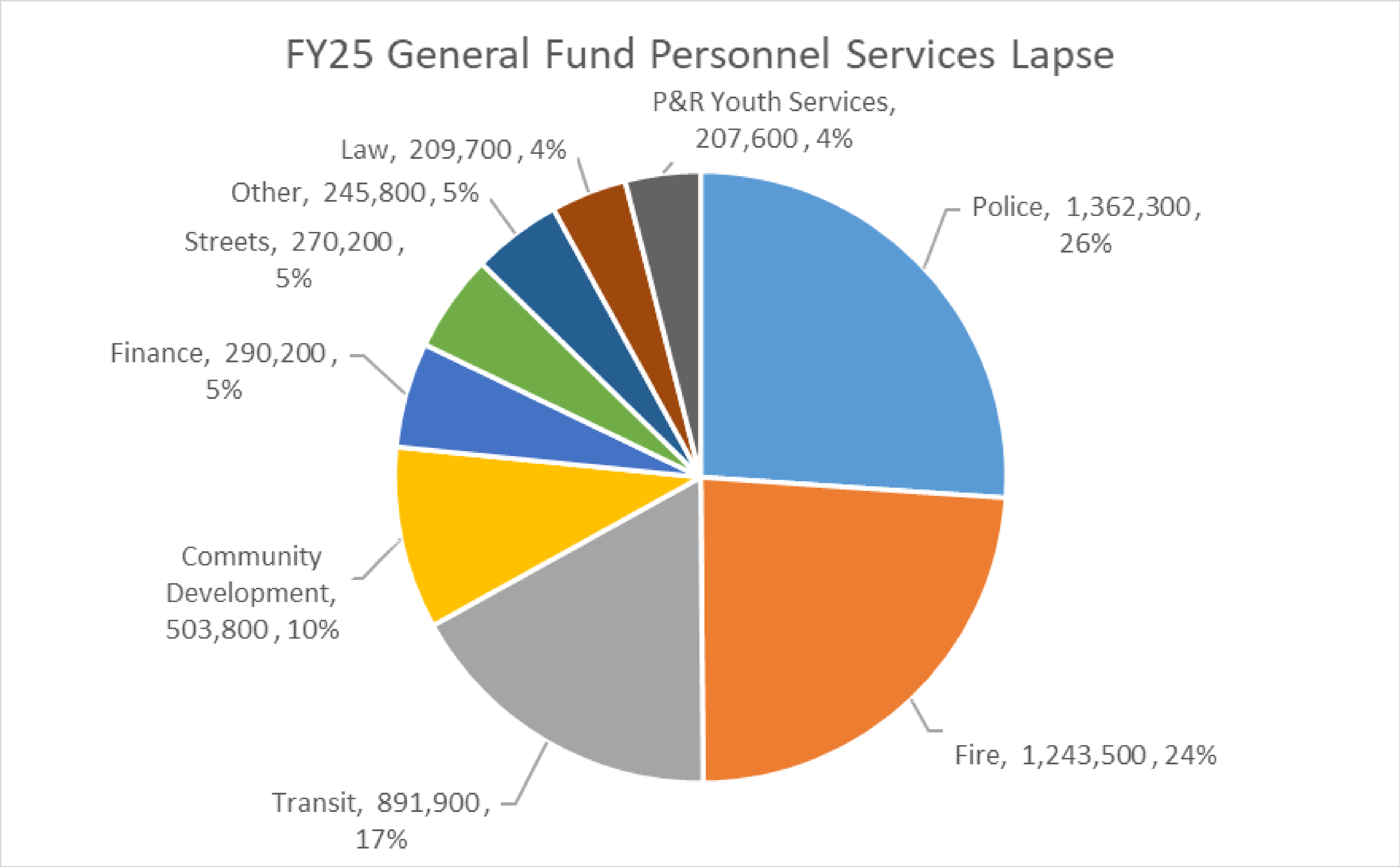
FY26 First Quarter (Jul – Sept) is due Oct 31

General Government Operations

Type of Expense	FY25 Budget	FY25 Actual	FY25 Budget Surplus/ (Deficit)	Surplus/ (Deficit) Forecasted	Newly Realized Surplus/ (Deficit)
Salaries, Wages and Benefits	63,524,700	58,299,671	5,225,029	4,500,000	725,029
Commodities & Services	35,822,500	31,707,766	4,114,734	750,000	3,364,734
Services	10,874,900	8,894,758	1,980,142	-	1,980,142
Maintenance	5,023,400	4,986,042	37,358	-	37,358
Fleet Reserve	3,777,400	3,777,400	-	-	-
Utilities	2,700,500	2,574,151	126,349	-	126,349
Info Tech	2,503,500	2,255,022	248,478	-	248,478
Supplies	2,396,300	1,786,044	610,256	-	610,256
Fleet Maint & Rentals	2,317,700	1,938,692	379,008	-	379,008
Insurance & Risk	1,415,000	1,390,699	24,301	-	24,301
Full Cost Allocation (Sales Tax Fund)	1,397,300	1,318,392	78,908	-	78,908
Travel & Training	1,128,300	732,310	395,990	-	395,990
Rent	551,500	626,213	(74,713)	-	(74,713)
Equipment	471,100	396,949	74,151	-	74,151
Postage & Frieght	361,600	299,975	61,625	-	61,625
Uniforms, Tools, Safety Equip	325,800	336,456	(10,656)	-	(10,656)
Contingency	251,000	68,458	182,542	-	182,542
Other Personnel Costs	153,900	161,041	(7,141)	-	(7,141)
Senior Rebate	130,000	122,850	7,150	-	7,150
Inventory	43,300	42,313	987	-	987
Community & Youth Grants	11,594,125	9,872,748	1,721,377	-	1,721,377
Capital Outlays	46,800	48,925	(2,125)	-	(2,125)
Total	**$ 110,988,125**	**$ 99,929,110**	**$ 11,059,015**	**$ 5,250,000**	**$ 5,809,015**

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Personnel Lapse



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

GF Personnel Lapse Comparison

Departments (GF Portion)	FY25 Lapse	FY25 % of Lapse of Dept PS Budget	FY24 Lapse	FY24 % of Lapse
Community Development	503,800	14%	216,038	4%
Finance	290,200	5%	589,103	10%
Parks & Recreation - Total	327,000	4%	617,944	11%
Public Works & Engineering	1,168,000	12%	978,472	17%
Fire	1,243,500	11%	1,503,043	26%
Police	1,362,300	8%	1,661,777	29%
TOTAL	**4,894,800**		**5,566,376**	

Non–Personnel Lapse

Department/Division	FY25 Lapse	% of D/D Budget	One-Time Amount
Streets	615,900	16.5%	
Transit	515,100	15.1%	
Police	481,400	9.5%	
Manager's Office	325,400	37.3%	182,500
Information Technology	274,400	10.6%	
RecycleWorks	205,200	9.3%	
Fire	194,600	4.6%	
P&R Parks/Landscape	146,600	10.7%	44,200
Clerks	98,100	26.1%	
Human Resources	75,600	56.7%	
P&R Youth Services	66,700	19.7%	
Law	63,000	8.5%	
Libraries/Museum	61,900	5.1%	
Community Development	58,000	11.0%	
P&R Arboretum	51,100	36.0%	
Other	195,100	2.7%	

Non-General Government Expense

Department/Fund	FY25 Budget	FY25 Actuals	FY25 Budget Surplus/ (Deficit)	Percent Under Budget
Airport	13,745,827	13,696,716	49,111	0.4%
Docks	5,845,900	5,648,322	197,578	3.4%
Eaglecrest	4,310,100	4,045,828	264,272	6.1%
Building Maintenance	4,645,954	3,966,799	679,154	14.6%
Fleet	22,115,489	15,430,927	6,684,562	30.2%
Harbors	12,723,183	12,013,635	709,548	5.6%
Lands & Resources	2,992,700	2,338,781	653,919	21.9%
Wastewater	17,327,700	14,851,232	2,476,468	14.3%
Water	7,187,100	6,624,862	562,238	7.8%
Total	**$ 90,893,953**	**$ 78,617,104**	**$ 12,276,849**	

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Budget Summary Used for FY26 Budget

FY24-FY26 Budget Summary and Impact on Fund Balances
7/17/2025

		Revenues	Expenditures	Surplus (Deficit)	Combined General and Sales Tax Fund Balance: Unrestricted Fund Balance	Restricted Reserve	Total
249	**FY2024**						
299	**Manager Proposed Budget**	185,638,348	(200,976,293)	(15,337,945)	25,819,513	20,030,000	45,849,513
300							
327	**Assembly Adopted Budget**	184,537,622	(203,425,017)	(18,887,395)	22,270,063	19,030,000	41,300,063
328							
356	**Final Year-End (audited)**	193,605,500	(201,952,095)	(8,346,595)	32,810,862	19,060,000	51,870,862
357							
358	**FY2025**						
406	**Manager Proposed Budget**	195,755,129	(205,649,029)	(9,893,900)	22,916,962	19,060,000	41,976,962
407							
435	**Assembly Adopted Budget**	195,730,529	(211,647,029)	(15,916,500)	16,894,362	20,060,000	36,954,362
436							
437							
438	Glacier Outburst Flood Levee Barriers (GF)	$ -	$ (2,698,000)				
439	Glacier Outburst Flood Levee Barriers (RBR)	$ -	$ -			$ (2,000,000)	
440	USACE Glacial Outburst Flood Study (offset by Fisheries Terminal deappropriation) (GF and RBR)	$ 2,000,000	$ (2,000,000)			$ (1,000,000)	
441	Telephone Hill Redevelopment ***(pending)***	$ -	$ (1,000,000)				
442	GHS Grant for Rainforest Recovery Transition	$ -	$ (500,000)			$ -	
443	BRH Home Health and Hospice	$ -	$ (200,000)			$ -	
444	Glacial Outburst Flood Response (GF and RBR)	$ -	$ (150,000)			$ (505,000)	
445	Marie Drake Property Planning	$ -	$ (150,000)				
446	Expanded Inundation Maps and Hydrological Modeling of the Mendenhall River	$ -	$ (100,000)			$ -	
447	Civic Engagement and Communication Strategy (offset by Hut to Hut deappropriation)	$ 50,000	$ (50,000)			$ -	
448	St. Vincent de Paul Grant for Property Taxes	$ -	$ (35,025)			$ -	
449	Supplemental Appropriations	$ 2,050,000	$ (6,883,025)			$ (3,505,000)	
450							
451	Investment Income Above Estimates	$ 4,000,000	$ -				
452	State Transit Grant Above Estimates	$ 1,000,000	$ -				
453	Department Program Receipts Above Estimates	$ 350,000	$ -				
454	Community Assistance Program Award Above Estimates	$ 374,914	$ -				
455	Federal PILT Above Estimates	$ 179,800	$ -				
456	Secure Rural Schools Funding Reduction	$ (523,000)	$ -				
457	Reduced Property Tax (Certified Roll, Hardship Exemptions, Disaster Relief, etc.)	$ (1,089,900)	$ -				
458	Sales Tax Revenue Below Estimates	$ (1,200,000)	$ -				
459	Anticipated Personnel Services Lapse	$ -	$ 4,500,000				
460	Anticipated Non-Personnel Services Lapse	$ -	$ 750,000				
461	Anticipated Variances	$ 3,091,814	$ 5,250,000				
462							
463	**Final Year-End (projected)**	200,872,343	(213,280,054)	(12,407,711)	20,403,151	16,555,000	36,958,151
464							

Updated for FY25 Actuals

					Combined General and Sales Tax Fund Balance		
		Revenues	Expenditures	Surplus (Deficit)	Unrestricted Fund Balance	Restricted Reserve	Total
358	**FY2025**						
435	**Assembly Adopted Budget**	**195,730,529**	**(211,647,029)**	**(15,916,500)**	**16,894,362**	**20,060,000**	**36,954,362**
437							
438	Glacier Outburst Flood Levee Barriers (GF)	$ -	$ (2,698,000)				
439	Glacier Outburst Flood Levee Barriers (RBR)	$ -	$ -			$ (2,000,000)	
440	USACE Glacial Outburst Flood Study (offset by Fisheries Terminal deappropriation) (GF and RBR)	$ 2,000,000	$ (2,000,000)			$ (1,000,000)	
441	Telephone Hill Redevelopment	$ -	$ (1,000,000)			$ -	
442	GHS Grant for Rainforest Recovery Transition	$ -	$ (500,000)			$ -	
443	BRH Home Health and Hospice	$ -	$ (200,000)			$ -	
444	Glacial Outburst Flood Response (GF and RBR)	$ -	$ (150,000)			$ (505,000)	
445	Marie Drake Property Planning	$ -	$ (150,000)			$ -	
446	Expanded Inundation Maps and Hydrological Modeling of the Mendenhall River	$ -	$ (100,000)			$ -	
447	Civic Engagement and Communication Strategy (offset by Hut to Hut deappropriation)	$ 50,000	$ (50,000)			$ -	
448	St. Vincent de Paul Grant for Property Taxes	$ -	$ (35,025)			$ -	
449	Supplemental Appropriations	$ 2,050,000	$ (6,883,025)			$ (3,505,000)	
450							
451	Investment Income Above Estimates	$ 10,739,600	$ -				
452	State Transit Grant Above Estimates	$ 627,100	$ -				
453	Ambulance Revenue Above Estimates	$ 547,200					
454	Community Assistance Program Award Above Estimates	$ 374,914	$ -				
455	Misc. Revenue Above Estimates	$ 224,600					
456	Department Program Receipts Above Estimates	$ 221,300	$ -				
457	Federal PILT Above Estimates	$ 179,800	$ -				
458	Misc. State and Federal Revenue Above Estimates	$ 73,931	$ -				
459	Motor Vehicle Registration Tax Below Estimates	$ (39,800)	$ -				
460	AK Mental Health Trust Authority Grant for Spruce Root House not Awarded	$ (75,000)					
461	SEMT Medicare Reimbursement Below Estimates	$ (129,500)	$ -				
465	Sales Tax Revenue Below Estimates	$ (300,000)	$ -				
466	Secure Rural Schools Funding Reduction	$ (523,000)	$ -				
462	Reduced Property Tax (Certified Roll, Hardship Exemptions, Deferral, etc.)	$ (1,903,486)	$ -				
469	AEYC Three-Year Grant FY25 Non-Expended Portion	$ -	$ 266,700				
470	Alaska Heat Smart Three-Year Grant FY25 Non-Expended Portion	$ -	$ 445,900				
471	Tourism Revolving Loan Program Shift to FY26	$ (1,000,000)	$ 1,000,000				
472	Anticipated Non-Personnel Services Lapse	$ -	$ 3,428,100				
473	Anticipated Personnel Services Lapse	$ -	$ 5,225,000				
474	Anticipated Variances	$ 9,017,659	$ 10,365,700				
475							
476	**Final Year-End (projected)**	**206,798,188**	**(208,164,354)**	**(1,366,166)**	**31,444,696**	**16,555,000**	**47,999,696**

$11M increase

462							
463	**Final Year-End (projected)**	**200,872,343**	**(213,280,054)**	**(12,407,711)**	**20,403,151**	**16,555,000**	**36,958,151**
464							

FY26 Update

		Revenues	Expenditures	Surplus (Deficit)	Unrestricted Fund Balance	Combined General and Sales Tax Fund Balance Restricted Reserve	Total
476	**Final Year-End (projected)**	**206,798,188**	**(208,164,354)**	**(1,366,166)**	**31,444,696**	**16,555,000**	**47,999,696**
477							
478	**FY2026**						
573	**Assembly Adopted Budget**	**$ 196,166,239**	**$ (203,899,039)**	**$ (7,732,800)**	**$ 23,711,897**	**$ 16,809,200**	**$ 40,521,097**
574							
575	Burns Building Tenant Improvements ***(not yet introduced)***	$ -	$ -				
576	MEBA/Unrep Negotiated Wage Increases	$ -	$ (1,246,200)				
577	Dzantik'i Heeni Playground	$ -	$ (735,000)				
578	Assembly Chamber Audiovisual Upgrades	$ -	$ (150,000)				
579	Cold Weather Emergency Shelter Operations Increase	$ -	$ (125,000)				
580	FY26 Eaglecrest Operating Deappropriation	$ -	$ -			$ 540,348	
581	Supplemental Appropriations	$ -	$ (2,256,200)				
582							
583	Community Assistance Below Estimates	$ (120,654)	$ -				
584	Tobacco Tax Revenue Below Estimates	$ (432,400)	$ -				
585	Secure Rural Schools Funding Reduction	$ (523,000)	$ -				
586	Reduced Property Tax (Certified Roll, Late-Filed Exemptions, Deferral, etc.)	$ (700,000)	$ -				
587	Annual Revenue Loss - Sales Tax Exemptions - Projects (Capital)	$ (2,560,000)	$ -				
588	Annual Revenue Loss - Sales Tax Exemptions - Operations	$ (3,840,000)	$ -				
589	IAFF Negotiated Increases (unknown)	$ -	$ -				
590	PSEA Anticipated Increases (unknown)	$ -	$ -				
591	Anticipated Lapse	$ -	$ 1,738,200				
592	Anticipated Variances	$ (8,176,054)	$ 1,738,200				
593							
594	**Final Year-End (projected)**	**$ 187,990,185**	**$ (204,417,039)**	**$ (16,426,853)**	**$ 15,017,843**	**$ 17,349,548**	**$ 32,367,391**

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: Chair Woll and Assembly Finance Committee

FROM: Katie Koester, City Manager
Angie Flick, Finance Director

DATE: October 29, 2025

RE: Financial Paths Forward with Election 2025 Results

The purpose of this memo is to outline next steps for anticipated revenue shortfalls due to the passage of ballot measures exempting residential utilities and SNAP-eligible food from sales tax, as well as capping the mill rate at 9 mills. The memo is structured to first provide financial impact and timing of the three components of the ballot measures, a concise FY25/FY26 financial update, followed by a look at FY26 implications and finally potential paths forward toward an FY27 budget.

2025 Election Propositions

Ballot Proposition 1 was officially certified as passed on October 21, 2025. This proposition amended the Charter section 9.7 limiting the levy on real or personal property to a total of 9 mills. This is a reduction from 12 mills and excludes the voter-approved mill rates for general obligation debt (bonds). The result is effective 30 days from the certification.

> **FY26 Impact**: There is no FY26 impact of this ballot proposition. The FY26 mill rate was set by the Assembly via Ordinance 2025-03(b) which was approved on June 9, 2025. These mill rates were imposed on January 1, 2025 assessed values on July 1, 2025 and were due to the City on September 30th. The ballot proposition is not retroactively imposed, therefore there is no impact on FY26.
>
> **FY27 Impact**: The mill rate will need to be reduced for the FY27 budget by 0.16mills (roughly $1million) to be in compliance with the newly revised charter. Property taxes are recurring revenue and are utilized to fund recurring (operating) expenses.

Ballot Proposition 2 was officially certified as passed on October 21, 2025. This proposition incorporates two new sections of Sales Tax Exemption code to the Charter (section 69.05.040). The first component exempts essential food from sales tax as defined by the Food and Nutrition Act of 2008, commonly known as SNAP-eligible food. The second component exempts sales tax on solely non-commercial essential utilities for a City and Borough resident's principal place of abode. Generally speaking, these are sales tax exemptions provided for Juneau seniors, with new parameters for eligibility. The food exemption impacts any food sold in the city and borough. The essential utility exemption has more specific requirements as prescribed by the ballot measure. The result is effective 30 days from the certification.

> **FY26 Impact**: The annual impact of these exemptions is estimated to be reduction in revenue of $11million. As the ballot proposition becomes effective in late-November with seven months left in the fiscal year, the FY26 impact is expected to be approximately $6.4million. This revenue is partially ongoing and partially temporary (one-time) in nature.
>
> **FY27 Impact**: The annual impact of these exemptions is estimated to be reduction in revenue of $11million. This revenue is partially ongoing and partially temporary (one-time) in nature. Sales tax is made up of three components – 1 permanent, 2 temporary. It is best described as five 1% components. Each of the 1% pieces is expected to experience a $2.2million reduction. Attachment A outlines the 5 pieces along with the components outlined in each of the ballot propositions authorizing the sales tax. Roughly 3% funds ongoing expenditures and 2% funds projects.

FY25 Financial Update
The FY25 year-end update is being given under a separate agenda item and cover memo. The major highlight is that interest earnings were significantly higher than planned by $10.7million, only $4million of which was forecasted at the time of the FY26 budget development.

Revenue Estimates and Next Steps
Throughout the spring of 2025, as the AFC considered various tax packages, estimations on the revenue impact have been provided with many conversations on the lack of specific data to create the estimates. Finance staff developed a model that allowed for the estimation of revenue changes based on data and assumptions the city has at its disposal. Several members and entities of the public also developed models of revenue impacts. Regardless of the model's author, each model is based on a set of data and a set of assumptions. Without argument, the impact of Ballot Proposition 2 is going to be greater than zero. Realistically, it will take 12-18 months to have a solid sense of the new sales tax revenue picture. It is fair to say that this data will also be impacted by other factors in consumer behavior, the general economy, inflation, etc.

The first full quarter of results with the fully implemented sales tax exemptions will be January – March 2026, with reporting due to CBJ on April 30. By the time we have the merchant reports updated in a way to share with the AFC, it will be June, after the FY27 budget has been forwarded to the full Assembly for approval. All this to say, it will be difficult to make broad cuts to services quickly with realized data.

All revenue reductions in this memo are based on staff's conservative estimates, meaning we assume more of a reduction than less.

Budget Reduction Options
There are many methods available to an organization in which to reduce a budget. Here are a few common methods:

- **Across-the-board cuts** are an option in which an overall budget reduction is ascribed to each impacted area. For instance, if we need to reduce the budget by 5%, then each department's expense budget is cut by 5% and the Department Director is required to determine and manage those cuts. While perceived as 'fair', a 5% reduction to a streets budget that is large, has some people and lots of supplies and contracts results in a different scenario than a 5% reduction to a human resources budget that is mostly people and a few supplies. Where streets could likely navigate without firing anyone, human resources would be required to look at losing staff based on the makeup of their budget. Additionally, no consideration is given to the impact of the cuts.
- **Hiring freezes** are often implemented as a way to reduce spending. While keeping vacant positions unfilled does reduce personnel expenses, it usually has a direct impact on an organization providing services. If the organization can provide services, they are typically less efficient, of lesser quality and at the expense of current staff. This is also a temporary solution to reduce spending, but not a long-term solution for ongoing reductions.
- **Cut line item** X,Y and Z is another approach often used to reduce budgets. The most popular is to cut out training and associated travel. Similar to a hiring freeze, this may be appropriate for a short-term pause to spending. However, refraining from increasing skills, maintaining certifications, and the many other benefits of training will cost the organization in the long run.
- **Service reductions** are another tool to reduce spending. Organizations often take inventory of the things they are required to do and things that are nice to do along with the resources required to accomplish both. There are many ways to determine what to reduce or eliminate. When considering reductions, both the quality and the quantity of the service should be considered.
- **Revenue increases** may be a path for navigating budget reductions. While we often focus on expenditure reductions, if programs can increase revenue to offset expenditures, it can act like a budget reduction. Subsidies to various programs that can be eliminated due to the program being self-sufficient can create a budget reduction in one column and a service/program win in the other.
- **Budget assumptions** are the guidance and tools utilized to analyze and right-size budgets. They include items such as revisiting salary savings (personnel lapse) assumptions and budget adjustments taking into account historical data and expectations of the new year. Using budget to actual variance analysis to right-size and adjust line items and program performance. Reviewing staffing levels for programs and services.

Staff recommends the Assembly utilize a combination of service reductions, revenue increases, and tightening of budget assumptions to navigate the upcoming budget decisions.

FY26 Budget Recommendation and Decision Points
Given the FY25 fiscal outcomes and the need to thoughtfully consider service reductions, we recommend absorbing the $6.4M gap this year (FY26). The additional unplanned interest earnings provide the Assembly with sufficient fund balance to absorb the conservative estimate of revenue loss. This would provide the Assembly and staff time to gather information to adjust the course later in the fiscal year or for FY27 through the normal budget process.

Assembly grants that potentially could be impacted by the revenue shortfall were distributed to grantees in part at the beginning of the fiscal year. Grantees were notified that the City would provide direction regarding the remaining disbursement in mid-November. This need to communicate makes it important to decide on this grouping of expenses sooner rather than later. It can be argued that the remainder of the grant funds should not be distributed to the grantees in order to reduce the draw on fund balance in FY26. It can also be argued that these organizations also need time to plan for a new revenue outlook in the future and, as the City is doing, let the organizations continue along their plan for this year and distribute the remaining funds as budgeted in FY26.

Additionally, there may be other programs the AFC wishes to pause during the remainder of the fiscal year. Staff have been asked to provide recommendations of other things that can or should be paused from an operational perspective. As an example, the Affordable Housing Fund is budgeted to receive $1M from Sales Tax and $600K from Hotel Tax in FY26. The process to review applications for grant awards is underway, although none have been approved yet. Is there a desire to make adjustments to the funding or pause the program for FY26? Where new operational programs were budgeted in the FY26 budget, and are not yet implemented, staff have been asked to pause the implementation.

One-time funding in various forms is another area in which the Assembly can pause. The City has been criticized for certain capital projects by advocacy groups. It is important to realize that we cannot replace a recurring revenue reduction by stopping one-time expenses. It is also important to keep in mind that many one-time projects, once complete, will have an impact on the operating budget. Pausing on one-time spending is a way to retain fund balance for other uses while the process to make ongoing reductions runs its course. With that in mind, this is a good time to highlight a few capital projects.

The Gondola Project is moving forward per the direction of the Assembly. Staff are working on bringing the Assembly an update on the project specifically as it relates to funding as we recognize the current project budget is not sufficient to fully deploy the gondola and address minimum mountain top development necessary to attract tourists to visit. We will not have accurate cost estimates for the Gondola project until a General Contractor/Construction Manager is brought on board and can give us cost estimates. However, you should know we are moving ahead with the project (lower terminal to mid-station road completed this week) and will continue to do so unless given different direction by the Assembly. Our best guess is that if we pulled out now, we would have a sunk cost of $10.8M and have to write a check to Goldbelt for $11.7M. Similarly, we estimate that it will require a minimum of $3M of additional funding to complete the project with basic amenities at the top. I cannot qualify these numbers precisely; however, I want you to have a rough order of magnitude as you deliberate our changing financial circumstances. Later tonight, we will discuss a potential funding source for this project.

As a reminder, the funding the Manager recommended to renovate the Burns building in the FY26 budget was redirected to the restricted budget reserve. Cost estimates for basic fixtures and furniture (cubicles, paint, carpet) are coming in even higher than anticipated. We will likely need the full amount presented for renovations (plus an additional $5M) just for the bare minimum improvements to occupy the space.

Other potential projects to reconsider may include the waterfront city museum and the North State Office Building Parking Garage.

Action:

1. Staff recommends that no broad service reductions or formal operating budget reductions are implemented in FY26. However, several service reductions ideas were brought forward. What direction does the Assembly give with respect to FY26 adjustments?
2. The AFC directs staff to distribute/not distribute the remaining Assembly Grant funding to grantees in FY26.
3. Does the AFC wish to give any direction on one-time or project funding for FY26?

FY27 Budget Process and Considerations
The FY27 budgeting process is going to be busy, hard and full of decisions. All of those decisions do not need to be made tonight! However, some direction tonight will make the next steps of the process achievable. The following is a combination of big picture concepts, specific concerns, things to think about and process and preference questions.

There are many tools to utilize in approaching the FY27 budget that boil down to service reductions, revenue increases, and tightening of budget assumptions. Likely a combination of all three will be utilized in developing the FY27 budget. The Assembly has been in the position previously of being able to determine what services to provide and adjust revenue to meet those services. This year we will likely need to take the opposite approach of determining available revenue and then determining the service portfolio it can reasonably support.

The most immediate question on your mind is likely, how big of a hole do we have for FY27? That is a great question and of course it does not have a simple or straightforward answer! Here are factors that will impact the FY27 budget and surely does not account for everything:

	Impact	Item	Estimated Amount
1	Revenue decrease – conservative estimate	Mill Rate Cap – assuming flat assessment values	1.0M
2	Revenue decrease – conservative estimate	New Sales Tax Exemptions (operating)	6.6M
3	Revenue decrease – conservative estimate	New Sales Tax Exemptions (one time-CIP and projects)	4.4M
4	Expenditure increase	MEBA/Unrep Contracted Wage Increases (operating)	1.1M
5	Expenditure increase	MEBA/Unrep Contracted Wage Increases (one time)	0.6M
6	Expenditure increase	IAFF and PSEA Contracted Wage Increases (FY26&FY27)	2.5M
7	Expenditure increase	Annual Glacial Lake Outburst Flood Emergency Response	TBD
8	Expenditure increase	Glacial Lake Outburst Flood Mitigation	TBD
9	Expenditure increase	HESCO Barrier Maintenance	TBD

Without specific numbers yet for items 7-9, there is a $16.2million gap with $11.2million being ongoing/ operating impacts. Now that we know a rough order of magnitude of the gap, let's explore our tools for a moment. It's important to realize that there are known (and unknown) increases to the budget due to collective bargaining agreements that will impact FY27.

Service Reductions
A reduction of this magnitude will require some service reduction, whether it means a reduced level of service or reduced hours of availability or the discontinuation of a service altogether. Because CBJ is a city and a borough, our list of services differs from other municipalities that are solely a city or solely a borough or county. CBJ utilized a public, priority-based budgeting process around 2019. We have resurrected and updated the list of services used in that process and have attached the list of services as Attachment B. The list is comprised of 4 groups of services:

- 1_Core: these are mandated and/or core functions of the city.
- 1.5_Core: these are also mandated and/or core functions of the city where there is opportunity to decide if the level of service should be adjusted.
- 2_Support: these are the services that must be performed in order to provide basic functionality of the city and the services it provides.
- 3_Discretionary: these are the services that are not required to be provided.

Questions for consideration in the area of service reductions:

1. The Communications and Engagement Division is developing a plan for public engagement. The AFC's guidance on structure (public meetings, online surveys, etc.) and timing (before the Dec 6 retreat, after the retreat, etc.) will assist the team in refining a strategy to bring back to the Assembly.
2. Staff recommends that we focus public engagement and input on services that are discretionary or core where the level of service can be adjusted. Does the AFC concur with that focus?

In addition to the ongoing services supported by the general fund and sales tax, there are a number of projects specifically and groups of projects. The funding impact of these projects will likely need to be evaluated by the Public Works and Facilities Committee (PWFC) to determine adjustments to the Capital Improvement Program and planned projects. It is important to note that the "roads, sidewalks and drainage" projects which is funded by 1% of the 3% temporary tax is also being utilized to fund water and wastewater projects. This allowed the Assembly to reduce the utility rate increases recently implemented. As a long-term strategy, these are likely some of projects that may make sense as a bond package. There is analysis that should take place to determine the timing need of bond proceeds for various projects to determine timeframe for voter approval.

Future Question: is there specific direction the AFC wants to provide to the PWFC?

Revenue

It has been said often and worth saying again, the expected revenue shortfall due to the new sales tax exemptions is an estimate. We know it will take time to realize and quantify the new sales tax revenue levels. The AFC could decide to make budget decisions based on a phased in approach to revenue reductions. What does that mean? For the sake of illustration only, the AFC could prepare a budget based on services for July – December 2026 based on a revenue reduction of $3-4million annualized; and a January – June 2027 budget based on an additional $3-4million annualized revenue reduction. Said another way, plan for $6-8M of the estimated $11M in sales tax revenue reduction in FY27 and continue to adjust as we have data about the sales tax revenue. A year from now, we will have data on ¾ of a year of sales tax revenue and be better placed to make budget decisions on hard data rather than estimates. Staff are conservative and will present revenue loss rooted in that conservatism. The AFC could budget development less conservatively or within a range of revenue reduction.

One of the Assembly goals is to address leaky revenue: Goal 3, Action Item states: *Examine purpose and effectiveness of city tax code and policies resulting in tax exemptions, tax credits, or any foregone revenue.* The AFC could expend effort over the next few months reviewing and determining what, if any, changes need to be made to property and sales tax code and programs. It is hard to predict how much revenue may result from any changes, and the timing of those impacts; but it is a goal set by the Assembly that could result in some additional revenue for FY27 or beyond. A separate AFC Agenda Item is dedicated to this topic.

Questions for consideration in the area of revenue:

1. Does the Assembly prefer to use a more conservative or aggressive or midpoint revenue reduction estimation as the basis for the FY27 budget?
2. On the agenda for tonight are both forgone revenue (leaky revenue) and dockage fees. Are there other areas of revenue that the AFC wishes to explore?

Tightening of Budgeting Assumptions

There are a host of non-public tools of budgeting that can be utilized to make some budget reductions. Changes in budgeting assumptions which can include decisions like how conservative or aggressive revenue assumptions are or how much vacancy savings to budget. Establishing aggressive budget targets. These tools can be employed at the direction of the AFC but are utilized in some range by staff in the development, analysis and review of the Manager's Proposed Budget.

Summary and Tonight's Questions

We apologize for the length of this memo, however there was a lot of ground to cover! To summarize, CBJ is facing a conservative estimated revenue reduction of $6.4milllion in FY26 ($2.6milllion in one-time and $3.8million in operating). In FY27, the revenue shortfall is an additional $5.6million ($4.6million in sales tax and $1million in property tax) over the FY26 shortfall. Additionally, there are known and anticipated expenditure increases for FY27. While there are many questions to be answered throughout the budget process and actions to be taken, here are the ones that would be helpful to have answered tonight:

Action:

1. Staff recommends that no broad service reductions or formal operating budget reductions are implemented in FY26. However, several service reductions ideas were brought forward. What direction does the Assembly give with respect to FY26 adjustments?
2. The AFC directs staff to distribute/not distribute the remaining Assembly Grant funding to grantees in FY26.
3. Does the AFC wish to give any direction on one-time or project funding for FY26?
1.

Questions:

1. The Communications and Engagement Division is developing a plan for public engagement. The AFC's guidance on structure (public meetings, online surveys, etc.) and timing (before the Dec 6 retreat, after the retreat, etc.) will assist the team in refining a strategy to bring back to the Assembly.
2. Staff recommends that we focus public engagement and input on services that are discretionary or core where the level of service can be adjusted. Does the AFC concur with that focus?

If the AFC can provide direction with the above items, staff can bring back a more developed plan for public process either at the next AFC meeting or at the Assembly Retreat.

Attachment A

Sales Tax Reduction

2025 Election - Prop 2
Annualized Impact

$ 11,000,000	**Sales Tax Reduction - Total**
2,200,000	1% for Projects (List A)
2,200,000	1% fo 3% for Projects (List B)
2,200,000	1% of 3% for Services (List C)
2,200,000	1% of 3% for Services and Projects (List D)
2,200,000	1% Permanent Sales Tax - General Government
11,000,000	
4,400,000	One-time
6,600,000	Recurring

List A - 1% Temporary Tax Oct 4, 2022 (expires Sept 2028)

Deferred maintenance of CBJ and JSD facilities
Replacement of public safety equipment for JPD and CCFR
Redevelopment of Gastineau Ave, Telephone Hill, and North State Office Bldg. Parking Garage
Affordable housing initiatives, including further development of Pederson Hill
Harbor expansion and maintenance
Childcare support
Lemon Creek multi-modal path
Relocation of City Museum
Contribution to the Restricted Budget Reserve
Information Technology upgrades

List B - 1% of 3% Temporary Tax Oct 5, 2021 (expires June 2027)

Roads
Drainage
Retaining walls
Sidewalks
Stairs
Other CIPs

List C - 1% of 3% Temporary Tax Oct 5, 2021 (expires June 2027)

Police
Fire
Street Maintenance
Snow Removal
EMT/Ambulance Service
Parks and Recreation
Libraries
Other General Purposes

List D - 1% of 3% Temporary Tax Oct 5, 2021 (expires June 2027)

Capital Improvements
Emergency Budget Reserve
Other General Public Services

Attachment B
CBJ Service Listing

Service
1_Core - these are mandated functions of the city.
Assembly - General Operations
Assessor
CDD - Building Inspections, Code Compliance
CDD - Long Range Planning
CDD - Permitting
CDD - Planning & Land Use Code
Clerk's Office - General Ops
Debt Service
Emergency Programs - General Ops
Engineering Services
Fire - Emergency Medical Services & Fire Suppression
Fire - Investigation & Safety Compliance
JPD - Dispatch
JPD - General Ops
JPD - Investigations
JPD - Patrol Emergency & Non-Emergency
JPD - Records, Evidence, IT, Electronics
JSD - State Required Minimum
Manager's Office - General Ops
Public Defenders - Contractual
RecycleWorks
Sales Tax Office
Streets - General Ops
1.5_Core - these are mandated functions of the city, however the level of service may have some discretion.
JPD - Animal Control (JAR)
JPD - Community Service Programs
JSD - Funding from Minimum to Cap
Law - Criminal Prosecution
Streets - Cleaning & Off-Road Maintenance
Streets - Snow Removal & Street Repair
2_Support - these are services that must be performed in order to provide basic functionality of the city and the services it provides.
CIP Support - Borough-Wide
CIP Support - Parks
CIP Support - Schools
CIP Support - Streets
Controllers (Accounting, Payroll, AP)
Finance - Administration
Human Resources
IT - General Ops/Print Shop
Law - Civil Legal Support
Manager's Office - Communications & Engagement
Purchasing

Service
3_Discretionary - these are services that are not required to be provided.
Affordable Housing - Competitive Grants and Loans
Affordable Housing - Accessory Dwelling Apartments
Affordable Housing - Manufactured Home Down Payment Assistance Loans
Assembly's Economic/Tourism Grants (JEDC, Travel Juneau, SBDC)
Assembly's Support to Culture (JAHC, Celebration)
Assembly's Social Service Grants (JCF, Safe Graduation)
Assembly's Support to Childcare (Existing Support)
Assembly's Support to Childcare (New Support)
Assembly's Support to Better Capital City
Assembly's Support to Youth Grants & Scholarships
Assembly's Support to 4th of July Activities (Douglas, Fireworks)
Assembly's Other Grants
Arboretum
BRH - Home Health and Hospice (General Fund Transfer)
Centennial Hall
Downtown Parking (General Fund Subsidy)
Eaglecrest Ski Area Operations (General Fund Subsidy)
Fire - CARES (Sobering Center & Mobile Integrated Health)
JSD - Funding outside the cap
Lands - General Ops
Lands - Floyd Dryden Lease Revenue Shortage Covered by GFs
Landscape Maintenance
Library - Douglas Library
Library - Downtown Library
Library - General Ops
Library - Valley Library
Museum Services
Parks and Landscape Management
Parks Maintenance & Repair
Pool - Augustus Brown Pool
Pool - Dimond Park Aquatic Center
Recreation - Areawide Rec
Recreation - Dimond Park Field House
Recreation - Eagle Valley Center
Recreation - Marie Drake
Recreation - Mt Jumbo Gym
Recreation - Treadwell Ice Arena
Teen Health Center
Transit Services
Youth Services - ZGYC - Core Youth Center Programs
Youth Services - Supplemental Youth Programs (Youth Sports, Activities, etc.)
Youth Services - Youth Shelter
Warming Shelter

155 Heritage Way
Juneau, AK 99801
Phone: (907) 586-5215

DATE: October 30, 2025

TO: Chair Woll and the Assembly Finance Committee

FROM: Angie Flick, Finance Director

SUBJECT: **Foregone Revenue**

The purpose of this memo is to provide an overview of the tax exemptions, tax credits and other forgone revenue as it relates to property and sales tax. The Assembly Goals and Implementing Actions approved on February 3, 2025 includes this action under the goal 3 Sustainable Budget and Organization: Examine purpose and effectiveness of city tax code and policies resulting in tax exemptions, tax credits, or any foregone revenue.

Before getting into all the various exemptions, the goal for tonight is to either plant the seeds for future conversations, or to have the AFC determine if there are certain items where they want more information and potential action to be taken up a later AFC meeting. The rest of this memo is a listing with some commentary on the various exemptions.

Breaking up the various exemptions, credits and programs is a bit challenging. There are 50+ exemptions/credits in code today, which will increase with the newly voter-approved exemptions; plus 1 program. Due to the relationship to this topic, I have also included one property tax area that is challenging. Some of these exemptions feel abstract, so where possible, I have included a real-life example. The organizations, properties or businesses reflected in this memo are purely to illustrate the type of exemption to increase the understanding or application of the exemption.

The easiest section to break out of the list are the ones that the Assembly does not control.

1. Property developed with federal funds for low-income housing or managed as low-income housing by the Alaska Housing Finance Corporation (CBJC 69.10.020). This includes Low Income Housing Tax Credit (LIHTC) in which the developer receives a federal tax credit for a period of time as long as the property is used for low income housing. These properties' values are determined on actual income and expense rather than market income and expense. Examples include Volunteers of America or Gruening Park.
2. Properties for education, hospital, religious, cemetery, or charitable purposes are tax exempt. The property must be used for the designated purpose in order to be tax exempt. Examples include churches, SEARHC or the Glory Hall.
3. Farm Use properties have an exemption per the State. They are valued at 10% of non-farm use properties.
4. Seniors and Disabled Veterans receive a State mandated property value reduction of $150,000 (29.45.030e). Oral history indicates the State was supposed to compensate cities/boroughs for lost revenue due to this requirement. This does not happen at the current time.
    a. Component the Assembly does control: there is a deadline by which seniors and disabled veterans are required to apply each calendar year for this exemption. The Assembly can accept late applications and direct the Assessor and Treasurer to make the appropriate value and tax adjustments. For calendar year 2024 (fiscal year 2025), the Assembly approved 69 late applications, reducing property tax revenue by $151,700. So far in 2025, 55 late applications (26 senior, 5 disabled veteran and 24 hardship) have been approved resulting in a property tax

reduction of $104,200. These figures include the hardship exemption as well as the mandated senior and disabled veteran exemptions.

5. Sales tax exemptions are extended locally where prohibited by federal or state laws. Examples include insurance policies and air transportation.

The next grouping reflects a set of exemptions or credits or rebates that are based on a dollar threshold and most do not have an inflator, sunset or time of reset prescribed. These are not mandated and are at the discretion of the Assembly.

6. Commercial fixed-wing and rotary-wing aircraft is a flat tax based on weight (CBJC 69.10.015). The tax has not been adjusted in at least 15 years and it is not adjusted by CIP or other index. Examples include Ward Air airplanes or Temsco helicopters.
7. Personal Property (or Business Personal Property (BPP)) not otherwise exempt of $100K. The easiest way to define this category is all the things you can take out of building, that is not the merchandise for sale. In the case of a restaurant, BPP would include refrigerators, stoves, cooktops, tables and chairs, all the items needed for serving, etc. but not the food. This exemption generally allows smaller businesses to avoid a tax liability for their BPP. The $100K has not changed since the exemption was implemented and is not adjusted by CPI or other indexes.
8. Senior or Disabled Veteran Hardship Exemption is a program that adjusts the property tax due based on the median household income, which includes all members of the household (CBJC 69.10.021). The underlying value of the property does not play a role in determining approval of the exemption.
9. Senior Citizen Sales Tax Hardship Rebate is a program where approved applicants receive $325 as an annual rebate disbursed from the sales tax fund. This rebate is based on the senior's income against the poverty level.
10. Dollar cap on the sale of a single good or a single service performed within a one-month period. This cap is set at $14,300 and IS adjusted every two calendar years by CPI, and will increase next in 2026. The idea of a sales tax cap is unique to Alaska jurisdictions. This is likely one of the largest areas of foregone sales tax revenue.

The next grouping reflects a set of property tax exemptions or credits or rebates that are on a series of property that does not follow a home/business process of titling or property transfer. These are not mandated and are at the discretion of the Assembly.

11. Motor vehicles not used for commercial purposes such as a personal car or motorcycle. These vehicles are not tracked by CBJ.
12. Vessels such as boats (commercial or personal) from skiffs to yachts to fishing boats. Vessels are not tracked by CBJ.
13. Non-commercial airplanes and aircraft such as a floatplane owned by an individual. These aircraft are not tracked by CBJ.
14. Manufactured homes are taxed as real property just like a single-family home. However, sale and transfers of manufactured homes are not processed through the State like a single-family home. Rather they are licensed by the Department of Motor Vehicles or transferred by bill of sale. Because of their licensing rather than deed, it is very difficult to track current owners of manufactured homes. The result is there are many disputes regarding current or past property tax amounts that result in a higher proportion of write-offs (non-collection of any property tax) compared to other types of real property. Manufactured homes are included in this memo because of their relationship to the topic of lost revenue, although there is not an exemption in place for these.

The next grouping reflects a set of exemptions or credits that are related to health or other areas of required expense in the journey of life. These are not mandated and are at the discretion of the Assembly.

15. Airplanes or aircraft exclusively for medical transportation (CBJC 69.10.020). This is a property tax exemption.
16. Burial related items such as funeral services and cemetery plots. This is a sales tax exemption.
17. Sales tax exemptions on:
    a. Medical services and prescription drugs and services from a licensed/certified medical provider
    b. Wheelchairs, hearing aids and crutches
    c. State licensed/certified counseling services and assisted living services

The next grouping reflects a set of exemptions or credits that are related to non-profits or uses that were likely deemed as "good for the community". These are not mandated and are at the discretion of the Assembly.

18. Property used for community purposes or non-profits are generally exempt from property tax if the rental for their space does not exceed the cost. Examples include the Filipino Hall or Echo Ranch.
19. Sales tax exemptions include:
    a. Membership dues paid to nonprofit organizations with 501(c) status from the IRS
    b. Purchases made by nonprofit organizations holding CBJ nonprofit exemption certificates
    c. Sales made by nonprofit organizations holding CBJ nonprofit exemption certificates
        i. Note – this exemption does not distinguish between store-front operations acting like a business or the one-off fundraising event.
    d. Purchases made by governments or their political subdivisions
    e. Sales made by governments or their political subdivisions, excluding the sale of pull tabs
        i. Note – this exemption does not distinguish between store-front operations acting like a private business or regular government operations
        ii. While CBJ falls under this exemption, several businesslike activities conducted by CBJ are called out as taxable, such as use of the recreation facilities operated by Parks & Rec, bus fares and passes, facility rentals, water/sewer utilities, port and harbor sales.
    f. Fund-raising by school-approved groups and sales in school cafeterias
    g. Nonprofit youth recreation camps

The next grouping reflects a set of exemptions or credits that are related to the flow of goods through CBJ or transient property. These are not mandated and are at the discretion of the Assembly.

20. Any aircraft in Juneau for repair and not used for revenue generation is exempt from property tax. This can be thought of as an aircraft owned by someone in Gustavus that is in Juneau for repairs.
21. Business inventory is exempt from property tax. Examples include all the items on the shelf of the grocery store that a customer is going to purchase.
22. Goods ordered from outside CBJ when the items are shipped outside of CBJ by common carrier. For example, someone from Hoonah called Fred Meyer and places an order that is shipped by Fred Meyer to the purchaser in Hoonah.
23. Printing services destined for outside the borough. Example brochures are printed locally for Haines and shipped to Haines for use.
24. Services sold to a buyer registered with CBJ for resale when the service is separately identified on a bill to the final customer, such as a subcontractor. The contractor will bill the end customer for sales tax, the subcontractor does not need to charge the contractor sales tax.
25. Tangible personal property for resale to a buyer with a valid CBJ resale of goods certificate. An example is a situation where candy bars are purchased by someone with a valid CBJ resale card at Costco, then turned around and sold in a hotel gift shop.
26. Sales by transportation companies of transport of goods to or from a point outside CBJ.

27. Advertising services placed from outside CBJ placed simultaneously in five or more states.

The next grouping reflects a set of exemptions or credits that are under the umbrella of economic development. These are not mandated and are at the discretion of the Assembly.

28. Part of real or personal property used in manufacturing has a property tax exemption with criteria managing the exemption amount. A hypothetical example is the Alaska Brewing company buys a new still worth $100K. It is fully exempt in year 1. Then decreases in exemption after that for the rest of the 5 years.
29. Property tax exemption for economic development (69.10.023). CBJ has typically used this for the development of property. Torrey Pines is an example of this exemption.
30. Subdivided property into 3 or more lots is valued as if it were still one parcel for up to five years. An example is the area next to the airport which is subdivided and being developed and has Global Credit Union and Juneau Greens in the area.

Finally, there is a potpourri of exemptions that are not mandated and are at the discretion of the Assembly. The first is property tax related and the rest are sales tax related.

31. Historic property repairs and certain other repairs and rehabilitations provide for some property tax exemptions. CBJ has not had anyone apply for these exemptions in years.
32. Casual and isolated sales are not pursuant to a business license. This is related to the random yard sales or sale of your personal car.
33. Childcare, pre-elementary school and babysitting services are exempt from sales tax.
34. Goods and services provided under a warranty.
35. Construction services and construction materials incorporated in a site when purchaser has a current building permit and holds a current CBJ builder sales tax exemption card.
36. Purchases for personal use by senior citizens who display CBJ senior exemption card at time of purchase (food and utilities).
37. Sales tax paid on lease/purchase agreements credited on exercise of a purchase option.
38. Commercial real property lease payments form a lessee to a lessor having identical legal composition as certified by a CBJ rental exception certificate.
39. Commissions paid to sales agents for negotiating sales or leases of tangible personal property (does not apply to real property).
40. Certain sales to the gubernatorial inaugural committee.
41. Lobbying services are tax exempt.
42. Services and fees charged by financial institutions.
43. Travel agent commissions - The commission charged by an agent for the sale of travel, lodging or tours to the performer of the service. The commission exemption does not apply to the retail price of the travel, lodging or tour charged to the consumer.
44. Aviation fuel and fuel delivery services at the Juneau International Airport.
45. Residential rentals other than transient room rentals.
46. Goods & services sold onboard cruise ships while the ship is outside of Gastineau Channel.
47. Portion of local travel/adventure services sold outside CBJ not remitted to local provider

DATE: October 30, 2025

TO: Chair Woll and Assembly Finance Committee

FROM: Angie Flick, Finance Director

SUBJECT: **Dockage Fee Usage Options**

155 Heritage Way
Juneau, AK 99801
Phone: (907) 586-5215

The purpose of this memo is to provide the Assembly Finance Committee (AFC) with potential uses for the dockage fee increased revenue anticipated with the new rates for summer season 2026. Recall the memo from the July 9, 2025 AFC meeting that provided definitions, guidelines and best practices for using enterprise funds. Here is the summary paragraph of that memo: The docking fees are positioned squarely in the dock enterprise fund per code and accounting standards. To move the collection of the revenue into the general fund for general use would not be allowable by either the code or accounting standards. However, the use of the funds for a broader use due to the impact of visitors entering the city via the docks can be accomplished through the use of substantiated transfers for specific services. If the desire of the Assembly is to maximize the use of the docking fees in this broader sense, it is recommended that the AFC direct staff to explore and determine appropriate funding opportunities for AFC consideration and direction.

Dockage Fee Use Options

When the Assembly decided to increase dockage fees, one component that was directed was that for FY27 (the first full year of increased fees); none of the docks would receive MPF for security, restrooms or maintenance. The docks would all be sufficiently funded through their fees to cover those costs. For the CBJ Docks Enterprise, roughly $700K of the new fees will be retained within Docks operations for those services. The new fees are anticipated to generate roughly $2.9M annually. With the component remaining in Docks replacing MPF funds, there is roughly $2.2M available to allocate. The AFC directed staff to bring back options for utilizing the new revenue associated with dockage fees ($2.2M). The parameters were to not shift costs from the Marine Passenger Fees (MPF) to the dockage fees as well as not bring new programming back as options.

In normal circumstances, an increase in an enterprise fee would remain in the enterprise fund. This use is supported by the Port Director. The funds generated through the dockage fees would be utilized to fund various capital needs that Docks could plan for over a long period of time. This would alleviate the need to include dock projects (and potentially some harbor projects where it is appropriate) on temporary sales tax initiatives for funding.

Dockage fees are operating (recurring) in nature and can be utilized for operating expenses. There is some nexus between the visitors from the docks and both fire and police. While not all of the increased cost of fire and police in the summer is due to ship-based visitors, there is a gap between the total increased cost and the amount of MPF allocated to the summer operations of both departments. There is a potential of roughly $1M that could be allocated to fire and police to offset the increased summer operations above that provided by the MPF allocation. It is also important to note that CBJ has engaged with a new cost allocation contractor who will be revisiting the full cost allocation as well as the MPF allocations for FY28.

The roadways in Juneau see much more traffic, specifically heavy vehicles (busses) during the summer. While this has an impact on our road system, most of the roads in use are not maintained by the CBJ making this less of a nexus to dock-based visitors than one would think at first glance. Transit is an area funded by CBJ that sees excessive use by downtown (dock-based) visitors. Transit currently sees an allocation from the MPF for the additional tripper routes. There could be an allocation from dockage fees to transit if we believe a larger burden from downtown visitors exists for transit. It could be worth a conversation on fare-free transit offset by dockage fees in the summer. The last operating function that may be funded via dockage fees is annual 4th of July fireworks which are likely to increase significantly in cost moving forward.

There are many projects that have a nexus to dock-based visitors that could potentially benefit from an allocation from dockage fees, that may not really fit within the MPF framework. If the Assembly wants to take a project-based allocation, staff can annually bring potential projects for your consideration as part of the budget cycle. Some current potential projects include:

- ADOT is planning to do work on South Franklin. Utilities under that street need to be addressed and certainly have a nexus to dock-based visitors.
- Basin Road has a lot of project work that can be done.
- The gondola project fits in with the nexus as main customer base is intended to be ship visitors.

City and Borough of Juneau
Delinquent Sales Taxes
as of September 30, 2025

The businesses reported in this listing are delinquent in filing and/or remitting sales tax. By law, sales taxes collected by merchants in the normal course of business must be held in trust for the City and Borough.

Failure to remit the sales tax will result in significant financial penalties and interest being charged. The penalty for failure to file is $25. The penalty and interest charged for failure to remit sales tax when due is 5% per month, up to a maximum of 25%, plus interest at 13% per annum. The City and Borough is actively pursuing the collection of the taxes owed. For flagrant violations, merchants can be and have been charged with Class A misdemeanors. Class A misdemeanors are punishable by up to one year in jail and/or a $25,000 fine.

The delinquent merchants listed in this report represent a small minority of the merchants conducting business in the borough. The majority of merchants comply with the filing and remitting requirements. The delinquent tax amount shown in this report represents less than 1% of the City and Borough's annual sales tax collections.

The Sales Tax Office welcomes any information that will assist in enforcement and compliance. Questions should be addressed to the Sales Tax Office at 586-5215 ext. 4901 or Revenue Collections at 586-5215 ext. 4908.

Mandy Judy
Revenue Officer

Active Businesses

BUSINESS NAME	TAX DUE
A & A HANDYMAN SERVICES	$8,653.46
TSI CONSTRUCTION LLC	$8,500.08
ALES BAKERY	$8,457.19
ERIKA MOSER FAGERSTROM	$7,269.06
ECG MANAGEMENT CONSULTANT	$5,232.15
TONGASS ENTERPRISES LLC	$4,505.73
VL HUTTON LTD	$3,885.45
SS TOYO REPAIR	$3,065.06
RED SPRUCE AK LLC	$2,487.46
ALASKAN VACATION HUB	$2,437.80
TIMELESS BUILDERS	$2,433.81
D & L RENTALS II	$2,408.57
TAYLOR FIRE PROTECTION SERVICES, LLC	$2,259.35
GOLDDIGGER FILIPINO RESTAURANT JUNEAU	$2,144.40
HARBOR BITES	$2,119.93
BLOOM CHILDRENS ART STUDIO	$1,564.50
UNDER THUNDER HOUSE	$1,477.48
ESB INC	$1,473.11

JUNEAU WESTERN AUTO AND MARINE INC.	$1,340.67
PINOYZ TOYZ	$1,084.85
CELLCO PARTNERSHIP	$1,059.12
INNER ELEMENTS LLC	$683.70
STANLEY HARRIS	$674.03
HAIR TODAY BY APPOINTMENT ONLY LLC	$473.15
ZNP LLC dba GOURMET ALASKA	$456.11
EL CHINGON	$451.00
VANTIV INTEGRATED PAYMENTS LLC	$425.69
PANHANDLE POWERBOATS LLC	$424.82
GILES' ALASKA MUSIC ONE	$401.46
HILLS CUSTOM CONSTRUCTION LLC	$397.29
MONAT GLOBAL CORP	$280.66
HIGH TIDE TATTOO	$241.53
ALASKA LAUNDRY INC	$191.54
EQUIFAX WORKFORCE SOLUTIONS LLC	$188.37
NCR CORPORATION	$136.82
Total	**$79,285.40**

Collections

The following businesses have been forwarded to the CBJ Law Department for further collection action.

NAIL BAR	$105,076
ALASKA RESORT CONDOS INC dba JUNEAU SUPER 8 HOTEL	$78,863
RAINFOREST FARMS LLC	$42,159
JOJO'S ROOFING	$28,311
MOLLY VENTURES INC dba MCGIVNEYS SPORTS BAR & GRILL	$27,307
RAIN COUNTRY INC	$19,289
SOUTHEAST JUNK REMOVAL	$17,948
SERENDIPITY LLC	$13,163
ALASKAN GIFTS	$12,570
BIG JIMS CHARTERS	$12,414
JUNEAU FOOD TOURS - TASTE ALASKA!	$12,407
FRONTIER MEDIA	$12,280
JUNEAU LANDSCAPE SERVICES LLC	$6,150
Total	**$387,938**

The following businesses were referred to a third-party collection agency within the last quarter for further collection action.

LAW OFFICE OF ELIZABETH ZIEGLER	$35,601
A LITTLE BAZAAR	$7,101
RELAXATION	$5,679
ANDYS FLOORS AND MORE LLC	$4,779
SOL TANNING SALON	$3,350
SCORPION EQUITY LLC	$3,344
SENTINEL COFFEE AND TEA	$3,279
KAPPLER COMPUTER SERVICES INC	$3,188
SOGGY PAWS GROOMING	$1,783
AK VACATION RENTALS	$1,438
HAIR BY TAGUCHI	$694
TRUSTED TATTOO COMPANY	$200
Total	**$67,436**

JUDGMENTS

The following businesses have failed to comply with their judgment's repayment plan (Confession of Judgment with a Repayment Stipulation). The Revenue Collection Office welcomes any information that will assist in enforcement.

ALASKA RESORT CONDOS INC		$741,060
WOOLY MAMMOTH CR CASE		$189,309
HAIENADANGLE LLC dba BOWL OF PHO		$157,848
MOLLY VENTURES INC dba MCGIVNEYS SPORTS BAR & GRILL		$84,191
RAINFOREST FARMS, LLC & WCC, INC, d.b.a. GREEN LEAF ALASKA		$80,404
ROYAL MAJESTY INC		$72,649
SKAGWAY PORTS OF CALL INC dba GOLDDIGGER		$66,492
SHRI KRISHNA LTD., INC.		$46,695
THANE ORE HOUSE		$44,916
SERENDIPITY LLC		$39,784
JUNEAU LANDSCAPE SERVICES		$38,147
GOLD IN QUARTZ		$36,206
YOUR FENCE PROFESSIONAL		$30,435
GREENEY ENTERPRISES		$15,077
ABBY'S KITCHEN, LLC		$15,044
MAJESTIC GEMS LLC		$9,907
ARTISAN SOUTHEAST LLC		$9,390
SKEINS FINE YARNS		$5,403
SALON DOLCE		$4,110
DISH DASH DELIVERIES LLC		$3,533
TOTEMIC TREASURES		$2,631
	Total	**$1,693,229**

NONFILERS

The City and Borough of Juneau (CBJ) sales tax ordinance 69.05.070(a) states that every person making sales, rentals, or performing services within the city and borough shall complete a return for the required filing period setting forth the total amount of all sales, rentals, and services, regardless of whether such transactions are taxable or nontaxable.

These merchants have failed to respond to requests to file sales tax returns. Under CBJ sales tax ordinance 69.05.100(a), noncompliance with these requests to file may result in the Revenue Officer making an assessment based on an estimate.

BUSINESS NAME

16 LOAVES
4389 TAKU
4600 ND LLC
50 SHADES OF GREY TATTOO & SOCIAL CLUB
6M INC
7805 HONSINGER LLC
8TH WONDER FOUNTAIN OF YOUTH SPA
907SANTAKENNEY
A & A HANDYMAN SERVICES
A GLACIER WALK BED & BREAKFAST
A JAMES ART
A LITTLE BAZAAR
A.L. HAY LLC
A1 CONSTRUCTION & RENOVATION
A1 MAINTENANCE
AARE LLC
ACCIO CLEANERS
ACUITY SPECIALTY PRODUCTS GROUP INC
ADVENTURE BOUND ALASKA
AGAPE HOUSE LLC
AK MECHANICAL
AK REI GROUP LLC
AK WATER LLC
AKMOBILEAUTOTECH
AKOOKIE CO
AKSALA & CO DISTRIBUTORS LLC
ALASKA BROADCAST COMMUNICATIONS INC
ALASKA BUSH CARPENTERS
ALASKA CRIME LABS
ALASKA DENTAL ARTS LLC
ALASKA FASHION WEEK LLC
ALASKA FOOD CACHE
ALASKA GRAFIX
ALASKA INGENUITY
ALASKA MAGICK
ALASKA MARINE CANVAS AND UPHOLSTERY
ALASKA SPORTS TV
ALASKA TATTOO AND ART STUDIO
ALASKA TRAVEL DESK
ALASKA WELLNESS CENTER

ALASKAN COASTAL CRUISES
ALASKAN CUSTOM FURNITURE LLC
ALASKAN GIFTS
ALASKAN GROWN 907
ALASKAN LOTUS PHOTOGRAPHY
ALES BAKERY
ALL-STAR ADVENTURES
ALL-STAR AUTO LLC
ALPENGLOW LLC
ALPHA GENOMIX LABORATORIES INC
AMIGOS AUTO SALES
AMPLE IT SOLUTIONS LLC
AMPP GLOBAL CENTER INC
ANAYALATION FAB CO
ANDYS FLOORS AND MORE LLC
ANGEL WESTON DISH DASH DRIVER
ANIMAL AUSTINS TREE SERVICE
ANNA LINDGREN THERAPY
APB, LLC
ARCADIA CUSTOM CARPENTRY
ART MULCH
ARTE OPECADO
ASLAN
ASSURANCE WIRELESS USA LP
AT SAXAN
ATTA BOY CONSTRUCTION LLC
ATTENTION 2 DETAIL
AUGUSTO FABIAN, JR
AURORA ESSENCES
AURORA MAINTENANCE SERVICE
AURORA MANAGEMENT GROUP LLC
AURORA MUSHROOMS
AWL CHARTERS
AWN TOWER COMPANY LLC
B&P SPORTS WEAR
B&R ALASKA
BACKCOUNTRY RELIEF
BAKER BUILDING
BAYSHORE LANDSCAPING & STONEWORKS
BEAST MODE MAFIS
BEAUTIFULLY YOU
BEAUTY BAR
BELARDI & SONS CONSTRUCTION
BELLALUNA LLC
BIG A AUTOMOTIVE
BIG BOSS SEAFOOD BOIL LLC
BIG IRON CULINARY LLC
BIG JIMS CHARTERS
BIRDWINGS FINE CHOCOLATE
BLACK AND WHITE RAVEN COMMUNICATIONS
BLACK MARKET JUJU
BLACK ROBB TATTOOS
BLACK WOLF PHOTOGRAPHY
BLUE BEAR RETREAT LLC
BLUE HOUR JEWELRY
BODY ARTS BY NIKKI
BOWMAN TAMI PIANO INSTRUCTOR

BRATLIE BUSINESS ENTERPRISES
BRENDA TAYLOR CONSULTING
BRIAN SENA
BRIDGETS DRESSES AND KODIAK COATS
BROWN SUGAR LLC
BT AMERICAS INC
BUN DADDY
BUTTERFLY CREATIONS
C & B CONSTRUCTION INC
C & N PLOWING
C AND T FIRE PROTECTION INC
C T CORPORATION SYSTEM
CAMERON PLUMBING & HEATING SUPPLY LLC
CAMPFIRE KITCHEN LLC
CANDLY F SUA
CAPITAL APPLIANCE REPAIR
CAPITAL CITY AGGRESSIVE RECYCLE AND REMODEL
CAPITAL HOME INSPECTIONS
CAPITAL PREHOSPITAL EDUCATION
CARLOS FOOD TRUCK LLC
CAROL BIGGS ALASKA NATURE CONNECTIO
CEED ENTERPRISES LLC
CENTER FOR SYSTEMATIC THERAPY & RESEARCH SERVICES
CH2M HILL, INC
CHERISH HANSEN CONSULTING
CHEROKEE VALLEY CONSTRUCTION
CHEZ ALASKA COOKING SCHOOL LLC
CHICKWEED BOTANICALS
CHILKAT RENTALS LLC
CHILLCAT CLIMATE SOLUTIONS
CHRISTIANSON COMMUNICATIONS, INC
CHRYSTAL NEVIUS
COLDWELL BANKER RACE REALTY - M DURAN PROPERTY MANAGEMENT
COLLECTIVE CHANGE LLC
COLLECTIVE49 LLC
COLLIER WM J DDS
COMMON CENTS BUSINESS SERVICES
CONCEPT CAFE
CONTRACTASAURUS
COOL SPOTS TOURISM SERVICES
COPPER SHIELD CONSULTING LLC
COSMIK DEBRIZ
CRANOR COUNSELING
CREATIONS FROM A RAVEN'S TALE
CUMMINS PLOWING & GENERAL MAINT
D & L RENTALS II
D & Z NAILS
D&M PRECISION AUTO
DANGGAD
DANIELS TREE SERVICE AND YARD CARE
DAREN OSTLIE
DARLENE JOY LEE
DATA ENTRY COMPANY
DB AUTO REPAIR LLC
DC LLC
DEISHEETAAN DESIGNS
DELL EQUIPMENT FUNDING LP

DENALI FIRE PROTECTION LLC
DEREK CALLENDER
DEVELOPMENTAL AND YOGA THERAPY SERVICES
DIRTBAG TATTOO
DISCOVER 24/7
DOLPHIN TOURS LLC
DOUGLAS BNB
DOUGLAS ISLAND CONSTRUCTION SERVICES
DOWNTOWN PAYEE SERVICES
DR SWINTON LLC
DREAM GREEN CLEANING AND LANDSCAPE LLC
DUPONT DOGS
ECOTRUST
EGAN EXPRESS LUBE LLC
EIGHT ZERO TECHNOLOGIES
EL PEREZOSO
EL SOMBRERO INC
ELEMENTS BODY SYSTEMS
ELISSA PET PRO
EMBRACE BEAUTY
EMPRESS MENTALITY
EPIC ADVENTURES AND LOGISTICS
EPICTETUS-AQUILA
ESB INC
EVERYBODYS TREE SERVICE
EXTANT PERCH, THE
F&S INVESTMENTS
F/V BIG DEAL
F/V CAROL W
F/V DIAL WEST
F/V LADY LOUISE
FABULOUS CLEANING
FAIRWINDS CONSULTING LLC
FALL LODE PROJECT
FAST BREAK CLUB INC
FEELREEL FILMS LLC
FERA PHOTOGRAPHY
FIDOLO TATTOO CO
FINS AND FUR CONSULTING LLC
FIRST FROST LLC
FLARE INDUSTRIES LLC
FOREIGN LOCAL EXPRESS
FREE BIRD DESIGNS
FRESH CLEANING SERVICE
FRINGE & FIREWEED
FRITZ MARINE LLC
FRONTIER PROPERTIES LLC
FRONTIER SERVICES LLC
FROST QUEEN WITH A TOUCH OF HEAT
GABRIEL VASQUEZ
GALAU ENTERPRISES
GARY'S BAGELS
GATLING SERVICES LLC
GCB SPECIALTY CONTRACTORS
GENDER DIVERSITY INC
GENE CHILTON SILVER & GOLD
GEORGE CUELLAR

GLACIER GOURMET
GLACIER HAVEN
GLACIER PACK STUDIO
GLACIER SWEETS
GLACIER SWEETS AND TREATS
GODKINS BLADES & BUCKETS
GOLD CREEK CAFE
GOOD VIBES TATTOO LLC
GO-TO CONSTRUCTION LLC
GR CHEESEMAN CONSTRUCTION LLC
GRACE GORDON, LMT
GRAMMA'S TLC
GREEN CLEANING TEAM, THE
H&H REFRIGERATION
HAIR BY BROOKE
HAIR BY RHONDA
HAIR BY SADIE
HAIR DISCO
HAIR TODAY BY APPOINTMENT ONLY LLC
HALAU HULA O OLILI ULA
HALLUM REPAIR
HANDYMAN BLEVINS
HANDYMAN SERVICE SOUTHEAST
HARBOR WHOLESALE GROCERY INC.
HDM HIDEAWAY
HEADLINES
HIGH TIDE TATTOO
HOKE DESIGNS
HOLLIS SUPPLY, INC
HONEY CLEAN
HOOD CONSTRUCTION LLC
HOOP RATS BASKETBALL CLUB
HOOPES BBQ
HORSECHIEF SERVICES
HOTH VENTURES
HOUSE O HOGANSON H2O 140
HUNNY DEW
HURLEY DEVELOPMENT LLC
HYDRASWELL LLC
ICE FOG PRESS
IDEAL OPTION PLLC
IEBIA STYLES
ILIANA'S JANITORIAL SERVICES
INCE RESOLUTIONS
INK MASTER ARLINGTON
INKEDCRAZY
INKMASTERS LAREDO
INSIDE PASSAGE OUTFITTERS
INTELLIGENT TRANS SOCIETY OF AK IVIE
PHOTOGRAPHY
JACKSON SERVICES
JB ROOFING
JCDECAUX AIRPORT, INC.
JEANS PROPERTY
JESSICA TREVINO
JESSICA WILLIAMS-KOWALCIK

JMAS LLC
JOHN C WYNNE
JOHN HANLON
JOHN HARLEY CONSULTING
JOHNS MECHANICAL SERVICES
JOJO'S ROOFING
JONATHAN M YAZZIE
JOSTENS CAMPUS PHOTOGRAPHY SE
JOY IN DESIGNS
JUMPP INTEGRATED PEDIATRIC HEALTH CORP
JUNEAU ADVENTURES
JUNEAU AIRBNB LLC
JUNEAU ALASKA COMMUNICATIONS LLC
JUNEAU ASSOCIATES IN RADIATION MEDICINE
JUNEAU CLASSIC TOURS
JUNEAU CLIMBING & RECREATION
JUNEAU DISC GOLF CLUB
JUNEAU FAMILY ACUPUNCTURE
JUNEAU FOOD TOURS - TASTE ALASKA!
JUNEAU HOME ORGANIZERS
JUNEAU I LLC
JUNEAU ROLLERGIRLS INC
JUNEAU SHUTTLE LLC THE
JUNEAU WEAR
JUNEAU YOUTH FOOTBALL LEAGUE
JUNO PARTY ANIMALS & SKIN INSPIRATIONS
JUNO PAWN & LOAN
JUNO PAYDAY LOANS LLC
KATAPULT GROUP INC
KAYA MOUNTAIN CONSTRUCTION LLC
KAYE ROLDAN PHOTOGRAPHY
KELLY BUILDING SUPPLY LLC
KELLY RENTALS
KIMLINGER CUSTOMS LLC
KIMS ALTERATIONS
KING ECONOMICS GROUP
KM SERVICES LLC
KNOOKS N KRANNIES
KRAFTED AK
KRISS CUSTOM AUTO REPAIR
KULTURA SA ISLA RESTURANT
L RAZOR SERVICES
LA HOUTARY PE CONSULTING
LABOR 1
LANDMARK APOSTOLIC CHURCH`
LANDMARK DEVELOPMENT LLC
LAST FRONTIER CABINETS & MILLWORK LLC
LAURALYE MIKO
LAVISH LASHES
LAW OFFICE OF ELIZABETH ZIEGLER
LAW OFFICE OF LEIGH ANN BAUER
LAW OFFICE OF MARCUS L ROGERS
LAWLESS MARINE
LAYERS OF ALASKA LLC
LC CONSULTING
LEGACY AUTO REPAIRS
LEONARD & EDNA SACCHEUS

LFM SERVICES
LIBERTY MOBILE OF PUERTO RICO INC
LICKETY SPLIT LOGISTICS INC
LIGHTHOUSE TUTORING
LIGNUM VITAE, LLC
LIKE NEW CLEANING SERVICE
LILAC PLACE
LILLY PAD SWIM SCHOOL
LIONS DEN ART COLLECTIVE
LITTLE GLASS GARDEN
LIVE IN LOVE LANDSCAPING
LIVING ROOM PROJECT, THE
LOBAUGH CONSTRUCTION
LOGAN ROPER
LORENZOS GENERAL CONTRACTOR LLC
LOVE IN EVERY FIBER
LUCILLES ENTERPRISE INC
MAGELLAN SWEET RETREAT LLC
MAGGIE RABB
MARCEL CONSTRUCTION
MARIE KATHLEEN PHOTOGRAPHY
MARIS MARINES CLEANER
MARK VECELLIO TATTOO
MC DETAIL
MD CONSTRUCTORS
MEET ME IN ALASKA
MEGHAN LINDQUIST PA-C
MEMORY BOX PHOTOGRAPHY
MENDENHALL EXPRESS RIDES
MIAH LAGER
MILES CONTRACTING LLC
MIRSONS INTERNATIONAL LLC
MOON WELL MAGIC
MORGAN ROPER
MOSS MAIDEN ILLUSTRATIONS
MOTHERS MILK UNLIMITED
MOUNTAIN FLOUR
NAIL BAR
NANOOK ENTERPRISE LLC
NATURAL ARTIST ENTERPRIZE
NELSON MERRELL
NEW EARTH FUNGI
NEWAYS USA INC
NEWSCYCLE SOLUTIONS INC
NGZ SERVICES LLC
NOME YOGA LLC
NORTHERN BITES
NORTHERN IMPROVEMENTS LLC
NORTHERN LIGHTS ANTIQUES & TREASURES LLC
NORTHERN SOLSTICE PREPAREDNESS
NORTHKUT PRODUCTIONS
NZM LABS LLC
OBERLE SATTERFIELD UNLIMITED
ONE LLC
OREGON ALASKA BOOKKEEPING SERVICE
ORGANIC ALASKA
OROZCO CONSTRUCTION LLC

OSTREA ENGINEERING
OTAKU WINZ
OWEN
P. DAVIDSON CONSULTING
PACIFIC PATHWAYS
PACIFIC PROPERTY SOLUTIONS INC.
PALMA CONSTRUCTION
PAMPERED PAWS GROOMING
PANHANDLE COMPUTER SERVICES
PARTYLITE GIFTS, INC.
PATRICK SEARS TATTOOS
PAVITT CONSTRUCTION LLC
PEACHY CLEAN HOUSEKEEPING SERVICES
PEDICAB CHRIS
PEETZ CONSTRUCTION LLC
PENNY'S PANTRY
PERMA REFRIGERATION
PEROV FAMILY PROPERTIES LLC
PIE IN THE SKY
PINOYZ TOYZ
PLAIN JANE'S
PLECOS WORLDWIDE
POISED WANDERER LLC
PRO EX FLOORING LLC
PRONTO TRANSPORTS
PROTEALES MOOD JEWELRY
PUP CUTS
QUEEN FONDA LIMITED LLC
QUICK CLEAN UP
R&U CONSULTING
RAIN COUNTRY INC
RAINBOW HOOKER CREATIONS
RAINFOREST CUSTOM LLC
RAINFOREST YOGA
RAPID IMPACT CONSULTING SERVICES LLC
RC PLOWING & TRUCKING LLC
REAL ESTATE SERVICES INC
RED SPRUCE AK LLC
RED STEEL STRUCTURES
REGAL PLANT DESIGNS LLC
RELIABLE COMFORT INSULATION LLP
RESTORATIVE
RHUDE COMPANY LLC
RICKSHAW REEF
RICKSHAW RUBACHER
RIGHT HAND MARKETING
RIVER BEND RENTAL
RKS CONSTRUCTION
ROADRUNNER FENCE COMPANY INC
ROCK DOG COURIER
ROCKY RIVER STAMPS
RONET MUNOZ
ROOTS AK
RORY TAWK SANG LIAN
ROWDY DOG MEDIA
ROYAL GEMS
RPM QUALITY BUILDERS

RUBY ROUSER
RUNES AND RELICS
RW STUDIO
RYDER CONSTRUCTION LLC
S & A QUALITY INSULATORS LLC
S & D DESIGNS
S.E. PRO CLEANERS LLC
SAILING ALASKA LTD
SALON ANAHATA
SALON EDGE
SALTY SISTERS DESIGNS
SAVIKKO-FRANCIS
SCHUON SERVICES LLC
SCORPION EQUITY LLC
SCRUB LIFE +
SDI TATTOO, LLC
SEA AND MOUNTAIN MECHANICAL
SEA QUESTER FARMS LLC
SEABORN PHOTOGRAPHY
SEAK CARE SOLUTIONS LLC
SEAK LITTLE MOUNTAIN TOWN
SEAN PEREZ
SEASIDE BED AND BREAKFAST
SECOND GROWTH HOMES LLC
SECURUS TECHNOLOGIES INC
SENTINEL COFFEE AND TEA
SERENDIPITY LLC
SHAMMYS HOUSEKEEPING
SHARP CHOICES
SHAWN BETHERS MAINTENANCE
SHAWN JAY WELLS
SIETE MARES
SIGMA CONSULTING & ENGINEERING LLC
SILVER LININGS INN
SILVER TIP SEAFOODS
SIMPLY THE BEST FOOD CREATIONS BY SHAWNDA
SINGING ROSE LLC
SLEEPY COURT RENTALS
SMALL FRY
SOJOURN DESIGNS
SOL TANNING SALON
SONIC MOUNTAIN STUDIO, LLC
SORRIL MEDIA
SOUTHEAST 3D PRINTING
SOUTHEAST ABATEMENT
SOUTHEAST ALASKA ORGANIZATION FOR ANIMALS
SOUTHEAST ALASKA TONGASS CHAPTER OF
SOUTHEAST EVENTS
SOUTHEAST EXTERIOR WORKS LLC
SOUTHEAST JUNK REMOVAL
SOUTHEAST SEPTIC SERVICES
SOUTHEAST TREE SERVICES
SOUTHEAST UROLOGY LLC
SPARKLE JUNEAU HOUSEKEEPING
SPRUCE ENTERPRISES LLC
SS MECHANICAL
STANLEY HARRIS

STEEL KING CONSTRUCTION
STIKINE TRUCKING
STOKED BEEKEEPING CO
STONED SALMON FARMS
STREET TACOS
STUDIO A
STUDIO FIX BY NORENE
SUMMIT EARTHWORKS LLC
SUMMIT FIRE SYSTEMS LLC
SWEETS AND TREATS BY BEKA
TADA LLC
TAFY DANCE ALASKA LLC
TAKU RIVER SPORTSMENS ASSOC
TANYA HOWARD
TATTOOS BY BATCH
TATTOOS BY GIO
TAYLOR RIDDLE DBA RIDDLE VALLEY GAMES
TESLA LEASE TRUST
TFW CONSTRUCTION
THAIS TAYLOR DESIGNS
THE CUTTING EDGE SALON SPA
THE KAT SHACK
THE VIEW SPA LLC
THE V-SPOT
THIRTY ONE GIFTS LLC
THS LLC
TIDES MAN
TINNEA & ASSOCIATES LLC
TLC TRACY LOVES CLEANING
TLINGIT AESTHETICS
TNS CLEANING
TOE BEANS LLC
TONGASS CRITTER CARE
TONGASS HOLDINGS LLC
TOP GEAR & GIFTS
TRANE U.S. INC
TREE LOGIC LLC
TROUBLED RAVEN
TRUE NORTH ART COLLECTIVE
TUPOU ENTERPRISES
TURNAGAIN HORTICULTURE COMPANY
UNCHARTED BEAUTY AK
UNINU LLC
UNKO J'S
V & R ENTERPRISES LLC
VALLA GALLERY TATTOO
VALLEY FUEL & SERVICES LLC
VERIDITAS RISING
VERIZON CONNECT NWF INC.
VICTORY IS MINE LANDSCAPING
VIDEOJET TECHNOLOGIES INC
VIRGINIA'S HAIR SALON
VP GENERAL CONSTRUCTION LLC
WASH ME MOBILE DETAILING
WEEKEND WARRIOR
WHALE WATCH ALASKA
WILD ALASKA TREATS

WILD ALASKAN WARES
WILD MELODY JUNEAU
WILD SPRUCE ART WORKS LLC
WILD YUKON FURS INC
WILEY FRED E
WILLOW & HAMMER LANDSCAPE & HOME SERVICES
WILLOW & LUNA
WOOSH KINAADEIYI INC
WORD OF MOUTH SOAP
WORLD CINEMA INC
WREN AND RAVEN BOTANICALS
WW KNITS
WYLDFISH
XPRESS RETAIL LLC
Y CAKES ALASKA LLC
YAAW TEI YI INC
YANCEY NILSEN
YARD CARE PROFESSIONALS
ZEN DOG MEDIA LLC
ZENHEN LLC