



**REGULAR ASSEMBLY MEETING 2026-02 -
UPDATED 1/12/2026
January 12, 2026 at 6:00 PM**

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar ID: 915 1542 4903

Submitted by:

Katie Koester, City Manager

A. FLAG SALUTE

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. SPECIAL ORDER OF BUSINESS

- 1. Proclamation in Recognition of Chief Richard Etheridge**

E. APPROVAL OF MINUTES

- 1. 2025-12-17 Special Assembly Meeting No. 2025-22 Minutes - Draft**
- 2. 2025-12-15 Regular Assembly Meeting No. 2025-21 Minutes - Draft**

[Minutes will be uploaded to Supplemental Materials prior to the meeting]

F. MANAGER'S REQUEST FOR AGENDA CHANGES

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)

H. CONSENT AGENDA

- 1. Public Request for Consent Agenda Changes Other Than Ordinances for Introduction**
- 2. Assembly Request for Consent Agenda Changes**
- 3. Assembly Action**

A) Ordinances for Introduction

- 1) Ordinance 2026-06 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Seven Mile LT 4, Located at 7170 Glacier Highway, from D18 to Light Commercial.**

At the Regular Planning Commission meeting on [October 28, 2025](#), the Commission voted to deny the requested rezone of 4.03 acres at 7170 Glacier Highway from D18 to Light Commercial. The Commission adopted the Director's findings and analysis, which concluded that the proposed rezone is inconsistent with the Comprehensive Plan's adopted land use maps. The Plan designates the area as Medium Density Residential (MDR), supporting densities of 5 to 20 units per acre. Under the MDR designation, commercial development should be consistent with the residential neighborhood. In contrast, the Light Commercial district allows densities up to 30 units per acre, permits a wide range of non-residential uses, and does not require residential development, making it incompatible with the MDR designation.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- 2) Ordinance 2026-05 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of HDK LT 2A and SSG IV TR B, Located at 5200 and 5220 Commercial Boulevard, from Industrial to Light Commercial.**

At the Regular Planning Commission meeting on [October 28, 2025](#), the Commission voted to deny the requested rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial. The Commission adopted the findings and analysis of the Director establishing that the proposed rezoning does not conform to the adopted maps of the Comprehensive Plan, which designates the area for light industrial uses. Preserving land zoned for industrial uses has been a long-standing goal of the Comprehensive Plan, and changing the zoning to Light Commercial opens the area to many uses that are not complimentary to the noisy, noxious, odorous uses found in industrial zones.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- 3) Ordinance 2025-01(b)(V) An Ordinance Appropriating up to \$900,000 to the Manager for a Loan to Brave Enterprises, LLC; Funding Provided by the Affordable Housing Fund.**

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The awards were announced at the [November 3, 2025](#), Lands Housing and Economic Development Committee meeting.

This ordinance appropriates \$900,000 to Brave Enterprises, LLC, for the construction of new housing in downtown Juneau. This project will include eighteen (18) units

affordable to individuals with income of 80% or less of Area Median Income (AMI). This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- 4) Ordinance 2025-01(b)(W) An Ordinance Appropriating up to \$200,000 to the Manager for a Loan to Southeast Endeavors, LLC; Funding Provided by the Affordable Housing Fund.**

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The awards were announced at the [November 3, 2025](#), Lands Housing and Economic Development Committee meeting.

This ordinance appropriates \$200,000 to Southeast Endeavors, LLC, for the construction of a new fourplex in Juneau. This project will include four (4) units affordable to individuals with income of 80% or less of Area Median Income (AMI). This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- 5) Ordinance 2025-01(b)(U) An Ordinance Appropriating \$150,000 to the Manager for a Grant to St. Vincent de Paul for the Long-Term Maintenance of the Teal Street Sobering Center Facility; Funding Provided by the Affordable Housing Fund.**

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The awards were announced at the [November 3, 2025](#), Lands Housing and Economic Development Committee meeting.

This ordinance appropriates \$150,000 to Society of St. Vincent de Paul, St. Therese Conference, Inc. (SVdP) for long term maintenance of their Teal Street facilities. This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- 6) Ordinance 2025-01(b)(T) An Ordinance Appropriating \$250,000 to the Manager for a Grant to Tlingit Haida Regional Housing Authority for the Séet Kanax Dutéen Project; Funding Provided by the Affordable Housing Fund.**

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The

awardees were announced at the [November 3, 2025](#), Lands Housing and Economic Development Committee meeting.

This ordinance appropriates \$250,000 to Tlingit Haida Regional Housing Authority (THRHA) for the construction of new housing in North Douglas as the first phase of a mixed income, multi-unit complex. This first phase will include five (5) units affordable to individuals with income of 80% or less of Area Median Income (AMI).

This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

7) Ordinance 2025-01(b)(S) An Ordinance Appropriating \$800,000 to the Manager for a Grant to Tlingit Haida Regional Housing Authority for the Pederson Hill Phase 1B Project; Funding Provided by the Affordable Housing Fund.

During the Fall 2025 Round Five competition of the Juneau Affordable Housing Fund (JAHF), five projects were awarded funding through a competitive funding round. The awardees were announced at the [November 3, 2025](#) Lands Housing and Economic Development Committee meeting.

This ordinance is appropriating \$800,000 to Tlingit Haida Regional Housing Authority (THRHA) for the construction of new housing in Pederson Hill as the first phase of a mixed income, multi-unit complex. This first phase will include sixteen (16) units affordable to individuals with income of 80% or less of Area Median Income (AMI). This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

8) Ordinance 2026-09 An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease of Alaska Tidelands Survey No. 857, for the Purpose of Waterfront Commercial Activity.

This ordinance authorizes the Port Director to negotiate and execute a new 35-year lease with Petro 49, Inc. for 3,822 square feet of tideland property described as Alaska Tidelands Survey No. 857, which is in the vicinity of the National Guard Dock. The existing lease, expiring September 2026, was negotiated by the State of Alaska in 1971 to provide for preferential right of the lessee to renew.

This lease proposal was reviewed by the Docks and Harbors Board at its meeting on [December 10, 2025](#), and will take action at the January 29, 2026 Regular Board meeting following the receipt for an updated appraisal.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

9) Ordinance 2026-04 An Ordinance Amending the Rebate for Qualifying Senior Citizens Code.

This ordinance would remove the requirement to hold a Senior Sales Tax Exemption Card and replace it with eligibility language (age and residency) that reflects the current eligibility for a card. The Exemption Card costs \$20 and is no longer required for a sales tax exemption on food or utilities. The remaining benefit of the card is full access to Capital Transit. Approval of this ordinance allows qualified seniors to apply for the rebate without having to purchase an exemption card.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

B) Resolutions

1) Resolution 4036 A Resolution in Support of Raising the Maximum Available Alaska Department of Transportation Harbor Facility Grant to \$7,500,000 for Eligible Projects on an Annual Basis.

This resolution recommends increasing the maximum grant award eligibility under the State of Alaska Department of Transportation's Harbor Facility Grant Program from \$5M to \$7.5M. This would not affect CBJ's current applications but may impact grant strategies in the future, should the Legislature take action to amend AS 29.60.800. The proposed resolution was drafted and adopted by the Alaska Association of Harbormasters and Port Administrators (AAHPA) at its annual conference on October 22nd. AAHPA encourages its member municipalities to also provide local support for this change.

The Docks & Harbors Board reviewed this resolution at its regular Board meeting on [November 20, 2025](#), and recommended approval by the Assembly.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4035 A Resolution Supporting Full Funding for the State of Alaska Municipal Harbor Facility Grant Program in the FY2027 State Capital Budget.

This resolution recommends full funding for the State of Alaska Department of Transportation's Harbor Facility Grant Program. CBJ has been a beneficiary of approximately \$22 million in harbor grant funding since the program's inception, including a \$1.4M grant for local match to construct a new drive down float at Aurora Harbor which is planned for award in late 2026. For the current legislative session, Docks & Harbors does not have an application under consideration. Statewide, six communities – Anchorage, Kake, Kodiak, Petersburg, Unalaska and Wrangell, have committed to contribute \$18M in local match funding for FY2027 towards in projects of significant importance.

The Docks & Harbors Board reviewed this resolution at its regular Docks & Harbors Board meeting on [November 20, 2025](#) and recommended approval by the Assembly.

The City Manager recommends the Assembly adopt this Resolution.

- 3) Resolution 4033 A Resolution of the City and Borough of Juneau Declaring a Local Emergency in Response to the 2025 Glacier Outburst Flood and a Request for State Assistance.**

On [August 6, 2024](#), the Assembly adopted Resolution 3071, a local emergency declaration issued in response to the historic 2024 glacier outburst flood. Since that time, the Assembly has declared an ongoing emergency due to the continuing threat to the community of the annual floods and the need to identify and implement both an interim and enduring solution. This resolution extends the local emergency for 180 days.

The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

These liquor and marijuana license actions are before the Assembly to either protest or waive its right to protest the license actions.

Liquor License — Transfer of Ownership

Transfer From: DJ, LLC d/b/a Asiana Garden

Transfer To: Mi Yong Lee d/b/a Asiana Garden

License Type: Restaurant/Eating Place License: #4731 Location: 9116 Mendenhall Mall Rd.

Liquor License — Renewals

Licensee: Alaska Sustainable Seafoods, LLC d/b/a Deckhand Dave's

License Type: Beverage Dispensary License: #4349 Location: 109-117/127-139 S. Franklin St.

Licensee: Alaska Sustainable Seafoods, LLC d/b/a Deckhand Dave's

License Type: Restaurant/Eating Place License: #5231 Location: 127/139 S. Franklin St.

Liquor License — New

Licensee: AK Parlor, LLC d/b/a Madam's Parlor

License Type: Restaurant/Eating Place License: #60463 Location: 157 S. Franklin St.

Marijuana License — Renewal

Licensee: Always Redeye LLC, d/b/a Stoned Salmon Farms

License Type: Standard Marijuana Cultivation Facility License: #11605 Location: 2005 Anka St.

Licensee: The Fireweed Factory LLC d/b/a The Fireweed Factory LLC

License Type: Standard Marijuana Cultivation Facility License: #10266 Location: 8415 Airport Blvd. Space B

Licensee: The Fireweed Factory LLC d/b/a The Fireweed Factory LLC

License Type: Retail Marijuana Store License: #10800 Location: 237 Front St.

Staff from the Police, Finance, Fire, Public Works (Utilities) and Community Development

Departments reviewed the above licenses and recommended the Assembly waive its right to protest these applications. Copies of the documents associated with these licenses are available in hard copy upon request to the Clerk's Office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor and marijuana license actions.

D) Transfers

1) Transfer Request 2606 A Transfer of \$20,586,040 from Various CIPs to CIP D12-112 Municipal Building.

This request would transfer \$20,586,040 of Sales Tax funds and General funds from various CIPs to the Municipal Building CIP. \$6,000,000 would be transferred from the Capital Civic Center, North State Office Building Parking, Waterfront Museum, Lemon Creek Multimodal Path, River Road, and Deferred Building Maintenance CIPs. \$14,586,040 of the transfer would be housekeeping, consolidating previously established CIPs for City Hall and general downtown office space solutions. This transfer would provide for the purchase and renovation of the Municipal Building.

The Assembly Finance Committee discussed the Municipal Building project funding at the January 7, 2026 meeting.

The Manager recommends approval of this transfer.

I. PUBLIC HEARING

1. Ordinance 2025-01(b)(X) An Ordinance Transferring \$200,000 from the General Fund to the Marine Passenger Fee Fund for Unused Federal Staffing Support Related to Tourism; Funding Provided by State Marine Passenger Fees.

This ordinance would transfer a total of \$200,000 from the General Fund to the State Marine Passenger Fee Fund. [Ordinance 2024-01\(b\)\(AL\)](#) appropriated these funds as a contingency to supplement organizations with existing operating agreements at the Mendenhall Glacier Visitors Center to maintain staffing continuity in the event further Reductions in Force or other unforeseen circumstances occurred during the 2025 summer tourism season. These funds went unused and will be returned to the State Marine Passenger Fee Fund.

The Systemic Racism Review Committee reviewed this ordinance at its [December 16, 2025 meeting](#).

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

2. Ordinance 2025-44 An Ordinance Amending the Commercial Passenger Vehicle Fine Schedule to Include Fines Relating to Vehicle Standards.

This ordinance is a housekeeping measure following the adoption of [Ordinance 2025-](#)

[04 in June](#). This ordinance updates the commercial passenger vehicle fine schedule to include fine amounts for violations relating to commercial passenger vehicle standards, such as violations of regulations regarding vehicle markings, documentation, and taximeter.

The Systemic Racism Review Committee reviewed this ordinance at its [December 16, 2025 meeting](#).

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

J. UNFINISHED BUSINESS

1. FY2027 CBJ Legislative Capital Priorities List

The annual Legislative Capital Priorities (LCP) process began on [September 29, 2025](#), at the Public Works and Facilities Committee (PWFC). Various boards and commissions provided input. At the [December 1, Assembly Finance Committee meeting](#), the Assembly made some modifications to the order of the ranking and referred it to the Assembly for approval.

The Systemic Racism Review Committee reviewed the draft Legislative Capital Priorities at its [October 28, 2025](#) meeting. The report was introduced at the [December 15, 2025 Regular Assembly meeting](#).

The City Manager recommends the Assembly adopt this ranking and report.

K. NEW BUSINESS

L. STAFF REPORTS

M. ASSEMBLY REPORTS

- 1. Mayor's Report**
- 2. Committee, Liaison Reports, Assemblymember Comments and Questions**
- 3. Presiding Officer Reports**

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

O. EXECUTIVE SESSION

P. SUPPLEMENTAL MATERIALS

- 1. December 15, 2025 Regular Assembly Meeting Minutes - Draft**
- 2. Proclamation in Recognition of Chief Richard Etheridge**

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

R. 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 (907) 586-5278, e-mail: city.clerk@juneau.gov.