



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

December 1, 2025 at 5:00 PM

Assembly Chambers/Zoom Webinar

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

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. **November 3, 2025 Draft LHED Minutes**

F. AGENDA TOPICS

G. STAFF REPORTS

1. **JEDC - Juneau Economic Indicators and the Implications of Large Infrastructure Projects on the Community**
2. **Duran Construction Property Donation Request of Park Property**
3. **CBJ Christmas Tree & Firewood Harvesting Policy**

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS • Parks and Recreation Advisory Committee (PRAC) • Planning Commission • Docks and Harbors Board

I. NEXT MEETING DATE January 26, 2026

J. 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 LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

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C. ROLL CALL

Members Present: Chair Alicia Hughes-Skandijs, Paul Kelly, Neil Steininger, Maureen Hall

Liaisons Present: Paulette Schirmer, PRAC liaison; Lacey Derr, Planning Commission liaison

Liaisons Absent: ; Jim Becker, Docks & Harbors Board liaison

Staff Present: Dan Bleidorn, Lands Manager; John King, Deputy Lands Manager; Roxie Duckworth, Lands and Resources Specialist; Scott Ciambor, CDD Planning Manager

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES

1. September 29, 2025 Draft LHED Minutes – approved as presented

F. AGENDA TOPICS

1. Downtown Douglas/West Juneau Draft Area Plan

- **Planning Commission Notice of Recommendation with Draft DD/WJ Plan, Agency Comments, and Public Comments** ([link](#))

Mr. Ciambor discussed this topic. No additional discussion from the Committee members.

Mr. Kelly moved that the Lands, Housing and Economic Development Committee forward the draft *Downtown Douglas/West Juneau Area Plan*, with the Planning Commission recommendations that are noted on page 8 of our packet, and refer the plan to the full Assembly for further discussion and adoption into the Comp Plan as an addendum. Motion passed unanimously.

2. Juneau Affordable Housing Fund Round Five

Mr. Ciambor discussed this topic. Assemblymembers Maureen Hall disclosed that she is a board member for St. Vincent de Paul and Neil Steininger disclosed that he sits on their Finance Committee.

Ms. Hall asked about Family Promise, if there is an opportunity to reconsider if they are closer to having site control and to help them to be able to begin the project. Mr. Ciambor noted the timeline in the packet, on November 3, with recommendation from the Committee, it goes to the Assembly. In the program guidelines, there is language that the Assembly can make whatever decision you want. When it goes to the Assembly level and you want to fund another project or go against the Committee's recommendation, you may do so. That's not necessarily advisable, considering all the work that the Committee does and the information they receive that you don't see on your level, but there's opportunity for that, and it has been done in the past. In the past there have been questions whether we can run two rounds of funding per year, do a Spring funding. Again, that's not advisable from a staffing perspective, because of the work that goes into the program to make sure it's organized, transparent, and that it's coming from the same budget that you passed in June. Realistically in the timeframe of housing development, it typically takes 3 to 5 years. Moving this on to the next year is advisable.

Mr. Kelly asked if the Committee were to consider new information from Family Promise, would it be helpful to return that recommendation back to the Committee, or if the LHED Committee did decide to move forward with this project, would there be any impediments? Mr. Ciambor replied that at this point the review Committee's work is done. We had a timeframe, the applications that were submitted by the deadline were as-is, and it's complete. There's a recommendation in front of you but if this new information intrigues your interest so that you want to know more, then staff could reach out for an update and bring that back as you deliberate what to do on the final step. The other part is it was just one component of the Committee's review and recommendation. If you look at the score sheet, there's a lot of other categories other than site control. I wasn't in this Committee dialogue this year, there may have been some other components that I missed, but I just wanted to highlight that at least one big component is being cleared by that applicant. Mr. Bleidorn added that they've submitted more information to us after they've received our comments, and we recommended against funding, but sets them up to be a better applicant for next year's funding. Between now and then I think they'll be in an even better spot.

Mr. Steininger asked about the program, not necessarily about the applicants, do we have a sense of how many of the previous loans have been paid back, if we've had any applicants default on their loans, or the condition of prior funding through this program. Mr. Ciambor replied that we have contracts and loan agreements with all. With those agreements, we ask for an annual update, I believe it's March 1, and we take those summaries and get that into your summary report in the spring for future deliberation. He has information on every project and can give to the LHED Committee at any point, but that's typically the way we organize it and provide information to the Assembly. On our dashboard, you can see individual projects, and it is noted if they've been completed or not. On my list from the website, projects 1 through 8 have been completed. Most of those were in the first round and affordable housing projects who were entities that knew how to work with government grant programs, they were getting money in, spending it, and ready to find more. A lot of the ones that have been either loaned or granted out in the last two years are still in progress. That's typical of how long it takes to develop housing in Juneau.

Mr. Steininger said it's good to hear that we have a handful of past projects that have been successful and completed, and a handful still in progress, as you would expect from the project diversity that we have, thank you. Mr. Ciambor replied that we have permitting data on a dashboard and can calculate how many city funding projects and units are part of those overall numbers to get a sense that your investment is pushing the needle in helping with the Housing Action Plan goals. That's not only for this program, but also the accessory dwelling unit grant program. If you take those units out, we would be in a more difficult housing scenario than we currently are, it speaks to the success of both of these investment programs.

Mr. Kelly wanted to have a discussion about the future expectations of the Affordable Housing Fund, considering the fiscal situation that we find ourselves in, and that this program is largely dependent on sales tax, which has been reduced with the exemptions. He was interested in exploring ideas, one might be a temporary moratorium on the grants, and maybe more focus on loans, that way we can help ensure this program is continually replenished. He wanted to get an idea for the Committee's appetite in having this discussion, we don't have time for this evening, but if we want to have this discussion at a later date. Chair Hughes-Skandijis asked to sum up Mr. Kelly's thoughts or proposal and issued a one minute at ease and restarted the meeting to state that she tried to offer Mr. Kelly wording and thought what he wanted to do was keep it in Committee, but maybe he has some clarity on his motion or if he doesn't have a motion, that's okay, his comments can stand, and we'll let the others respond.

Mr. Steininger made a motion based on his understanding of Mr. Kelly's ideas and moved that the Lands, Housing, and Economic Development Committee adopt the Juneau Affordable Housing Fund Committee recommendation but only forward the loan funding requests; loan of \$900,000 to Brave Enterprises LLC

for Bergman Hotel and loan of \$200,000 to Southeast Endeavors LLC for Lee Street fourplex, to the Assembly for approval and hold the grant items for further discussion and asked for unanimous consent.

Mr. Steininger spoke to his motion that maybe it should have been phrased a differently, the points that Mr. Kelly brought up, giving money versus a loan that we get paid back, makes sense given our fiscal constraints. This might be a broader discussion for the Finance Committee, considering we have a lot on that next agenda, but moving around this general idea of what resources we have and what fast actions we can take. Moving forward with loans makes a lot of sense, because that money's going to get paid back, but we may want to have a larger group discussion on grants that we issue. I don't know if that's what I heard when Mr. Kelly was speaking, but I'd really love to hear his response.

Mr. Kelly objected and said that his thinking was that he didn't want to change any of the recommendations that have gone through this process. What he was thinking was how we do this with future applicants and what they can expect. I think that the people who have applied for a grant probably applied specifically for a grant, because that's what they need in order to get the project done, and I don't want to undermine that. I'm thinking that this might not be sustainable in future rounds, in round 6, for example. So, it is my intention to move forward with the current recommendations for Round 5 then to have a discussion for a later date about doing future rounds with exclusively loans.

Ms. Hall objected and added that this needs to be a bigger discussion, possibly at our retreat, but she is with Mr. Kelly that we probably ought to move forward with the recommendations from this round.

Chair Hughes-Skandijs objected for similar reasons as the other Assemblymembers and appreciated Mr. Steininger taking a stab with a motion, but is of the same mind and would like to see this round go out. We have enough funding for these at this time and would like to forward these recommendations. She would be happy to have this conversation at a future LHED Committee meeting, but agrees it would be more appropriate to have that with the full Assembly, maybe at a Finance meeting or a COW, and we can talk to those chairs and see where it is most appropriate.

Three objections, Mr. Steininger withdrew his motion.

Mr. Steininger asked to clarify that when applications come in as a grant versus a loan, how does that weigh into the consideration, is that a choice by the applicant of what they're asking for, or are there other rules in the deliberations that define grants versus loans. Mr. Ciambor replied that if you look at the names of the organizations who applied, affordable housing entities, nonprofit organizations, Tlingit Haida Regional Housing Authority, St. Vincent de Paul, Glory Hall, AWARE, Gastineau Human Services, all of these are working on affordable housing projects that either target just straight affordable housing or housing with special needs. The grants that are applied for are non-profit agencies, that's the world they work in, that's what they need. At the creation of the Affordable Housing Program, it was already relevant that the community also had a workforce housing problem, so how to entice fair market developers to utilize some funding in order to put units on the ground with a bit of affordable units with it. This fund is geared to target both of those types of organizations. Those who need grants are the affordable projects, affordable housing developers, they get grants, and for-profit developers, are eligible for loans. All are capped at \$50,000 a unit and that's how they're vetted. Back to your earlier discussion about what to do with this recommendation, you're on course, this is the recommendation for this year. It was budgeted; it was publicly noticed. We had all these entities go through a pretty intense process. So, for all intents and purposes, this round is almost complete. You're also on point at deliberating policy changes for the future, which typically we do in the spring when we bring back the full analysis and report on the Housing Fund, so you can have all the information on how to set the standards for the policy and program going forward.

Maybe you're just going to do loans going forward, you can make that decision at that point and then establish the budget and do an analysis on where your funding's coming from.

Ms. Kelly moved that the Lands, Housing and Economic Development Committee adopt the Juneau Affordable Housing Fund Committee recommendation and forward the following funding requests to the Assembly for approval, grant \$800,000 to Tlingit Haida Regional Housing Authority for Pederson Hill, grant \$250,000 to Tlingit Haida Regional Housing Authority for Séet Kanax Dutéen, loan \$900,000 to Brave Enterprises LLC for Bergman Hotel, loan \$200,000 to Southeast Endeavors LLC for Lee Street fourplex, and grant \$150,000 to Society of St Vincent de Paul for maintenance and upkeep. Motion passed unanimously.

G. STAFF REPORTS

3. Mark Thorson, Alaska's Capital Inn Bed & Breakfast request to purchase CBJ parkland

Mr. Bleidorn discussed this topic. Mr. Steininger asked if the property owner had already owned that land, would everything they had done been up to code, do they meet all the setback requirements, or do we know that? Mr. Bleidorn replied no, this came up because they illegally built across the property line, part of their structure is on city parkland. Had they gone through the permitting process and legally tried to build something through the process that everybody else has to follow, it would have been flagged, and they would have told they couldn't build it because it's within the setbacks and because it's not on their property. Mr. Steininger followed up to ask if the property line wasn't encroaching onto city property, but the property line was where that fence is, where they're asking to buy, would it still be within the setbacks? Mr. Bleidorn replied that he thought that it would still be within the setbacks.

No motion is requested at this meeting. Once this application has been reviewed by the PRAC it will be brought back to this Committee for direction prior to requesting Assembly authority to negotiate a sale. This application is scheduled for the agenda of the November 4, 2025 PRAC meeting.

4. AT&T request to lease CBJ property at Dimond Park

Mr. Bleidorn discussed this topic. Mr. Kelly asked that while work is going on at this light pole, how will lighting be handled or will it be so quick that we won't really need to do anything to handle lighting in the area? Mr. Bleidorn replied that if this application moves forward, we'll get into the details of construction. Ideally, it would happen during a period when the field isn't in heavy use, and also if it's during summer, the lights are less needed than if it's sometime in the fall. That's something we'll consider as we move forward to making sure that we still have proper and safe lighting of the fields during construction.

No motion is being requested at this meeting and once this application has been reviewed by the PRAC it will be brought back to this Committee for direction prior to requesting Assembly authority to negotiate a lease. This application is scheduled for the agenda of the November 4 PRAC meeting.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

- Parks and Recreation Advisory Committee (PRAC) – Ms. Schirmer provided an update that they discussed the Legislative Capital projects and put forth for a recommendation of the Lemon Creek Multimodal Path to the COW and they had also discussed the annual report.

- Planning Commission – no update
- Docks and Harbors Board – no update

I. NEXT MEETING DATE – December 1, 2025

J. ADJOURNMENT – 5:44pm



CBJ Assembly Lands, Housing & Economic Development Committee

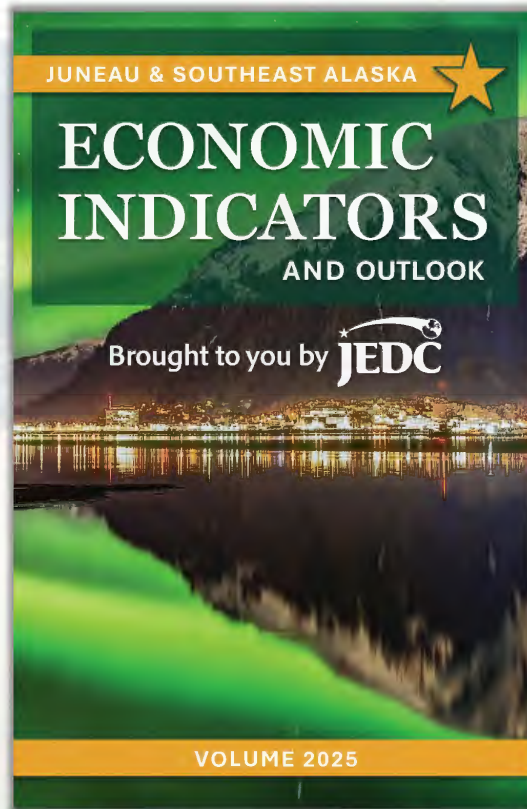
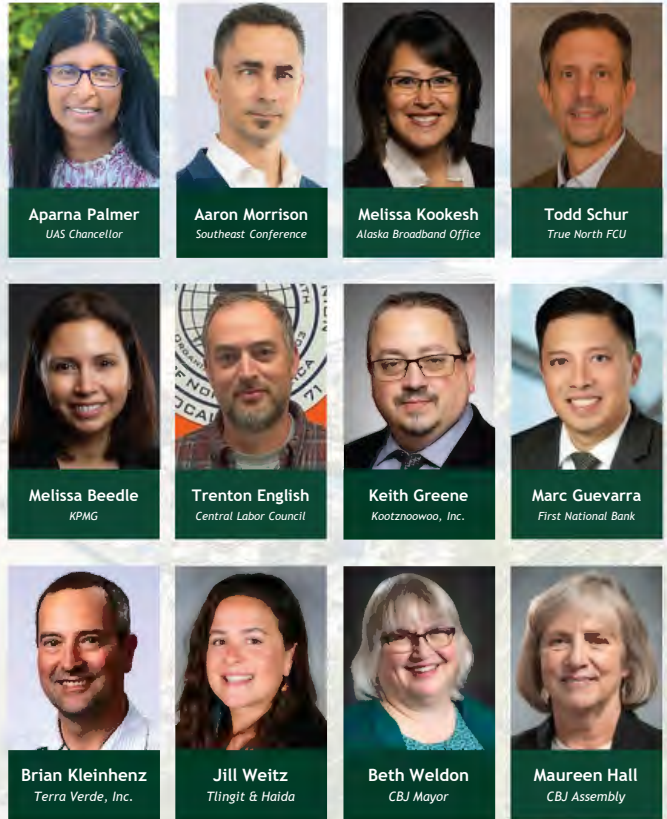
December 1, 2025

Thank you for investing in Juneau!



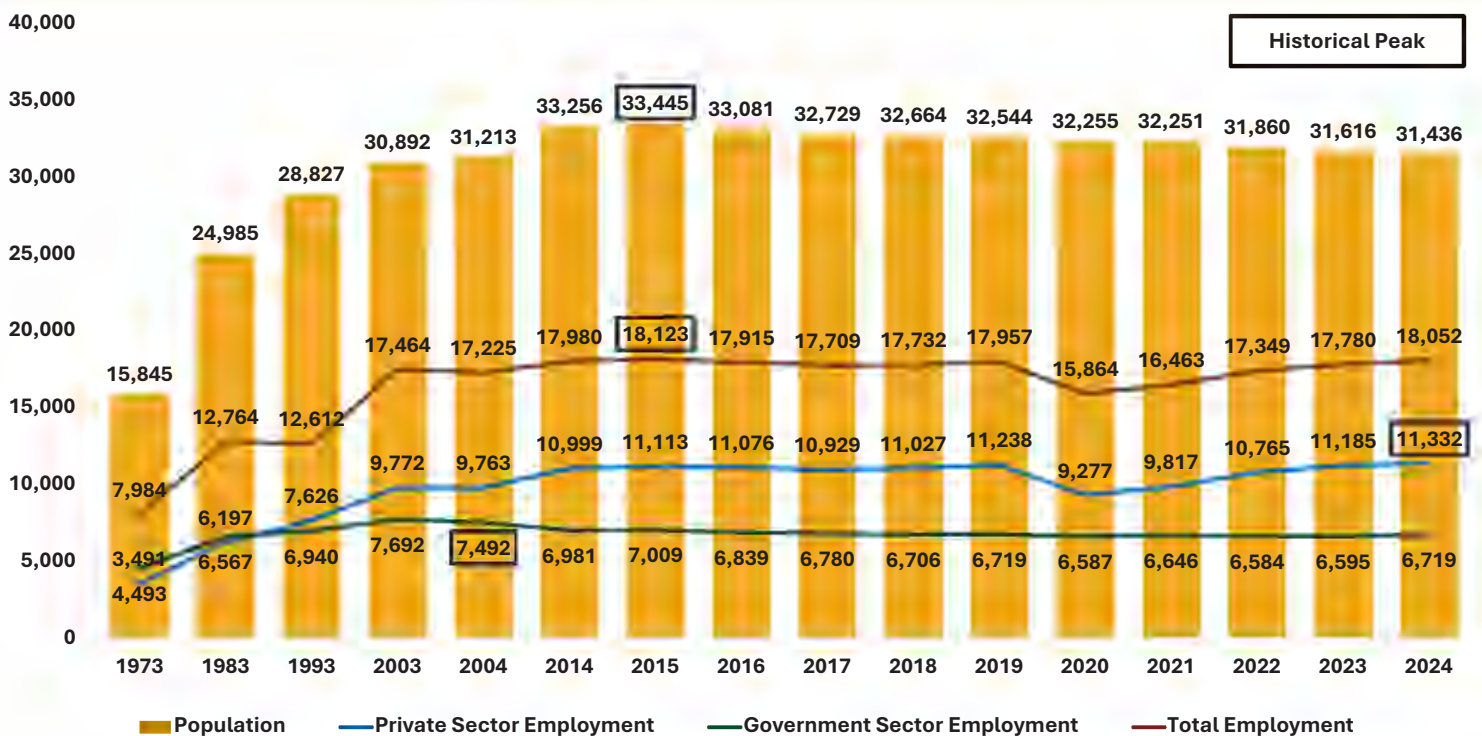
JEDC Board of Directors

- Permanent Seat – CBJ Mayor
 - Permanent Seat - UAS Chancellor
 - Nine Directors Appointed by CBJ
 - Dedicated Seat - Organized Labor
 - Dedicated Seat – Environment
- + CBJ Assembly Liaison

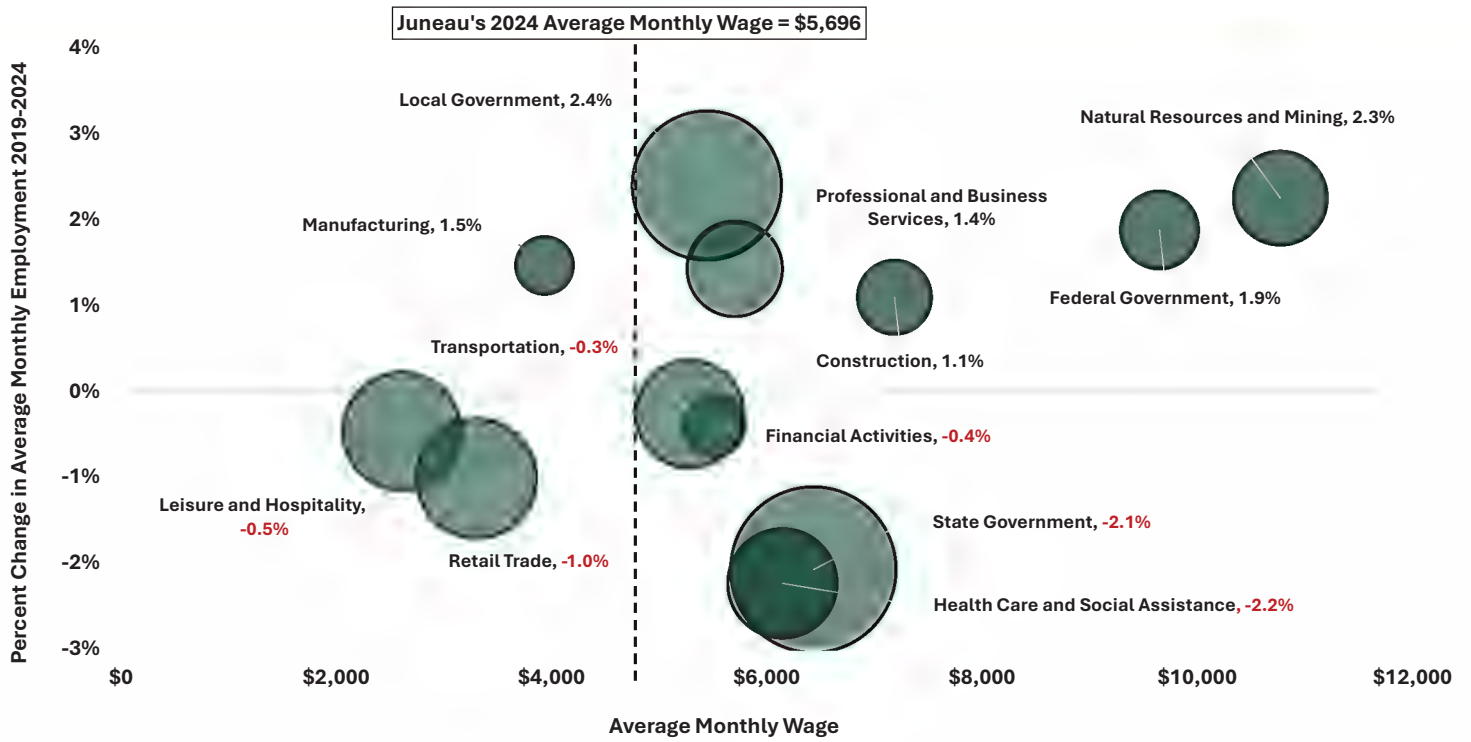


Employment and Earnings

Juneau Population and Monthly Employment, 2004, 2014-2024
Private Sector Employment Reaches Historic Peak in 2024



Juneau Industry Sectors, 2019-2024 Compound Growth Rate (vertical axis), 2024 Average Wages (horizontal axis), 2024 Average Employment (bubble size)



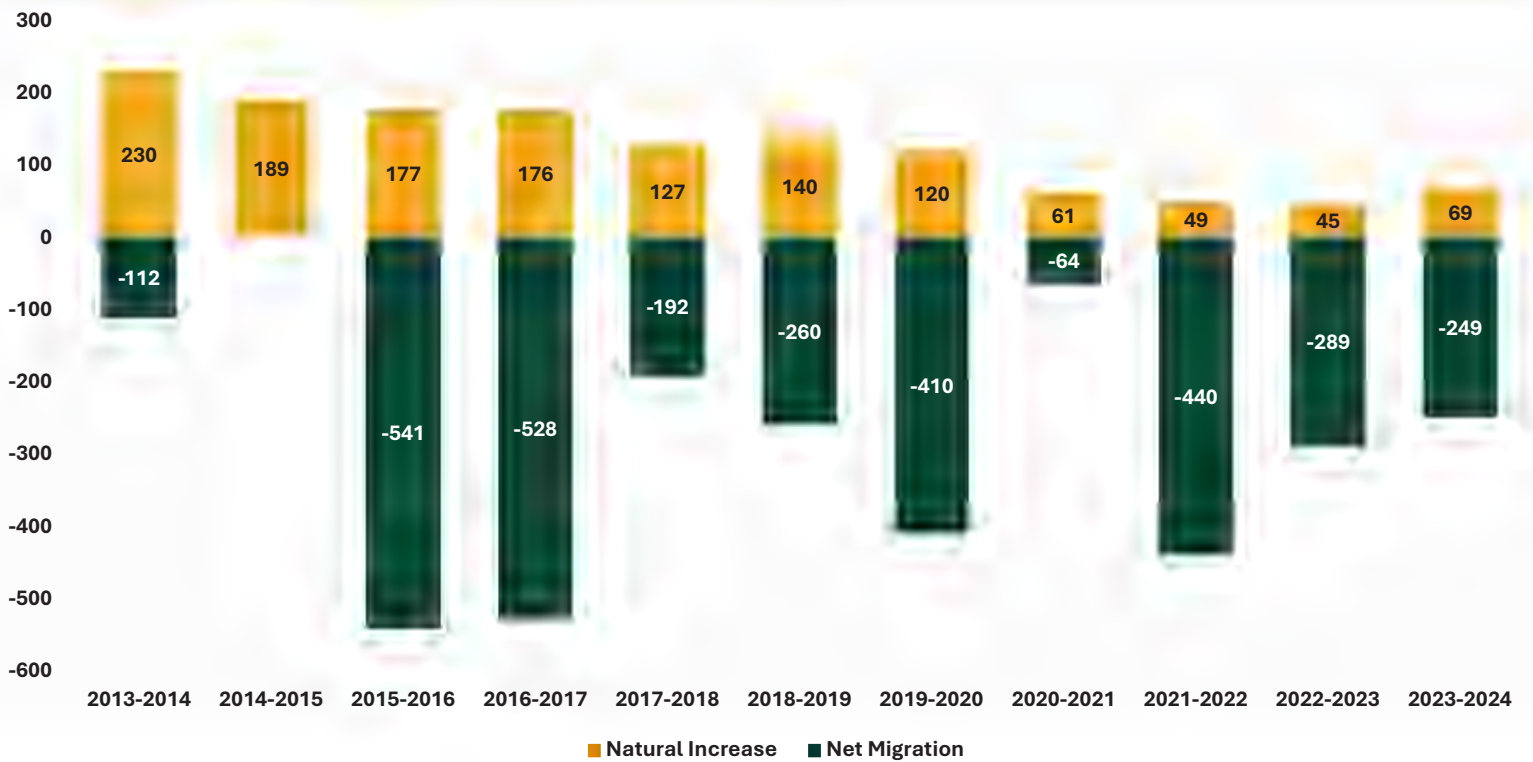
Change in Juneau Average Monthly State Gov't Employment, 2015-2024
2024 is the first time since 2015 that State Jobs did not decline!



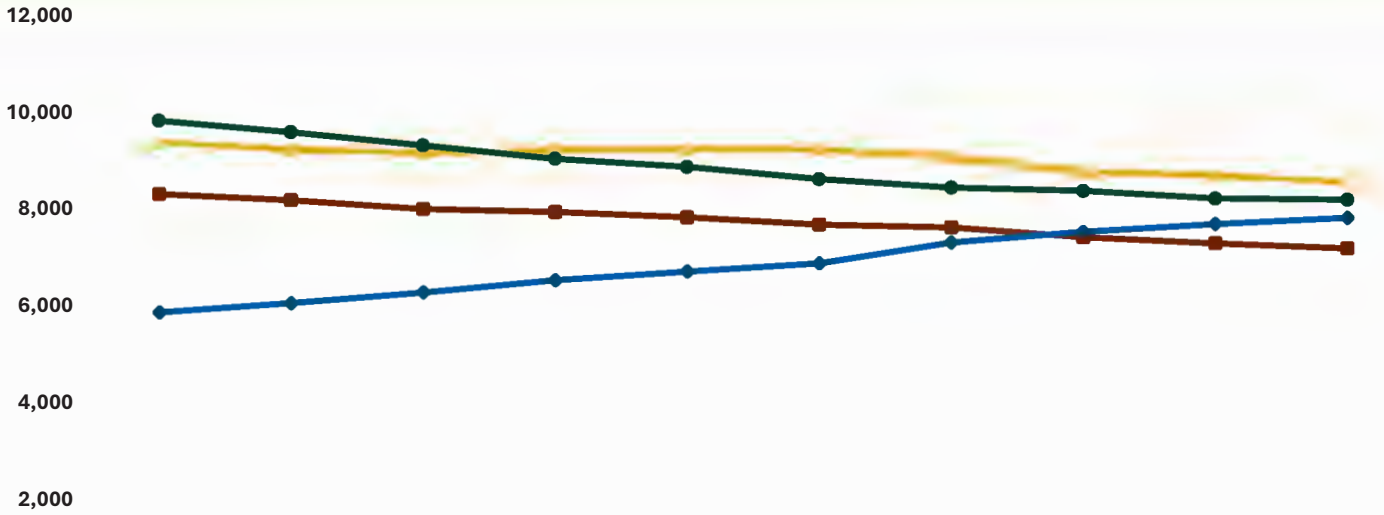
Demographics and Education

Annual Components of Population Change, Juneau 2014 – 2024

Juneau has experienced net out-migration for a decade!

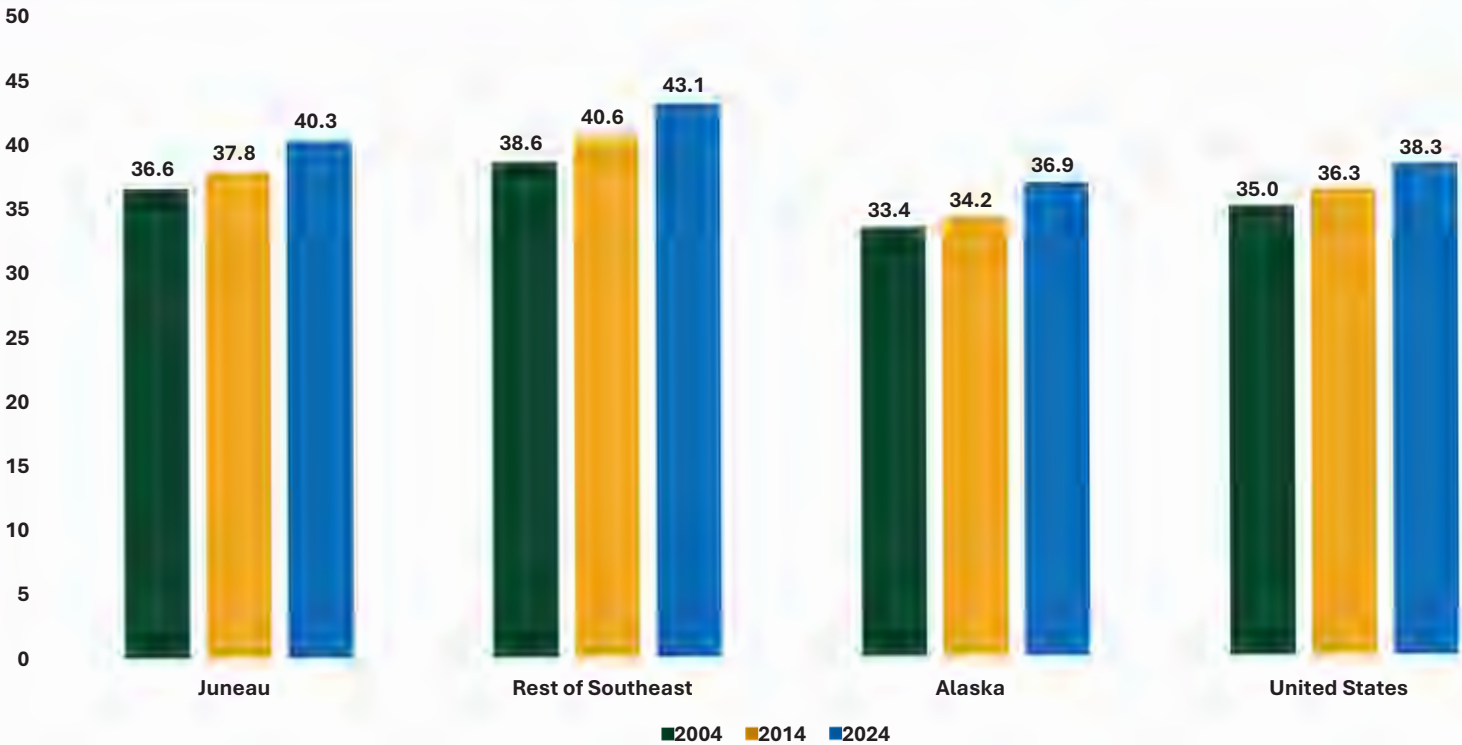


Juneau Population by Age Group, 2015-2024
Our Seniors started outnumbering our Youth in 2022



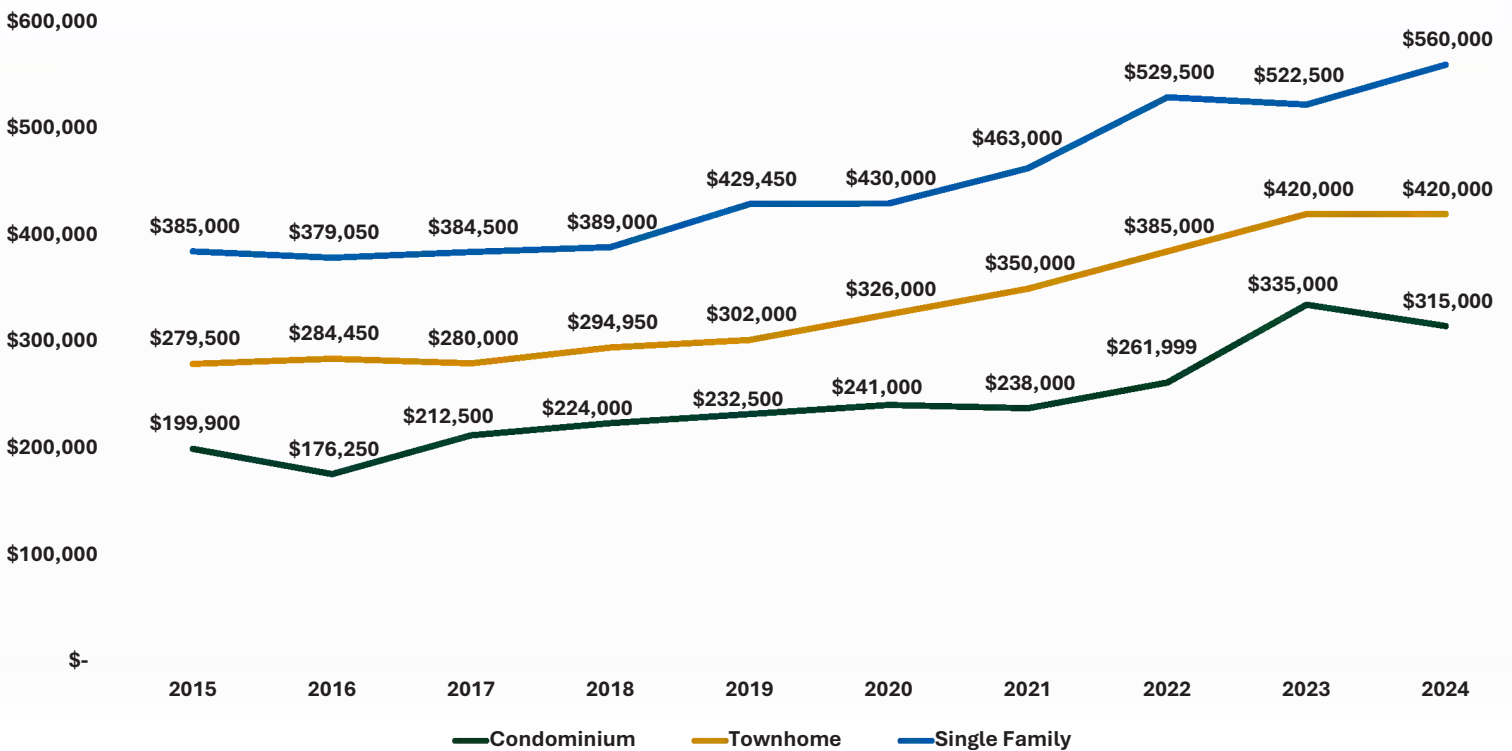
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
0 to 19	8,326	8,189	7,997	7,923	7,803	7,641	7,573	7,360	7,222	7,107
20 to 39	9,395	9,235	9,149	9,204	9,214	9,190	9,020	8,708	8,620	8,473
40 to 59	9,844	9,596	9,312	9,025	8,846	8,583	8,396	8,320	8,152	8,116
60+	5,880	6,061	6,271	6,512	6,681	6,841	7,262	7,472	7,622	7,740

Median Age, 2004, 2014, and 2024
Juneau is getting older, quickly!



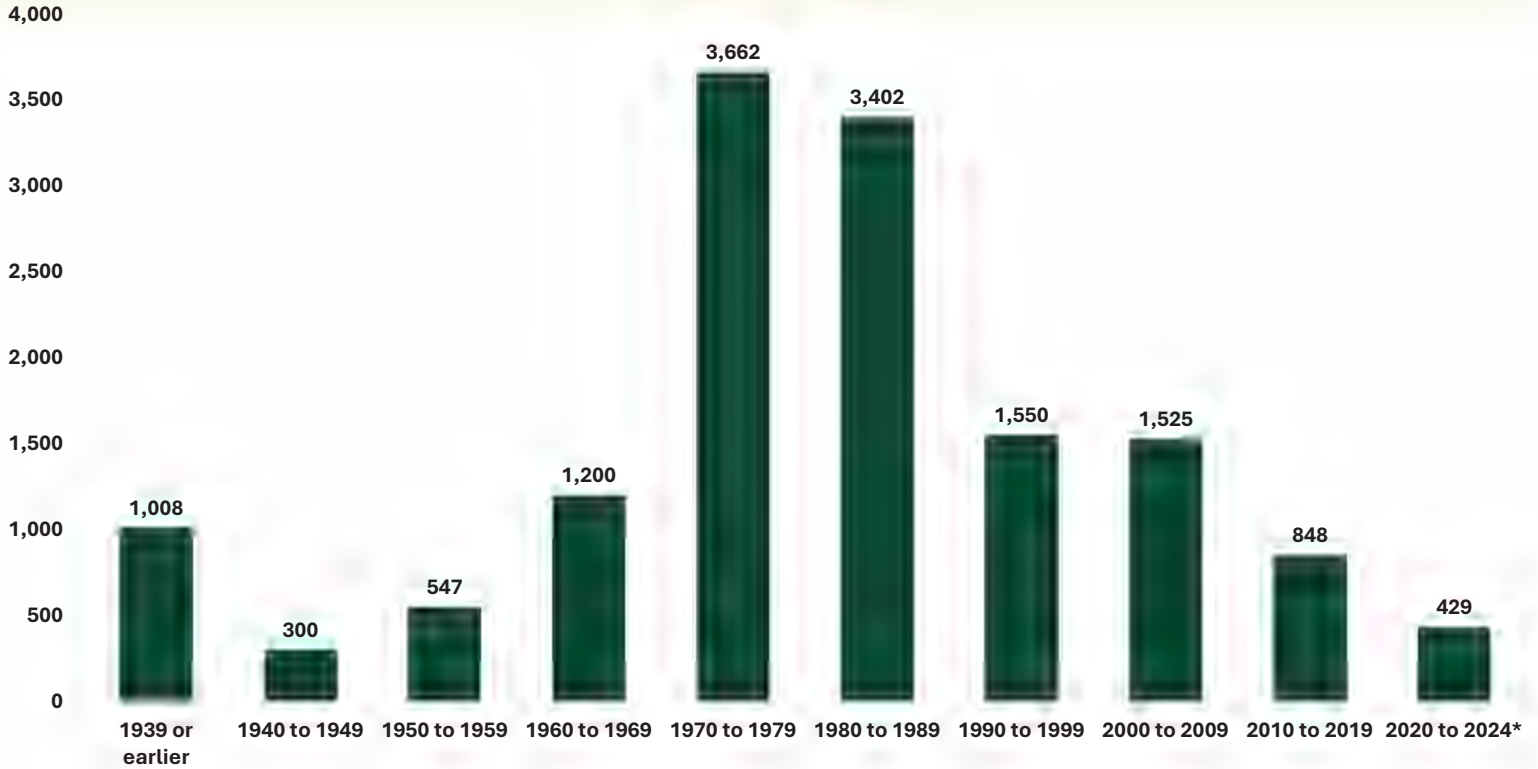
Construction and Housing

Median Sales Prices, Juneau 2015-2024
Housing Demand remains strong in Juneau



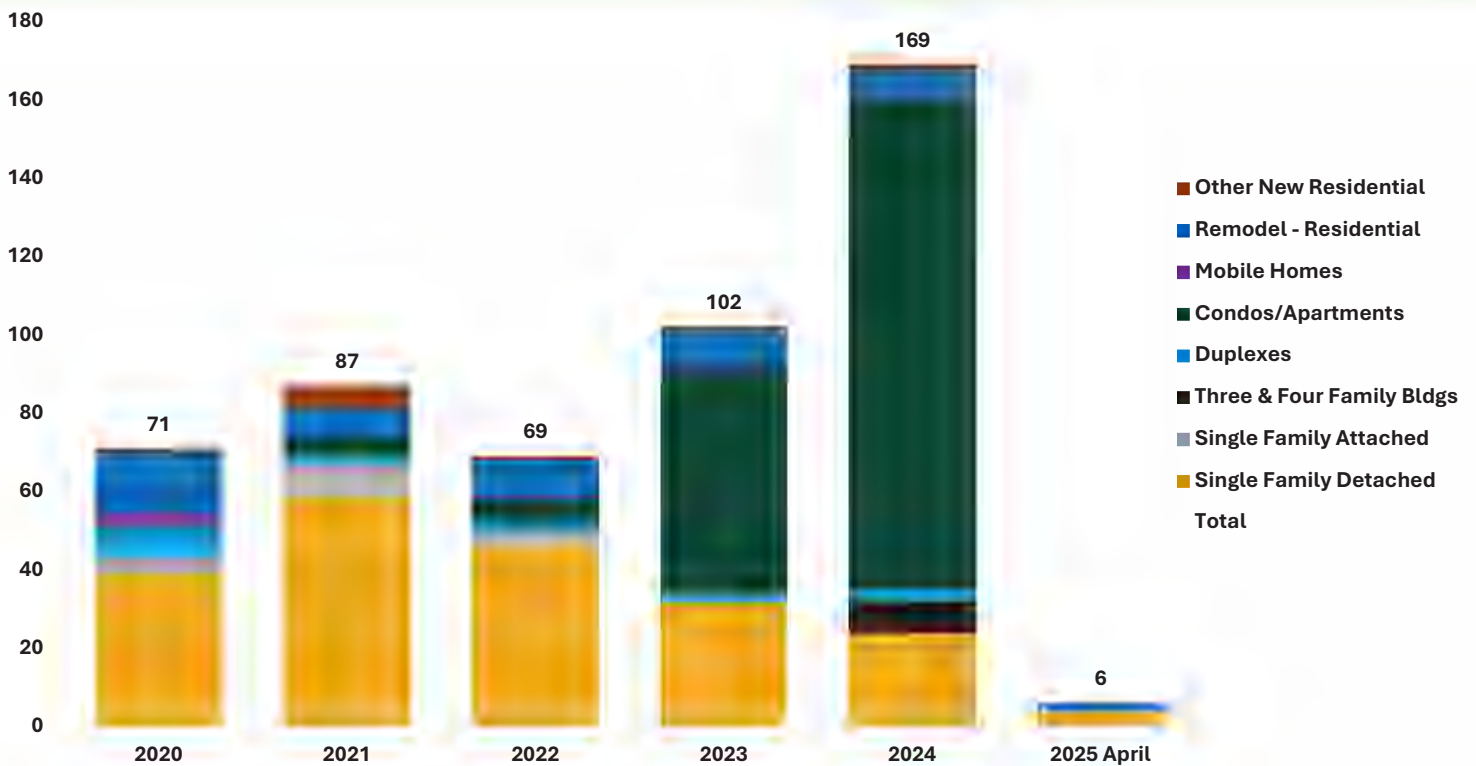
New Housing Units Built by Decade in Juneau

Our pace of housing is not keeping up with the demand for housing!



Juneau Housing Permits issued by Dwelling Type, 2020 – April 2025

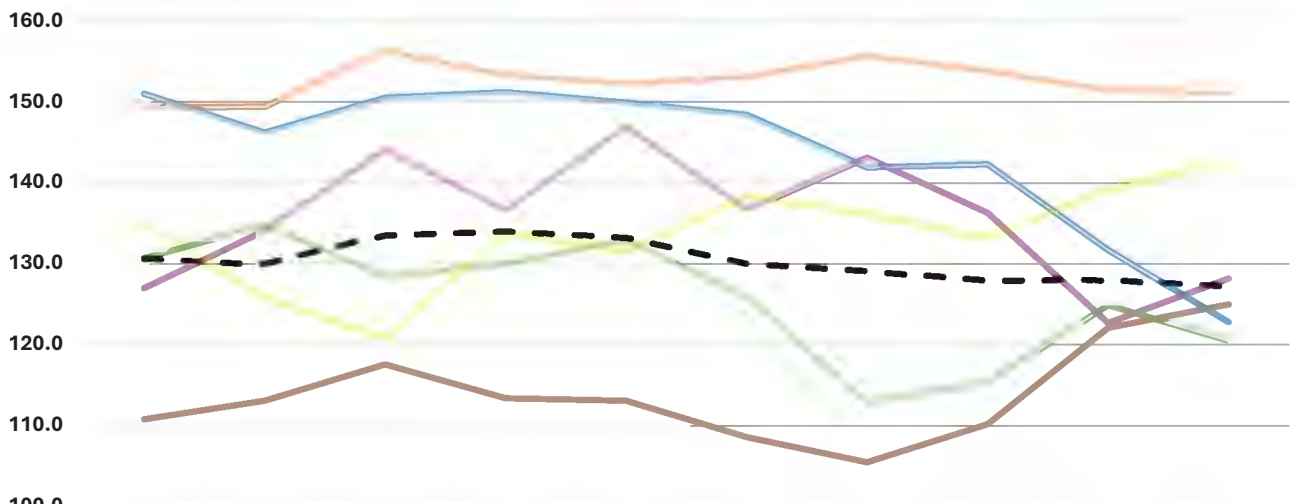
Permit pace since 2020 is picking up, which is a good sign!



Cost of Living

Juneau's Cost of Living Index by Category, 2015-2024 Annual Average

Relative to other places, we are managing our overall affordability, including housing



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
• Juneau Composite	130.6	129.9	133.5	134.0	133.2	130.0	129.1	127.9	128.0	127.2
• Grocery Items	127.0	134.1	144.0	136.5	146.9	136.6	143.1	136.3	122.7	128.2
• Housing	151.0	146.2	150.5	151.2	149.9	148.4	141.9	142.3	131.7	122.8
• Utilities	134.8	125.7	120.7	133.8	131.4	138.2	136.1	133.0	139.2	142.5
• Transportation	130.7	134.8	128.3	129.9	132.9	125.9	112.8	115.3	124.9	120.5
• Healthcare	149.3	149.4	156.2	153.2	152.2	153.0	155.6	153.7	151.4	150.9
• Misc. Good and Services	110.8	113.1	117.6	113.4	113.1	108.6	105.5	110.2	122.1	125.0

Upcoming Major Projects in Juneau



Aak'w Landing

Investment: \$150,000,000
Construction Period: 2026-2028

USCGC Storis Homeporting



Investment: \$300,000,000
Construction Period: 2027-2031

Goldbelt Aaní Cruise Port



Investment: \$500,000,000
Construction Period: 2026-2030

Several Large Infrastructure Projects on the Horizon for Juneau

Confirmed:

- ✓ **Aak'w Landing: \$150,000,000** from 2026-2028
- ✓ **USCG Storis: \$300,000,000** from 2026-2030
- ✓ **Goldbelt Aani Cruise Port: \$500,000,000** from 2026-2030

Jobs: **\$950 million** is approximately **2,660 direct job years** and **1,482** indirect/induced job years.



Impact of a \$950 Million Investment in Major Construction Projects (4-year period)

- 2,660 direct job years (665 annual)
- 494 indirect job years (124 annual)
- 988 induced job years (247 annual)
- 838 housing units needed
- 152 childcare slots needed
- 447 school slots needed

Total: 4,142 job years (1,036 annual)

Population add: 1,995

- \$229.0 million in direct wages (\$57.2M annual)
- \$31.4 million in indirect wages (\$7.8M annual)
- \$58.9 million in induced wages (\$14.7M annual)

Total: \$319.2 million in wages (\$79.8M annual)



Community Feedback | SUGGESTIONS

EMPLOYMENT & WORKFORCE DEVELOPMENT



PRIVATE BUSINESS OPPORTUNITIES



HOUSING



PUBLIC SERVICES & LIVABILITY



Strengthen and Grow the Local Workforce

- Expand in-state workforce development and recruit workers from out of state
- Supercharge school-based training programs (JDHS and UAS)
- Increase investment in childcare and schools to enable workforce participation

Develop Coordinated Community & Economic Strategies

- Coordinate community funding
- Build partnerships between businesses, the University, and local organizations
- Engage the community in planning with broad participation
- Work with organizations to align strategies

Improve Infrastructure, Housing Capacity & Land Readiness

- Build smaller or more attainable housing
- Incentivize landowners to prepare shovel-ready sites
- Partner local builders with large builders
- Increase shipping options to strengthen logistical infrastructure

Update Financial & Policy Tools to Support Growth

- Adjust revenue-collecting mechanisms
- Coordinate funding approaches
- Use policy levers to better support development and community priorities



Gunalchéesh!



Learn more at www.JEDC.org/economic-indicators

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Parks & Recreation Advisory Committee
FROM: *Daniel Bleidorn*
Dan Bleidorn, Lands and Resources Manager
SUBJECT: Duran Construction Property Donation Request (Park Property)
DATE: November 26, 2025

In 2024, Duran Construction contacted the Lands Office to determine if the CBJ would be interested in acquiring a fraction of the property they own, known as S&S Ponds, in Lemon Creek adjacent to the Police Station. Duran has offered to subdivide and transfer ownership of the wetland portion of the property to CBJ as parkland. This



property could be beneficial for the multimodal path project. The attached October 6, 2025 memo from Elliot Higgins from the U.S Department of Justice *RE: Description of History of S&S Ponds Site for City and Bureau of Juneau's Reference*, provides details of the unauthorized discharges of dredged and/or fill material into waters of the United States and violations of CWA Section 301, which culminated in the request to donate the property.

The 2019 Parks and Recreation Master Plan

7.8 Land Acquisition and Disposal:

Parkland acquisition and disposal are important land management considerations with long lasting impacts. Lands are classified as parks because they hold high conservation or recreation value, or are likely to have such values through future development. Land with the potential for public recreation or requiring environmental protection may be

considered for acquisition by Parks & Recreation and/or the CBJ Lands & Resources Department as they become available. Park properties that meets the criteria for disposal and may have a greater public benefit if used for another purpose, may be considered for divestment. All recreation service parks, special use areas, developed natural areas, semi-primitive areas, and conservation areas are considered valuable parkland and generally are not candidates for disposal.

53.04.030 - Grants and gifts.

Real property to be acquired as a grant or as a part of a program of grants or which is offered to the City and Borough as a gift, or at less than fair market value and which is not required for an approved project, may be accepted only upon the approval of the assembly by resolution.

Staff request that the PRAC provide a recommendation in the form of a motion to the Assembly on whether this acquisition of parkland should be considered by the Assembly in accordance with the 2019 Parks and Recreation Master Plan and CBJ Code 53.04.030.

Attachments:


1. November 15, 2024, Re: Duran Construction Company Property Donation from Jackie Timothy
2. October 6, 2025, RE: Description of History of S&S Ponds Site for City and Bureau of Juneau's Reference from Elliot Higgins
3. August 1, 2025, Duran's request for a description of CBJ's role and responsibilities if CBJ were to obtain the S&S Ponds property from Elliot Higgins
4. Tract S2 Duran

November 15, 2024

Mr. Dan Bleidorn, Director
City and Borough of Juneau
Division of Lands and Resources
155 South Seward Street
Juneau, AK 99801

VIA EMAIL

RE: Duran Construction Company Property Donation

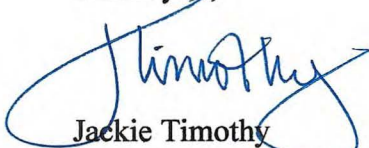
Dear Mr.  Bleidorn;

Thank you for considering the City and Borough of Juneau's potential assumption of Marciano G. Duran's 28-acre property in Lemon Creek, and discussing the proposal with George Schaaf, Director of the CBJ's Division of Parks and Recreation.

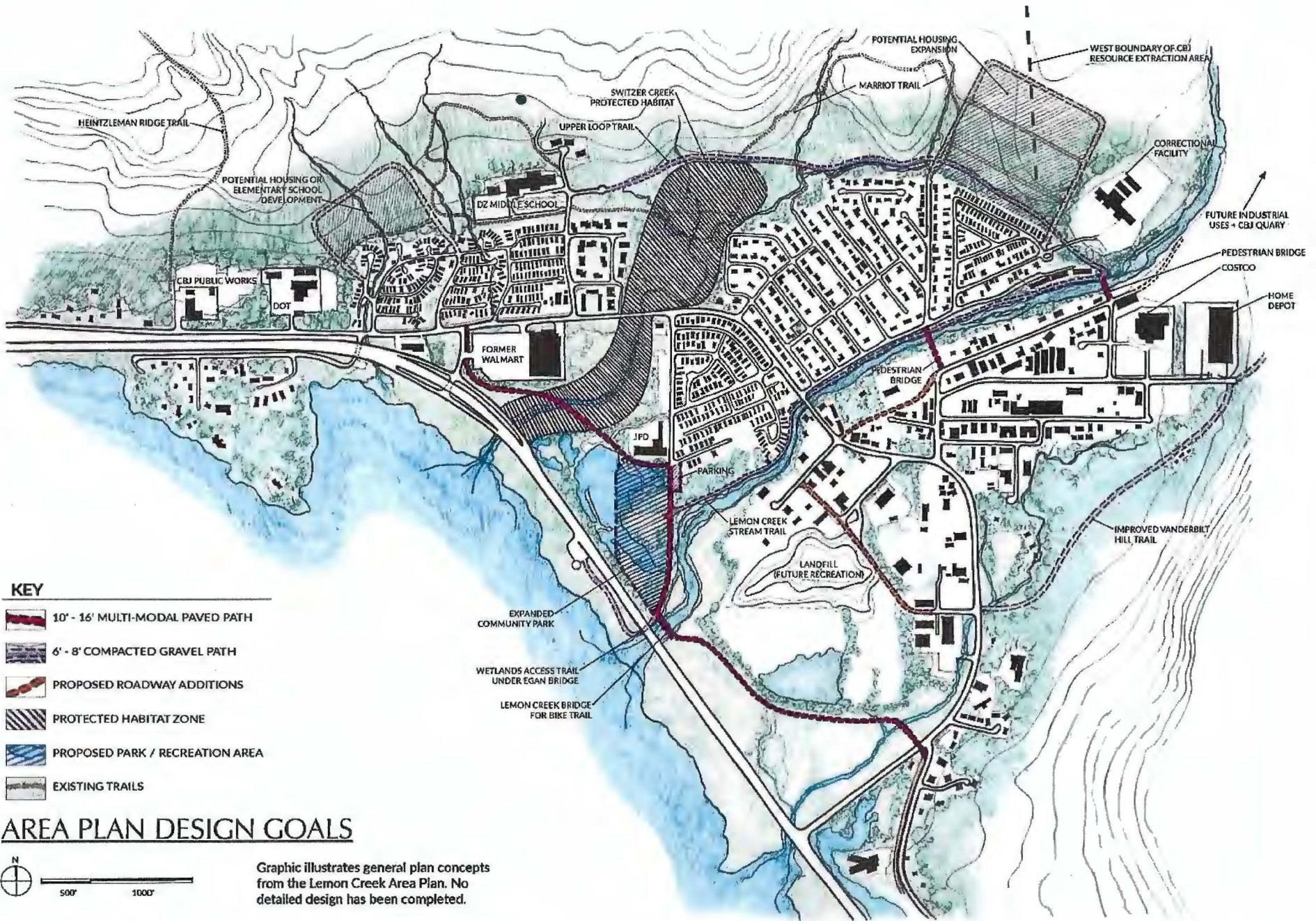
As I mentioned in our conversation, the Environmental Protection Agency alleges violations of the Clean Water Act on Duran properties. Marciano and Josette Duran would like to settle the issue by completing restoration projects on the property to improve fish habitats and passage, and then donate the property, with conservation restrictions, to the CBJ for use as a park. It appears the CBJ may have previously considered purchasing these lands for a park, as described in the plan goals of the Lemon Creek Area Plan adopted in 2018. For your reference, I have attached the MRV Architects schematic of the property that is found in your plan.




If this proposal still holds your interest, please inform Josette Duran. She can be contacted at (907) 321-4663 or Duran@acsalaska.net. While I will continue to work with the Durans in a supportive capacity on the fish and habitat aspects of the project, Josette will be working with her attorney and the United States Department of Justice Environmental Defense Section to transfer lands. I do know it would be most helpful for Josette if you could provide her a summary of what the CBJ processes and timelines might look like for a land transfer, including committee reviews and assembly approval.

Thank you,


Jackie Timothy
Retired Fisheries Biologist

Cc (via email):
Robert Reges
Mark A. Nitzczynski
Jennifer Seely
George Schaaf



- KEY**
-  10' - 16' MULTI-MODAL PAVED PATH
 -  6' - 8' COMPACTED GRAVEL PATH
 -  PROPOSED ROADWAY ADDITIONS
 -  PROTECTED HABITAT ZONE
 -  PROPOSED PARK / RECREATION AREA
 -  EXISTING TRAILS

AREA PLAN DESIGN GOALS



Graphic illustrates general plan concepts from the Lemon Creek Area Plan. No detailed design has been completed.

Credit: MRV Architects (2017) *Area Plan Design Goals*, February 4, 2017



U.S. Department of Justice

Environment and Natural Resources Division

90-5-1-1-21970

*Elliot Higgins
Environmental Defense Section
P.O. Box 7611
Washington, D.C. 20044*

*Telephone (202) 598-0240
elliot.higgins@usdoj.gov*

October 6, 2025

VIA EMAIL

Dan Bleidorn
Lands and Resources Manager
City and Borough of Juneau
Phone: 907-586-5252 x4177
E-mail: Dan.Bleidorn@juneau.gov

RE: *Description of History of S&S Ponds Site for City and Bureau of Juneau's Reference*

Dear Mr. Bleidorn:

Thank you for meeting with us on September 18 to discuss the potential conveyance of the S&S Ponds property to CBJ. At the meeting, the United States and the State of Alaska offered to provide CBJ with relevant background information on the property. Please find this information below.

To the best of the United States and the State of Alaska's knowledge, the S&S Ponds site was historically part of the larger wetland complex that is now part of Mendenhall Wetlands State Game Refuge. S&S Development Company owned the site and used it for sand and gravel excavation, dating back to at least the 1970s. In 1977, the U.S. Army Corps of Engineers ("Corps") issued to the S&S Development Company a Clean Water Act ("CWA") Section 404 permit after the Corps determined that the sand and gravel excavation activities constituted discharges into "waters of the United States" at the site.

Through the early 2000s, S&S Development Company excavated the S&S Ponds site with periodic modifications and extensions to the Corps' original CWA Section 404 permit. The Corps issued its final CWA Section 404 permit modification and extension for the site in April 2000. That permit expired at the end of March 2010. As a condition of authorizing dredge and fill activities related to gravel excavation, the Corps' April 2000 permit required restoration of 28 acres of the site, including construction of two channels for fish habitat and breaching of a dike between Lemon Creek and Switzer Creek to allow for tidal exchange. The April 2000 permit specified that all restoration must be completed by the time the ten-year term of the permit expired, and further provided that, in the event of the sale of this site, the new owner must assume the permit terms and conditions.

The S&S Development Company owned and operated the S&S Ponds Site until 2009. In June 2009, less than a year before the permit expired and restoration work was due to be completed, Duran Construction purchased the S&S Ponds Site from S&S Development Company. The transfer deed explicitly referenced the CWA Section 404 permit then in place. Neither S&S Development Company nor Duran Construction completed the restoration work required by the April 2000 permit.

The Corps notified Duran Construction by letters in April 2010 and August 2010 that the company was not authorized to conduct excavation work at the Site without a CWA Section 404 permit, and that the company was required to cease excavation work until it obtained such a permit. There has been no CWA Section 404 permit coverage for activities at the S&S Ponds Site since 2010, when the permit acquired by S&S Development Company expired. No CWA Section 404 permit has been applied for or been issued for the S&S Ponds Site since the prior permit expired in 2010.

Since the April 2000 CWA Section 404 permit expired in 2010, Duran Construction has continuously operated the S&S Ponds Site for mechanized sand and gravel excavation, which has resulted in the discharge of dredged and/or fill material into waters of the United States. Duran also uses the site for storage of sand and gravel material. These discharges constitute violations of CWA Section 301.

In addition to unauthorized discharges of dredged and/or fill material into waters of the United States, the United States and State of Alaska have concluded that activities at the site resulted in the unauthorized discharge of stormwater associated with “industrial activity.” Examples of “industrial activities” at the site include the ongoing sand and gravel excavation, discharging, processing, classification, and stockpiling activities, and related operations. Discharges of stormwater associated with these activities required an Alaska Pollutant Discharge Elimination System Multi-Sector General Permit issued pursuant to CWA Section 402.

Thank you, and please let us know if you or CBJ has any further questions as the City decides whether to accept the property as part of a potential settlement of our claims in *United States & State of Alaska v. Duran Construction, et al.* (D. Alaska).

Sincerely,

/s/ Elliot Higgins
ELLIOT HIGGINS
U.S. DOJ/Environmental Defense Section

/s/ Thad Adkins
Thad Adkins
Alaska Department of Law

Cc (via email): Patrick Johnson, EPA Region 10 Office of Regional Counsel; Taylor Murphy & Melissa Raack, EPA Office of Enforcement and Compliance Assurance; Mark Jen, EPA Region

10 Enforcement and Compliance Assurance Division; Melinda Smodey, APDES Enforcement Section, Alaska Department of Environmental Conservation



U.S. Department of Justice

Environment and Natural Resources Division

90-5-1-1-21970

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**CONFIDENTIAL SETTLEMENT COMMUNICATION
SUBJECT TO FEDERAL RULE OF EVIDENCE 408**

August 1, 2025

VIA EMAIL

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RE: *Duran's request for a description of CBJ's role and responsibilities if CBJ were to obtain the S&S Ponds property*

Dear Mr. Reges, Mr. Duran, and Ms. Duran:

This letter follows up Josette Duran's request for a description of CBJ's role and responsibilities if CBJ were to obtain the S&S Ponds property. As you know, the details remain to be worked out in the Consent Decree. Accordingly, this letter provides a basic overview. These parameters are consistent with those that we previously discussed with Dan Bleidorn.

Generally, properties where restoration and mitigation have been performed to resolve a Clean Water Act (CWA) Section 404 enforcement matter—as is expected at S&S Ponds—are to remain essentially undisturbed, to preserve the environmental benefits of the work performed there. Specifically, a permanent environmental covenant and/or permanent conservation easement on the property typically prevent development and any other activities that do not promote the conservation of the property, and specifically prevent usage of any of the property in a manner that could impair or interfere with the preservation of water quality, fish habitat, and functioning of the waters/wetlands complex. The defendant(s) in the enforcement matter are required to conduct monitoring, maintenance, and any needed follow-up work to ensure that the restoration/mitigation project is successful, but are not to otherwise disturb the property.

We expect to use this same basic approach as to the defendants in this case.

The restrictions on disturbing the property usually apply to an entity that receives the property, too. Conveyances to those other entities normally are for made for preservation, and the restrictions on using the property are consistent with that preservation objective.

In this case, however, we expect to make exceptions for CBJ. This approach would allow CBJ to enhance the property, if CBJ desires, for public access to S&S Ponds as a public park/reserve. The consent decree, to which CBJ would be a party, would not prevent the construction of those sorts of structures. While we do not know what particular enhancements CBJ would have in mind, it seems that viewing areas, benches, and walking or biking paths would be among those that would be appropriate. We would like to hear more from CBJ about its ideas for enhancements at the site.

We do not envision that CBJ would be responsible for monitoring, maintenance or follow-up work to ensure that the restoration/mitigation project is successful. That would remain defendants' responsibility.

Thank you, and please let us know if you or CBJ has any further questions.

Sincerely,

/s/ Elliot Higgins

ELLIOT HIGGINS

U.S. DOJ/Environmental Defense Section

/s/ Thad Adkins

Thad Adkins

Alaska Department of Law

Cc (via email): Patrick Johnson, EPA Region 10 Office of Regional Counsel; Taylor Murphy, EPA Office of Enforcement and Compliance Assurance; Mark Jen, EPA Region 10 Enforcement and Compliance Assurance Division; Melinda Smodey, APDES Enforcement Section, Alaska Department of Environmental Conservation



STAFF REPORT

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Lands_Office@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee

FROM: Dan Bleidorn, Lands & Resources Manager *Daniel Bleidorn*

SUBJECT: CBJ Christmas Tree & Firewood Harvesting Policy

DATE: December 1, 2025

Christmas Tree Policy

The City of Juneau allows a household to remove one live evergreen tree per year from municipal land, designated by the CBJ Wood Cutting Area Map. Households may harvest a Christmas tree each year beginning on Thanksgiving Day and ending on December 31st of the same year. Trees must be cut at ground level and discarded branches must be scattered around the harvest site. Trees may not be harvested from municipal lands that are used for parks, recreation sites, scenic corridors, schools, residential subdivisions, or public facilities or from any muskeg areas or regions outside of the CBJ Wood Cutting Area Map. Christmas trees may not be cut within fifty (50) feet of a hiking trail. No permit is needed to harvest a Christmas tree for personal use.

Firewood Policy

For those interested in harvesting trees for firewood this winter, you may do so in the areas designated on the CBJ Wood Cutting Area Map. Trees that are allowed to be harvested for personal use include dead and/or down trees. No permit is required for this use. As indicated in the Christmas tree policy above, trees may not be harvested from municipal land used for parks, recreation sites, scenic corridors, schools, residential subdivisions, or public facilities or from any muskeg areas or regions outside of the CBJ Wood Cutting Area Map.

Attachments:

1. CBJ Tree Policy 14-03R-2023
2. Wood Cutting Map Area





Policy No. 14-03R - 2023	Title: CBJ Tree Policy
Date Approved: October 17, 2023	Last Reviewed and Revised: June 22, 2021
CBJ Code / Regulation: CBJ 53.09, 53.12.020, 42.15.140	Other Reference:
<p>Purpose & Need: The City and Borough of Juneau manages thousands of acres of land and hundreds of thousands of trees. This policy articulates three goals:</p> <ul style="list-style-type: none"> A. Ensure the safety of people in Juneau through a process for inspection and mitigation of hazard trees on City and Borough of Juneau property. B. Establish the process for property owners to request work on non-hazardous trees on CBJ property. C. Provide the public with reasonable opportunities to harvest trees and wood for personal and commercial use. 	

Policy Statement

This policy revises and amends Administrative Policy 14-03R. The purpose of the revision is to recognize hazards posed by steep hillsides, where tree removal may result in slope instability. The revised policy balances the considerations of the CBJ Tree Policy with the CBJ All Hazards Mitigation Plan.

Guidelines

I. HAZARD TREES ON CBJ PROPERTY

NOTE: CBJ staff does not routinely inspect trees on CBJ property. It is the responsibility of adjacent property owners to identify potential hazards to their own properties and to notify the CBJ Lands Manager if they believe that a hazard may exist.

Hazard Tree Defined: Any tree that is evaluated by qualified CBJ staff and determined to have an overall tree risk rating of “high” or “extreme,” according to the ISA Basic Tree Risk Assessment form or similar industry standard tree assessment form.

Any tree on CBJ property that is believed to be a hazard to property or public safety should be reported immediately to the Lands Manager. The Lands Manager will verify that the tree is on municipal land, and forward the report to the department responsible for managing the property.



CBJ staff will visually assess the tree(s) to determine the level of risk associated with the tree. The assessment will be conducted according to standard industry practices, and documented using a standard form. Trees determined to be Hazard Trees will be disposed of as follows:

A. Hazard Trees not Located in Severe/Moderate Hazard Zones for Mass Wasting Events

Following the CBJ assessment, trees not located in a designated Landslide Hazard area as classified by the CBJ's All Hazards Mitigation Plan, or with a known, documented history of mass wasting events, that are determined to be Hazard Trees will be removed by the CBJ as soon as practical. If the property owner disagrees with the CBJ's assessment of a tree, the property owner may obtain a second opinion from another qualified arborist at the property owner's expense. This assessment will be reviewed and considered before a final decision is made by the director of the department responsible for managing the property.

B. Hazardous Trees in Severe/Moderate Hazard Zones for Mass Wasting Events

Hazardous trees that are located within a designated Landslide Hazard area as classified in the CBJ's All Hazards Mitigation Plan (Plan), or with a known, documented history of mass wasting events, will not be subject to removal by the CBJ. The All Hazards Mitigation Plan recommends prohibiting the removal of vegetation in areas prone to landslides:

"Removal of vegetation from slopes can compromise the integrity of the soil and lead to landslides. Requests to remove vegetation should be handled through a permit process that involves an assessment of the area for landslide hazard." (page 57)

Currently, there is no permit process for removal of vegetation from these areas. Balancing the risks of removing a hazardous tree and the risks of a potential mass wasting event, the CBJ will abide by the All Hazards Mitigation Plan. If a property owner within a designated Landslide Hazard or known mass wasting area seeks to remove potentially hazardous trees from adjacent CBJ property, CBJ staff will consider the request and, if approved, will require that the owner and any contractors agree to indemnify the CBJ and provide proof of adequate liability insurance, as determined by CBJ Risk Management.

II. NON-HAZARD TREES ON CBJ PROPERTY

Requests to cut or prune non-hazardous trees on municipal land may be submitted to the Lands Manager. At a minimum, the request must include the following:

- A. A detailed explanation of why the tree(s) should be removed.
- B. Photographs indicating which tree(s) would be removed or pruned.
- C. A map indicating the location of the tree(s)



The Lands Manager will verify that the tree(s) is on municipal land and forward the request to the department responsible for managing the property. The managing department will approve the request if it is consistent with the department's management of the property. A permit authorizing the work will be issued to the applicant. The applicant shall be responsible for all costs of removal. Decisions may be appealed to the City Manager upon written request.

III. TREE HARVESTING ON CBJ PROPERTY

Under section 42.15.140 of CBJ code, it is unlawful to cut a tree or part of a tree without the prior specific authorization of the tree owner. However, the Lands Manager may designate areas where the public may harvest trees on the CBJ Public Use Tree Harvest Map. The Lands Manager may restrict the harvestable trees to members of certain species, for example, alder (*Alnus rubra*). In all other cases, cutting of live trees by members of the public is prohibited on municipal land and rights-of-way unless written authorization has been received from the Lands Manager. All portions of the tree shall be removed from roadways, ditches, and waterways. Dead or down trees may not be removed from the following areas without specific written authorization from the Lands Manager:

- Recreation sites
- Greenbelts
- Municipal Cemeteries
- Scenic corridors
- Within 25 feet of streams, rivers, and other water bodies
- Public facility grounds
- Muskeg
- Hillsides where disturbing the site might cause slope instability

Commercial use or sale of trees is prohibited, unless the Lands Manager has given specific written authorization.

Each year, beginning on Thanksgiving Day and ending on December 31 of the same year, a household may remove one evergreen tree per year from municipal land designated by the CBJ Christmas Tree Harvest Area Map. Trees must be cut at ground level; discarded branches must be scattered. In addition to the prohibited locations listed in the previous section, Christmas trees may not be cut within fifty feet of a hiking trail.

VI. GENERAL PROVISION

Scope: This policy applies to all agencies and employees of the City and Borough of Juneau, Alaska.

- A. **Authority to promulgate policy:** The City Manager of the City and Borough of Juneau, Alaska, maintains the authority granted by the CBJ Charter to order policy and the guidelines for implementation.

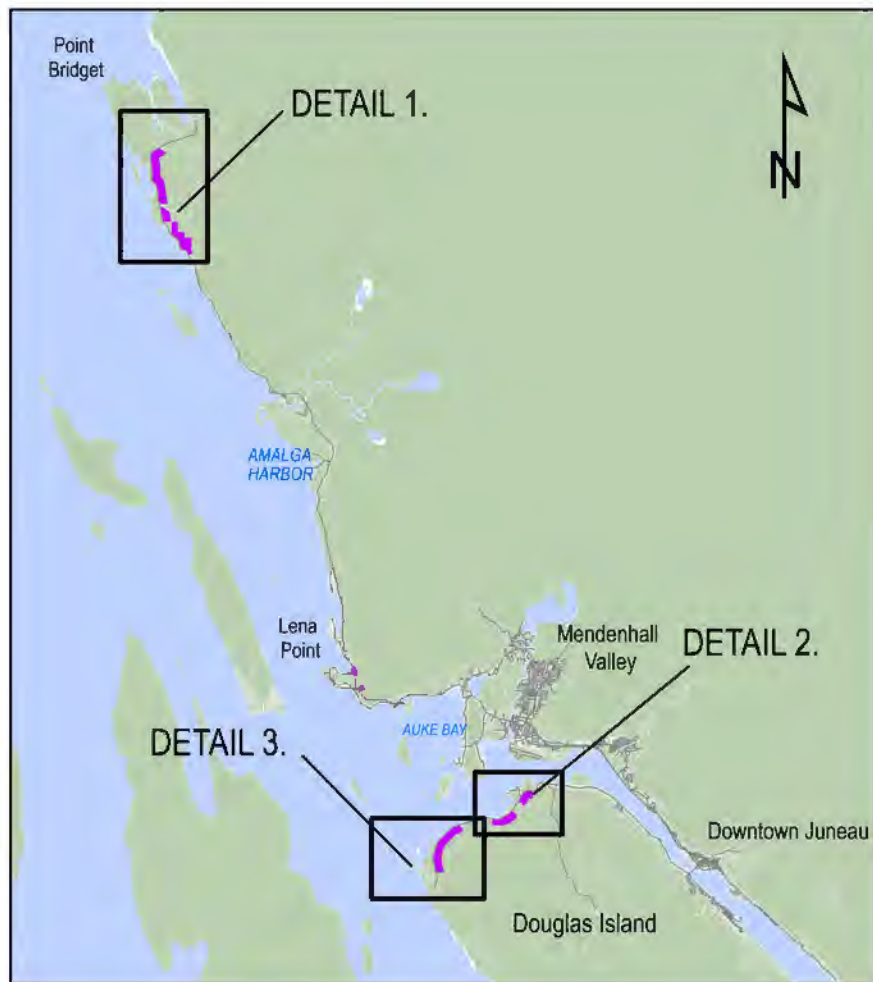


B. **Effective Date:** This policy will take effect on date policy is signed.

Dated at Juneau, Alaska, this 19th day of October, 2023

Mary Katherine Koester

Mary Katherine Koester
City and Borough Manager



WOOD CUTTING AREA MAP

● Mile Marker	This map is not a survey quality representation. It is intended for general reference only. The CBJ assumes no responsibility for errors, omissions, or positional accuracy of features on this map.
▨ Wood Cutting Area	

