



# ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

January 26, 2026 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. December 1, 2025 Draft LHED Minutes

**F. AGENDA TOPICS**

1. Douglas Island Development LLC Request to Purchase City Property
2. AT&T request to lease CBJ property at Dimond Park

**G. STAFF REPORTS**

1. Travel Juneau Update
2. Mendenhall Valley Air Quality Program Staff Report

**H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

- I. NEXT MEETING DATE February 23, 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 (907) 586-5278, e-mail: [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov).

# ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

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

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

**Additional Assembly Members Present:** Christine Woll

**Liaisons Present:** none

**Liaisons Absent:** Jim Becker, Docks & Harbors Board liaison; Paulette Schirmer, PRAC liaison; Lacey Derr, Planning Commission liaison

**Staff Present:** Dan Bleidorn, Lands Manager; John King, Deputy Lands Manager; Roxie Duckworth, Lands and Resources Specialist

**Members of the Public Present:** Brian Holst, JEDC Executive Director

## D. APPROVAL OF AGENDA – approved as presented

## E. APPROVAL OF MINUTES

1. November 3, 2025 Draft LHED Minutes – approved as presented

## F. AGENDA TOPICS – no action items

## G. STAFF REPORTS

### 1. JEDC – Juneau Economic Indicators and the Implications of Large Infrastructure Projects on the Community

Mr. Holst from JEDC discussed this topic.

Ms. Woll asked about housing permits (page 13), and that there is a lot of intractable problems in Juneau and one of the things we do have some influence over is housing. We don't have full control over how much housing is built in Juneau, but we have some control as a municipality. Looking at the permit graph, I see some significant increases in the last two years and think about when I first started on the assembly, we had a Housing Action Plan that we were just starting to implement, and then pandemic happened. Since then, we've been trying to check off everything in that plan, and we did all the easy stuff and we're starting to do some of the harder things. I know you know a lot of the things that we've been working on, but I also know there's lots of other things that control housing. When you see an uptick in what I see here, high density housing in the last few years, do you think some of that is related to some of the actions the city has been focused on, or is it hard to tell, because there's lots of stuff happening out there in the world. Mr. Holst replied that he would give kudos to the assembly for taking actions to increase housing, and encouraging builders to build. You've tried many things; I agree that it's hard to point to which one is the most effective with providing financial incentives per unit for housing. I think we all read the Agnew Beck report that says that the subsidy might need to be bigger to produce housing, especially in the segment of the population that is struggling the most, which is even hard to call them lower income, because they have decent wages, it's just very expensive to live in our community. So, yes, I think the things that you are doing are the right things to do. I think the biggest challenge is going to be how to

figure out a way to make housing for the group that can afford the least, but that still needs the housing. I think creative ideas like community land trusts would be really worth the assembly taking a closer look at, because it's still a private, market-driven approach, you just remove the land ownership component from it. Of course, land is a valuable resource, so that's part of the challenge, figuring out how you can do that. But everything else in that process can be sustainable.

Ms. Hall asked about our aging population and the need for caregivers. Can you talk about any initiatives to increase the number of caregivers available for this population. Mr. Holst replied that JEDC has another initiative, the Southeast Regional Elder Care Coalition, it's a group of about over 100 organizations and people that have been addressing the issue that there aren't enough workers to meet the needs of seniors. We have seniors that don't have the services that they need, but they also have an affordability challenge. It's not very different than childcare, in that you have people that need childcare so that they can go to work, often they are the ones that can't afford the childcare, and we're finding the same thing with seniors. There are programs that can provide some assistance to the lowest income seniors, but then there's a gap there where seniors that would like some services, but they can't find the services. Right now, the group has been focused on trying to increase access for people like veterans, for example. There are some programs that support veterans that are easier to bridge some of the gaps, meaning there are some services, because you're a veteran, you can become eligible services, and these providers can get reimbursement for services. There's a lot of work to be done, including the amount of work that needs to be done for aging in place. We have over 1,000 more seniors living alone today than we did 10 years ago in their homes, living by themselves, meaning every year that goes by, they're at increased risk of falling because their many of their homes weren't originally built to adequately meet the needs of seniors. What we want to avoid is for seniors to have an accident in their home, because if you fall down and get hurt in your home or anywhere, if you get hurt when you're a senior, it becomes much more difficult to recover. There's not only the workforce problem, but there's also the infrastructure changes that need to be made in these homes if we're going to hope that our seniors can safely age in place.

Chair Hughes-Skandijs asked about housing and relativity, with the example of our housing was 50% higher, now it's 20-30% higher, how much do we interpret that as things getting better or coming down here, or is it just getting more expensive everywhere else? It was very hard to live in Juneau, and now it's getting really hard to live anywhere, how do we look for things like that? Mr. Holst replied that unfortunately, the increase in housing in Juneau is outpacing the rate of inflation, so it's getting bad in real terms in Juneau, but it's getting worse in the rest of the United States. The reason we point to this as important is because we have a migration problem, and when we ask people why they like Juneau or why they don't like Juneau, housing and affordability is often mentioned. It's particularly insightful for us when we had the wonderful opportunity that both of our mines allowed us to do a survey of all of their workers that work in Juneau, but live outside. We have the highest number of mining jobs we've ever had in Juneau, they are the best paying jobs in our community, yet at the same time, they have the highest percentage that we've ever had of them not living in Juneau. The mines have had to accommodate, because they need the workers, their schedules allow people to come and go. When we surveyed them, they say that housing is primarily, there are some other cost factors, it is relatively cheaper. The relativity is important to us to be able to keep people to choose to live in Juneau. There are a lot of things that people like about Juneau, but if that delta between here and Idaho gets smaller, that improves our chances of those people making that choice to stay. In the case of both of our mines, they offer incentives if you choose to come to Juneau and stay in our community, you actually get paid better than if you were to choose to commute. So it's the migration element, the attractiveness element.

Chair Hughes-Skandijs asked about housing and affordability. Looking at the chart of Juneau losing people every year, could you characterize the top three things in terms of how you track what you see as those motivators. Mr. Holst replied that there's a little bit of indications that the schools, while Juneau schools

are well supported, I was on the school board, we have good schools within Alaska, but relative to the outside, Alaskan schools are not perceived as strong for people with a family. We're seeing a little bit of evidence of that, and there's been some evidence, specifically in the mining group about outdoor recreation that appeals to different types of miners. The ATV area that was created, I think, is a positive for them, because that's a type of recreation that some people expect to be able to see in the big outdoors in Alaska that really wasn't available to many people in Juneau, but now it is. Those are some of the other elements that surprised us when we heard that recreation wasn't perceived high, and then when we went back and did a second round of survey, we understood what they were talking about, and there's a specific kind of recreation that some people enjoy that they could not do at all in Juneau.

Mr. Kelly asked about land trust and if there are any recommendations if we were to bring up a similar concept, or discuss what we currently have in Juneau, any recommendations for what this committee in the future could be looking at on future agendas? Mr. Holst replied that land is critical to this process. There is one land trust in our community, Juneau Housing Trust, we've had been in many conversations with them. They produce approximately one home per year, and they are interested in accelerating that group. I think if the levers of the assembly could choose to, or could consider, a home-built program that wasn't winter only, because the school district has a home-build program, they build one home during the school year. Is there interest in providing a training opportunity for young people in housing in the summertime? We know that there is also a positive inclination from the university to do something like that. There's a funding question that would be important to build, not only for workers, but the unique model that the Housing Trust has used has been to use student workers to help build the houses. Then, of course, land, to go to scale, we need land. We also need construction finance. If we had the ability to lend resources for construction finance, it could be that the housing could be very sustainable. You just want to make the housing is as affordable as possible, and if we can have low-cost construction finance for homes that are targeted to a lower-income population, that would be Incredibly helpful for building homes.

Ms. Hall asked about the immigrant population in Juneau and the quiet out-migration of immigrants from our community due to the current policies coming down from the federal administration, are you tracking that at all with local businesses, knowing that so many construction workers and caregivers are from the immigrant population. I'm just wondering if that's something JEDC would have interest in, tracking for our local community. Mr. Holst replied we were not tracking that but the Affordable Care Act lack of subsidies, I believe, is a threat to our community. If you go back to our cost of living, we have the highest healthcare cost of living of in any community, we're in the top 5 Alaskan communities in the U.S. These are communities of a certain size, our size and bigger in that survey, and when they lose those subsidies, which they will, they're gone unless Congress takes action, that's going to make it very expensive for those people to stay in our community. It's just going to be one more driver to exit out because even if you have to buy healthcare on the market, you're going to buy less expensive healthcare outside of Alaska than you would inside of Alaska. That's another threat that we see for as a push out or pull out from, with these national factors that make it hard.

**No motion is requested at this meeting.**

**2. Duran Construction Property Donation Request of Park Property**

Mr. Bleidorn discussed this topic. Mr. Kelly asked about mitigation and before the Southeast Alaska Land Trust (SEALT) or whether we would take any ownership, that remediation would be completed and neither us nor the SEALT would be on the hook for implementing any of the remediation. Mr. Bleidorn replied that's correct. The concept that we've been working with the Department of Justice on would be mitigation is complete and the idea of the mitigation is protecting the property and wetlands in perpetuity. The Durans would then be able to bring it up to the standards to remove the litigation potential from the Department of Justice, and then long-term ownership is the main question. So yes,

that would be complete and then we're looking at all the history and documentation of what's taking place on that property, and that's some red flags that we're working with SEALT on, to make sure that all the parties involved have all the information that's up to date.

Mr. Steininger asked about the multi-modal path and SEALT, he's seen the letter from the DOJ that makes it pretty clear that they would allow us to build the multi-modal path through that property, even though it seems like traditionally it wouldn't be necessarily allowed if it stayed in private ownership. Do we have any indication from the DOJ whether that would still be allowable if the SEALT were to take the property instead, or is that piece up in the air? Mr. Bleidorn replied that in discussing with the Department of Justice, that's definitely something that they would write into the agreements, Meeting with the SEALT late last week, they're interested in the city also having that right. It might be something that is platted as an easement with a land transfer, or it's something that we work with them individually on after the fact. But they're also interested in that path, they realize that it has value to the community. A lot of times with the SEALT, recreation is part of their goal, so it does fit in with that, but it's something that, if the city doesn't move forward with acquisition, SEALT does. I'll be working with the Parks Department to try to secure that easement as soon as possible.

Mr. Kelly asked about an exception, what the SEALT would be able to do as far as developing it, because we seem to require some sort of exception in order to build and to make this parkland, to put a trail on it. Do you know what the SEALT is thinking of doing with this land, if they were to acquire it? Mr. Bleidorn replied that he thinks that their main goal is protection of the wetlands. As part of the mitigation, there's some gravel extraction ponds that have been in violation, I think, since the 70s, and with mitigation, they're going to work on protecting that fish habitat. This is all wetlands that ties into Switzer Creek, which is a protected type of creek. I think their goal would be, to some extent, protection of the wetlands is the priority, and then secondary would be bird and migratory bird protection, but also wildlife viewing. There's already an existing small Kingfisher trail that touches this property and probably crosses it a little bit, so there would likely be some enhancement to that regardless of which party owns it. I think their goal is very similar to ours and as part of the mitigation and part of the issues that the current owners have been having, long-term protection is the only outcome, regardless of who owns it.

**No motion is being requested at this meeting and that this topic will go to the next PRAC meeting for review.**

**3. CBJ Christmas Tree & Firewood Harvesting Policy**

Mr. Bleidorn discussed this topic. No discussion from the committee.

**H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS** – no updates or discussions

**I. NEXT MEETING DATE** – January 26, 2026

**J. ADJOURNMENT** – 5:39pm

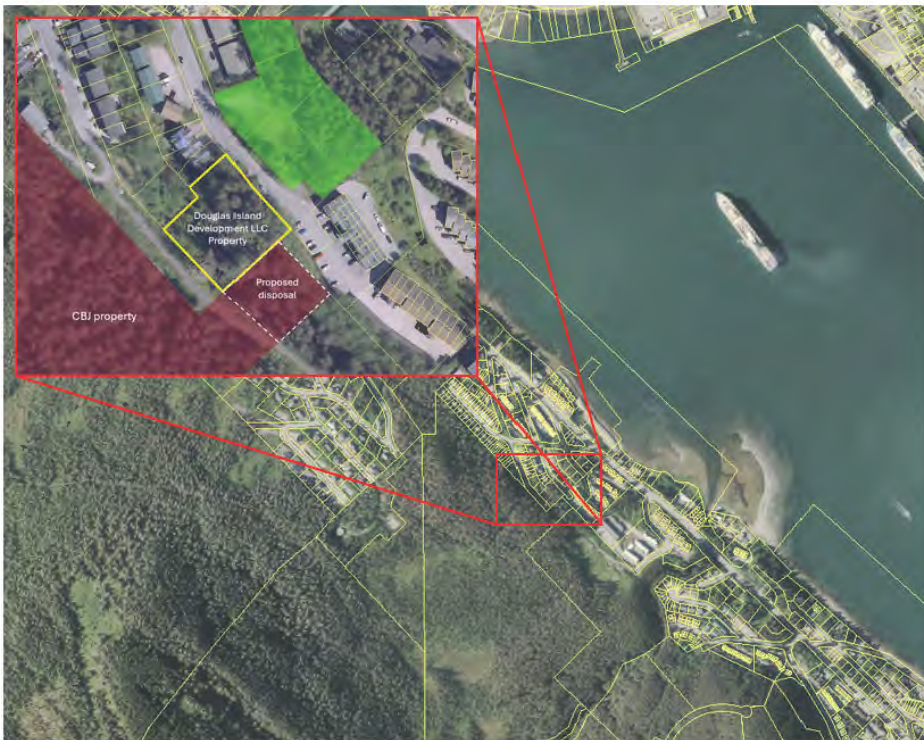
# MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

**TO:** Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee  
**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*  
**SUBJECT:** Douglas Island Development LLC Request to Purchase City Property  
**DATE:** January 21, 2026

In December 2025, Douglas Island Development LLC submitted an application to purchase approximately 0.44 acres of CBJ-owned land in West Juneau, Douglas Island. The requested property is within a fraction of Lot 1, USS 3853 and is adjacent to their property located on Tract A1, Block G, Belleview Subdivision. Douglas Island Development intends to construct 18 multifamily units on their property, and the application states that the requested adjacent property will be used to construct ten additional units. Douglas Island Development also intends to pursue a rezone of the requested property, currently zoned D5, to align it with the D18 zoning on their land.



City Code 53.09.260 states that the Assembly must determine “whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the Assembly by motion, the Manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.”

The requested property is not accessible from the public right-of-way, but access to David Street will be provided through the applicant’s property. Given the lack of frontage to a public right-of-way, it is not appropriate to solicit competition for this disposal. The applicant

will be responsible for all costs associated with the minor subdivision and acquisition of this property including the fair market value of the land and recording fees. Proceeds from this proposed request will be deposited into the Land Fund.

The remaining CBJ property is unlikely to be developed in the near future due to the zoning, topography, and access.

**Staff request that the Lands Housing & Economic Development Committee forward this application to the Assembly with a motion of support for working with the original proposer for the negotiated sale of City property.**

Attachments:

- 1 Douglas Island Development LLC Land Purchase Application
- 2 Plat 2005-47



## City and Borough of Juneau Land Purchase Applicants

[← Go back](#)

### Applicant Information DOUGLAS ISLAND DEVELOPMENT LLC

**Mailing Address:** PO Box 210268 Auke Bay, AK 99821

**Legal Representative:** Joanne Schmidt Schmidt **Phone:** (907) 723-6803 **Email:** [douglasisland907@gmail.com](mailto:douglasisland907@gmail.com)

### CBJ Land Information

**Site Address:** CITY OWNED VACANT LAND ADJACENT TO NHN DAVID STREET, PARCEL 1D050L120012

**Legal Description:** BELLEVIEW BL G TRA1

**Map:** [Map Link](#)

**Have you mailed the \$500.00 filing fee?:** Yes

**Provide a brief description of your proposal:**

We are preparing to submit a development permit application for our property at the top of David Street for up to 18 units. In light of the current housing demand and the recent inquiries from USCG for more housing for their enlisted and families, we would like to acquire a portion of the city owned land adjacent to our property and add up to ten more multifamily units.

The CBJ owned property is part of USS 3853 LT 1 FR, Parcel #1D0511000010. The subject property we are interested in acquiring would be about 18,500 to 19,000SF. It is currently zoned D5 and we would be interested in rezoning the subject parcel to D18 consistent with the zoning for the parcel we own (1D050L120012).

- LEGEND**
- G.L.O./B.L.M. 2-1/2" BRASS MONUMENT RECOVERED THIS SURVEY
  - SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
  - SECONDARY MONUMENT RECOVERED THIS SURVEY
  - ⊙ SURVEY NAIL SET THIS SURVEY BY J.W. BEAN



TYPICAL SECONDARY MON.  
1-1/4" YELLOW PLASTIC CAP  
5/8" REBAR, 36" LONG

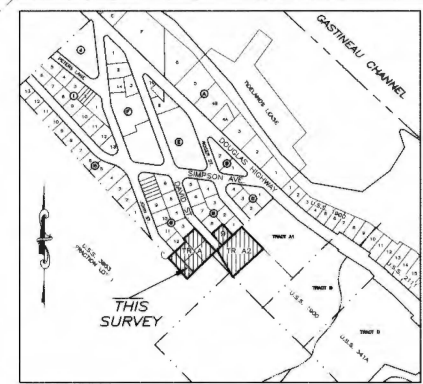
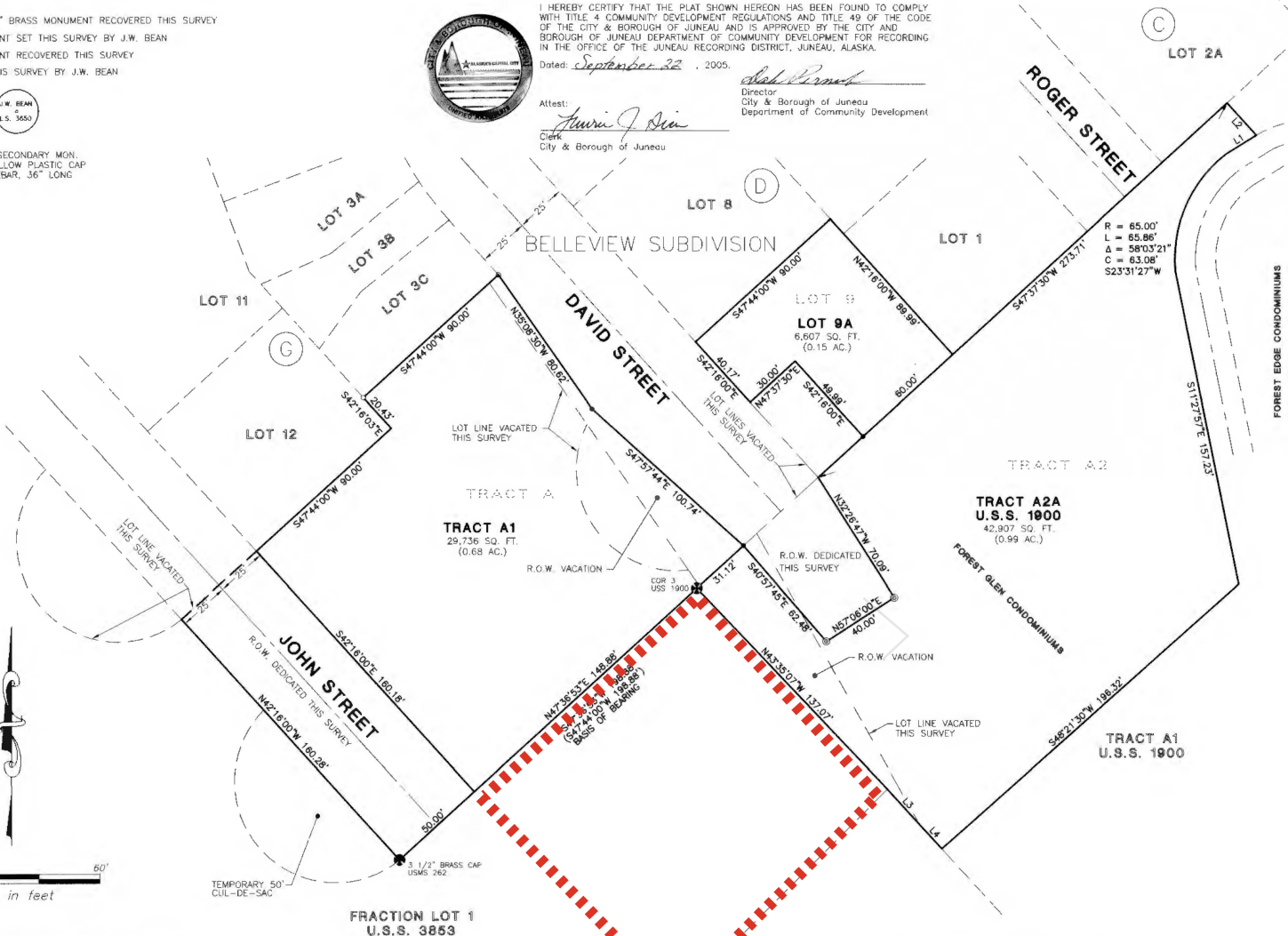
**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY & BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

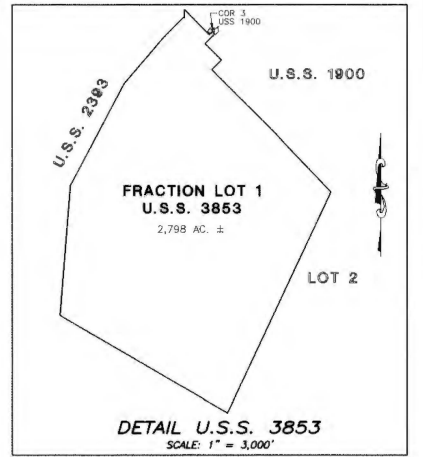
Dated: September 22, 2005.

Attest:  
*Aurora J. Dean*  
City & Borough of Juneau

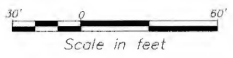
*Shel Perout*  
Director  
City & Borough of Juneau  
Department of Community Development



VICINITY MAP  
SOURCE: C.B.J. BASEMAP SERIES - SCALE: 1" = 400'



DETAIL U.S.S. 3853  
SCALE: 1" = 3,000'



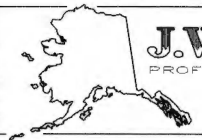
**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Date: 9-10-05



|                           |
|---------------------------|
| DRAWN BY: GDM Graphics    |
| CHECKED BY: J.W.B.        |
| DRAWING DATE: 9-07-2005   |
| FIELD BOOK:               |
| SCALE: 1"=30'             |
| JOB No.: 120B2-RYDER-PLAT |
| GRID:                     |
| REVISED:                  |



**J.W. BEAN INC.**  
PROFESSIONAL SURVEYOR  
1070 ARCTIC CIRCLE  
JUNEAU - ALASKA  
(907) 789-0590  
SURVEYOR - PLANNER

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S28°31'07"W | 17.50'   |
| L2   | S42°18'43"E | 21.55'   |
| L3   | N42°28'52"W | 22.97'   |
| L4   | S42°29'18"E | 16.38'   |
| L5   | N48°41'49"E | 0.57'    |

**NOTES:**

- ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
- ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESES. MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESES.

A PLAT OF  
**TRACT A2, U.S.S. 1900,**  
**AND**  
**TRACT A1, BLOCK G & LOT 9A, BLOCK D,**  
**BELLEVUE SUBDIVISION**

A RE-PLAT OF  
**TRACT A2, U.S.S. 1900,**  
**AND**  
**TRACT A, BLOCK G & LOT 9, BLOCK D,**  
**BELLEVUE SUBDIVISION**  
JUNEAU RECORDING DISTRICT  
CITY & BOROUGH OF JUNEAU, ALASKA

**SHEET 1 OF 2**

# MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

**TO:** Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee  
**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*  
**SUBJECT:** AT&T request to lease CBJ property at Dimond Park  
**DATE:** October 24, 2025

In 2024, AT&T contacted the Lands Office to apply to lease CBJ property in the Mendenhall Valley at Dimond Park in order to build a new communications tower. Since this request is for property managed by the Parks Department, Lands staff met with Parks staff to review the initial proposal and determined that the original location did not work for CBJ as the location would potentially impact the future use of the property by the Parks Department. Based on this initial discussion, AT&T revised their application and changed their request from a free-standing tower to incorporating their infrastructure into an existing light pole location that illuminates the ball fields.

This application requests the replacement of the existing 85-foot-tall standard light with a 110-foot steel light to allow for up to two (2) carriers to install antennas above the lights. Existing lights will be re-installed at the same height on the new structure. If approved, conduits would be run underground from the replacement structure to a newly created 16' x 36' fenced lease area. The fencing will be slatted for privacy/screening and new perimeter landscaping will be planted around the fencing. AT&T would own and control the replacement light structure, but the CBJ would continue to maintain the lighting on the structure. The fenced lease area would be controlled by AT&T along with an access/utility easement. Utilities are directly adjacent and would be trenched to the lease area.

### **The 2019 Parks and Recreation Master Plan:**

The individual or entity seeking to purchase parkland begins the process by contacting the Parks & Recreation Department to present their proposal. This initial step can help avoid unnecessary expense by identifying any immediate issues. The next step requires the proponent to submit an application and pay a fee to the Lands & Resources Division. The proposal will then be reviewed by Parks & Recreation Department, which will provide a staff recommendation to PRAC. On November 4, 2025, the Parks & Recreation Advisory Committee recommended that the Assembly authorize the City Manager to approve the proposed AT&T lease at Dimond Park for a 110-foot replacement light pole and associated equipment area. No objections were heard, and the motion passed.

### **53.09.260 - Negotiated sales, leases, and exchanges.**

(a) Application, *initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a

written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

**Staff request that the Lands, Housing, and Economic Development Committee provide a motion of support to further consider this proposal through direct negotiation with the original proposer.**

**Attachments:**

- 1) AT&T Application
- 2) Dimond Park Site Diagram
- 3) Draft 11/4/25 PRAC Minutes



## Application to Lease City and Borough of Juneau Lands

[← Go back](#)

### Applicant Information AT&T Mobility

**Mailing Address:** 870 Oravetz Road SE Auburn, Washington  
98092

**Legal Representative:** Justin Abbott **Phone:** (206) 790-4655 **Email:**  
[justin.abbott@selectsiteacq.com](mailto:justin.abbott@selectsiteacq.com)

### CBJ Land Information

**Site Address:** 2961 Riverside Drive

**Legal Description:** LAKESIDE TR II

**Map:** [Map Link](#)

**\$500.00 Fee Paid:** Not Yet

**Proposal of Usage:**

AT&T proposes to replace the existing 85-foot tall light standard with a 110-foot steel light standard to allow for up to two (2) carriers to install antennas above the lights. Existing lights will be re-installed at the same height on the new structure. Conduits will be ran underground from the replacement structure to a newly created 16' x 36' fenced lease area. The fencing will slatted for privacy/screening and new perimeter landscaping will be planted around the fencing.

AT&T would own and control the replacement light standard structure. The CBJ would continue to maintain the lighting on the structure. The lease area would be controlled by AT&T along with an access/utility easement. Utilities are directly adjacent and would be trenched to the lease area.

**Additional Comments for CBJ Staff to Consider:**

More detailed drawings can be provided once the survey of the property is completed.

[Delete Entry](#)

[Edit Entry](#)

AT&T - JN3077  
Diamond Park -  
Alternative Design #3

Replacement of (E) 85-foot light standard with a 110-foot monopole that will allow 2 carriers to collocate above the lights.

(P) Underground conduits along the fencing to the replacement structure.

(P) 16' x 36' fenced compound with vinyl slats and perimeter landscaping. (2 carriers)





## PARKS & RECREATION ADVISORY COMMITTEE **DRAFT** MINUTES

November 4, 2025 at 5:30 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94184441385> Or 1-669-444-9171 | Webinar ID: 941 8444 1385

### A. CALL TO ORDER

PRAC Chair Ryan O'Shaughnessy called the meeting to order at 5:31 p.m.

### B. ROLL CALL

**Present:** Ryan O'Shaughnessy, Josh Anderson, Jennifer Gross, Paulette Schirmer, Ren Scott & Danika Swanson

**Absent:** Susan Crandall, Emma Van Nes, & Kaasáank' Andrew Williams

**Staff Present:** Marc Wheeler, Parks & Recreation Director; Lauren Verrelli, Parks & Recreation Deputy Director; Dan Bleidorn, CBJ Lands and Resources Manager; John King, CBJ Lands and Resources Deputy Lands Manager; Christine Woll, Assembly Liaison; & Annie Carroll, Parks & Recreation Staff Liaison

### C. APPROVAL OF AGENDA

**MOTION** by Ms. Schirmer to approve the agenda and ask for unanimous consent. *Seeing no objections, the agenda was approved.*

#### 1. November 4 Agenda Overview

### D. APPROVAL OF MINUTES

#### 2. Minutes from October 7, 2025

**MOTION** by Mr. Anderson to approve the minutes from October 7, 2025, and ask for unanimous consent. *No objections were heard, and the minutes were approved.*

### E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

**Carole Bookless**, a Douglas resident, began by sharing that she was a part of the South Douglas Steering Committee. She notes that when they looked at the 6<sup>th</sup> Street area, they suggested part of it should be a rural reserve, and the suggestion was not taken, as she recalls the city claimed they didn't need any more parkland. This led her to follow the PRAC's agendas, where she discovered the plan to build pickleball courts at Jackie Renninger Park. She notes that Pickleball courts are noisy and that in some places around the county, people have had to close the courts or move away due to the noise, which reaches 70 decibels. She concludes by stating that she hopes the people living on O'Day Drive have been consulted, and that she is concerned about the skateboarders whose park is being destroyed and changed.

Ms. Swanson clarifies that the previous encroachments were considered temporary, and the 15-year term was intended to cover the useful life of the deck before major repairs were needed. She asks if the landowner of Lot 6 at the time of the 2000 agreement is the same now, and if the property is currently for sale, to which Mr. King confirms both are true.

Mr. Anderson asks if setbacks are included in the survey data, to which Mr. King says they are not and if the request is denied, the owner would have to remove the structure to the property line, potentially factoring in setbacks. Mr. King shares that he was informed a new survey has been completed, though staff have not had time to review it. He says that the application requests 3 feet of land, and the survey from the year 2000 shows the old fence running 3.5 feet into Lot 7.

Mr. O'Shaughnessy opens for public comment on the topic before the PRAC comes to its final decision and invites Ms. Bookless back up to speak.

**Carole Bookless** states her opinion that this is an egregious case, as the initial work and subsequent permanent construction of a bedroom were both done without a permit on the encroached land. She suggests the alternative that instead of purchasing the parkland, they should be offered a land trade for part of lot 6.

Ms. Gross asks if it is possible to rent/lease the land instead of purchasing it, or if a land trade would be feasible. Mr. King answers that a lease would be complicated, as there is no standard way to issue a lease for a structure that crosses a property line. He also notes that the property along the park appears built up, making it unclear where available trade land exists on the applicant's property.

**MOTION** by Mr. Anderson for the Parks & Recreation Advisory Committee to recommend that the Assembly deny the applicant's request to purchase CBJ parkland property at Block 20 Lot 7. *No objections were heard, and the motion passed.*

## **5. AT&T Cell Tower at Dimond Park**

Mr. Bleidorn presents to the PRAC the proposal from AT&T requesting to lease property within Diamond Park to establish a communications tower. He notes that AT&T's initial proposal was to lease property near Park's & Rec's valley shop; however, it was denied as it conflicts with long-term plans for the property. AT&T submitted a revised proposal to replace an existing light pole within the park with a larger, taller light pole that would house the communication equipment and build a small fenced-in equipment area nearby. Parks and Lands staff viewed this revised proposal more favorably as it incorporated equipment into existing infrastructure, reducing the visual and physical footprint.

After the presentation, Mr. O'Shaughnessy opens for public comment on the topic before the PRAC makes its decision, and invites Ms. Bookless back up to speak.

**Carole Bookless** says that she is happy that this proposal would improve cell service in the valley, but upon further research, she has concerns about the tower's location. She is concerned about the electromagnetic waves, and shares that some recommend these

towers not be built within 500 feet of schools, or places people spend a great deal of time, as they may be harmful.

Mr. Anderson attests from personal experience that the radio frequency waves are generally quite safe, and those who work near them are equipped with meters to monitor the electromagnetic waves, which only beep within a few feet of the antennas. He concludes that city codes and regulations should be followed, but general worry about safety is unnecessary.

Ms. Schirmer asks what the distance is between the schools and the proposed pole, to which Ms. Verrelli estimated the Elementary School is 400 feet away, the library is 550 feet, the field house is 700 feet, and the middle school is 800 feet.

Mr. Anderson asked if the city had discussed the lease amount, to which Mr. Bleidorn answered that they had not. First, they will need the PRAC's recommendation, and if approved, the Assembly would grant authority to negotiate terms, including requiring AT&T to conduct an appraisal to determine the rate.

Mr. O'Shaughnessy asks if there are similar CBJ leases and what the amount is for them. Mr. Bleidorn answers that the city has several full communications tower leases (e.g., Fish Creek Road, Lena Point, Food Bank, Douglas Reservoir). This is the first application for equipment integrated into a light pole, making it unique. Lease rates generally hover around \$1,000 per month.

Ms. Swanson asks if there were any issues or sticking points in past Communication tower agreements. Mr. Bleidorn answers that they have gone smoothly in the past. He recalls one sticking point in a previous case near a reservoir that involved requiring breakpoint technology in the lease agreement, ensuring that if the tower were to fall, it would break and fall within the radius of the leased area to prevent damage to the nearby reservoir.

Ms. Gross asks if this tower will improve service at the Dimond Park Field House, to which Mr. Bleidorn answers that yes, AT&T identified this as a necessary location to improve coverage in Mendenhall Valley, where there are known service issues.

Mr. Anderson asks about the co-location and if it is financially beneficial for the city, citing concerns that the company that builds the tower, AT&T in this case, controls the structure and may intentionally discourage other carriers from co-locating to lock in a cheap initial rate. Mr. Bleidorn answers that the city code demands co-location, and the Initial base rate is by appraisal, plus an adjustment for every co-location. He claims it's beneficial for CBJ, and they will strongly recommend against any other towers in the area if this one is approved, reinforcing the pressure for co-location.

Ms. Gross asks what control AT&T will have over the lease area, to which Mr. Bleidorn answers that AT&T controls the fenced-in, 16 ft x 36 ft area, which houses the electrical and technical equipment, making it inaccessible to the public. The city remains responsible for the light pole itself and for maintaining and changing light bulbs.

**Motion:** by Mr. Anderson for the Parks & Recreation Advisory Committee to recommend that the Assembly authorize the City Manager to approve the proposed AT&T lease at Dimond Park for a 110-foot replacement light pole and associated equipment area. *No objections were heard, and the motion passed.*

## 6. Floyd Dryden Outdoor Pickleball Courts Update

Ms. Verrelli introduces the topic to the PRAC, reminding them that the original design presented at the September meeting with four dedicated pickleball courts drew concerns from the pickleball community due to safety issues resulting from only 4 feet of spacing between the courts. To address safety, staff developed Option B, which would provide two dedicated pickleball courts and two shared pickleball courts on one existing tennis court. She highlights that the tennis community would retain two shared courts at Floyd Dryden. Ms. Verrelli notes that the improvements would be temporary as the plan is to revert the space to dedicated tennis courts once the new facilities at Jackie Renninger Park are completed, though the timeline for that project is currently uncertain.

**Carole Bookless** speaks to her concerns about the tennis community losing their courts with upcoming changes to the Floyd Dryden and Jackie Renninger parks. She acknowledges that pickleball is supposedly a really good sport for seniors, but her orthopedic surgeon says that is not the case, as there are many injuries. She highlights the importance of tennis as a long-time Olympic sport for which people earn scholarships. She says she knows pickleball is popular and growing, but believes that what the department is proposing is going overboard.

Ms. Verrelli clarifies that the reconfiguration of the Floyd Dryden courts is temporary, and addresses Ms. Bookless' earlier concerns about the skate park, sharing that there will still be a space there for skateboarders; it is simply being redesigned.

**Kueni Maake**, a valley resident, commended the move to improve safety. Suggested trying to add more shared courts on the basketball court side to reach six total courts for tournaments. She confirms that her preferred option is B, out of the two that are under consideration, because it will be safer.

**Melehoko Ma'ake**, a valley resident, agrees with Kueni Maake in supporting option B for the courts. She requests that providing more courts on the basketball side would create the opportunity for dedicated courts for senior citizens to play, as the sport is rapidly growing.

**Mike Notar**, A valley resident, shares that he also favors option B and requests that staff include a separation/barrier between the two dedicated pickleball courts to prevent chasing balls and reduce injury risk.

Ms. Verrelli makes her final comments, sharing that a court reservation system will be implemented after the resurfacing to gather user data and manage usage. She also notes that a movable barrier/net between the two dedicated pickleball courts could potentially be added after the resurfacing work.

## G. STAFF REPORTS



TO: Alicia Hughes-Skandijs  
Chair, CBJ Lands, Housing & Economic Development Committee

FROM: Liz Perry  
President & CEO, Travel Juneau

DATE: January 20, 2026

RE: Update from Travel Juneau

Chair Hughes-Skandijs and Lands, Housing, & Economic Development Committee members,

On behalf of the Travel Juneau Board of Directors, I am pleased to present the following highlights of Travel Juneau's efforts in FY25 and provide a window to our future efforts. Accompanying this memo are documents containing statistical and other information.

Fiscal 2025 had many challenges, including inflationary pressure, a cold, rainy start to the '25 season, and more. However, the organization finished on a solid note, with renewed interest in Juneau as a meeting destination and continued interest in local cuisine. Highlights for the previous fiscal and the next several months:

- We're very pleased with our collaboration with celebrity chef and TV host [Pati Jinich](#) as we helped launch her new PBS series, *Pati Jinich Explores Panamericana*, in May, 2025. Ms. Jinich and her family flew to Juneau as part of the promotional tour, where she shared her experiences at a media gathering and participated in a book signing hosted by Hearthside Books, a long-time Travel Juneau partner.
- To date, Travel Juneau has secured meetings delivering more than \$3.55M in estimated economic impact (EEI) for FY26. Additionally, Events and Groups Sales has over \$8.3M in secured and potential EEI in the pipeline into 2028. Pricing across the board and facility sizes remain challenges in a highly competitive sales environment.
- Aukeman Triathlon reported good numbers for their 2025 event and continues reaching out to other local organizations to explore potential support to help grow local events.
- Travel Juneau is already collaborating with the Alaska Travel Industry Association (ATIA) for the 2027 convention.
- The 2026 Official Planner has been delivered and a virtual issue is posted to the Travel Juneau site at <https://www.traveljuneau.com/discover-juneau/request-a-travel-guide/virtual/>. Last year's test of a separate in-destination guide was very successful and we've carried the publication into this year.
- The annual Travel Fair is Saturday, April 11 at Mendenhall Mall. Working with mall management, the fair will run concurrently with a Saturday Makers' Market to encourage attendance. Travel Fair is free and open to the public, and we encourage the community to attend, meet some of our partners, take advantage of locals discounts, and register to win Alaska Airlines tickets.

- Our campaign with [Alaska Magazine](#) netted 6000 entries for the May, 2026 trip giveaway, and our winner is from Michigan. We appreciate all the partners who provided lodging, meals, and experiences for this!



- During FY25, Visitor Information Services (VIS) assisted nearly 140K visitors at the three sites, distributed over 46K walking maps, and provided 2160 volunteer services hours.

#### TBMP/Crossing Guards

- TBMP Administrator Elizabeth Arnett has retired and the position has been posted to a number of platforms. For the time being, the CEO is monitoring the program and maintaining communications with membership.
- Interest in the program continues to grow from other communities in and outside of Alaska.
- JEDC, the new contractor for the Crossing Guard program, successfully launched in July and completed the season well. TBMP received calls and emails complimenting program management.
- Travel Juneau is maintaining communications with the USFS/Mendenhall Glacier Visitor Center and Recreation Area with regard to the upcoming season. This includes plans for the now-annual GLOF and ongoing funding challenges for the USFS.

Additional information is available in our second quarter report to the CBJ Grants Administrator, and I'm available to answer questions the committee may have.

Thank you for your continued support of Travel Juneau's mission.



**Travel Juneau Organizational Report  
December 31, 2025**

**CEO Activities since last report:**

- Prepared and submitted draft FY26 budget to CBJ Finance
- Prepared and submitted HBT and MPF program grant requests
- Set dates for presentations to the Lands and Assembly Finance Committees [Jan 26 and Feb 4, respectively]
- Assisted the Alaska Committee with catering proposals for the annual Legislative Reception
- Closed out trip giveaway via Alaska Magazine – winner will be drawn in the next two weeks

**Event & Group Sales**

**New business:**

Central Mine Rescue Competition May 5-8, 2026 (Assist) EEI \$149,000.00

Denali Oncology Group 2026 August 14-16, 2026 (Definite) EEI \$140,420.00

Southeast Conference Mid-Season Summit, February 11-15, 2026 (Assist) EEI \$139,100.00

ATIA Legislative Fly-in February 9-12, 2026 (Assist) \$27,820.00

ATIA and Travel Juneau Event at Roma Bistro on the Warf, February 11, 2026 (assist).

Actively working with Legislative Affairs to organize transportation for the 2026 legislative session.

**Summer Site Visit:**

EGS is setting up a June 2026 site visit for four vetted planners with active RFPs.

**Upcoming Travel:**

Small & Boutique Meetings SPRING

May 28-30, 2026 - Anchorage, AK

60+ buyers from all over the country, but must have RFPs for groups under 125 rooms on peak.

Smart Meetings Innovation Experience

Boise, Idaho, April 19-21, 2026

**Targeted Outreach:**

Feature in Alaska Business Magazine

Organizing marketing for Juneau's summer running events to Alaskans and the Pacific Northwest with Ovibos.

Continue outreach for 50-person board meetings in 2026, 2027, and beyond. Centennial Hall has limited dates available for larger meetings in 2027. Focusing on 2028 for larger meetings.

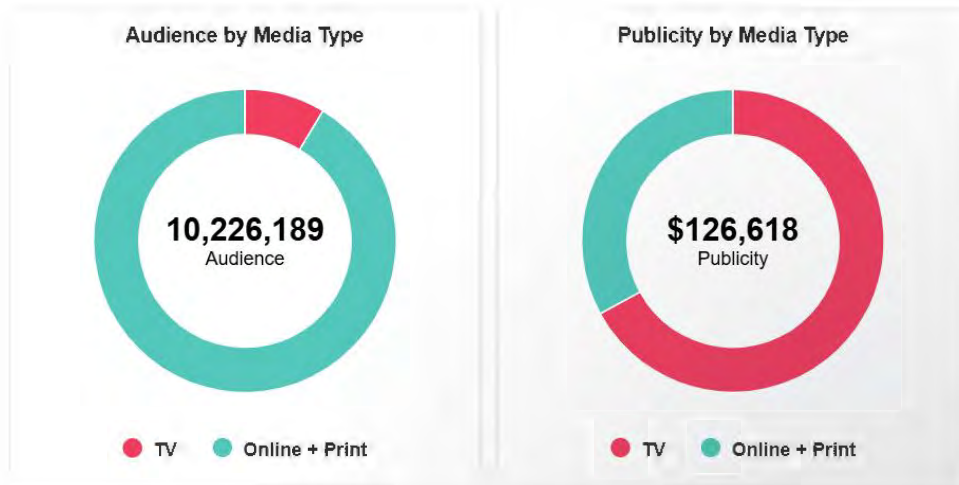
## Destination Marketing

### Activities

- Attended the annual ATIA Alaska Media Road Show meeting with vetted media with an interest in or that already regularly write about Alaska.
- Printed the 2026 Juneau Travel Planner and the Official Welcome Guide. The Welcome Guide is an in-destination guide while the Juneau Travel Planner is sent to travel intenders to plan their trip.

### Advertising & Promotion

- Alaska Magazine + Travel Juneau Giveaway. This 4-month promotion ended December 31. It included promotion with print, digital, and social media components. Promotion drove the entry page to the number 2 page for the whole year. Visitors via this promotion spent more time on the site than the average visitor.
- ATIA Consumer eBlast. Sending emails through ATIA generated almost 11K session on our website.
- **Media Work**
  - Worked with a range of national and regional media fulfilling requests and sending pitches.
  - Press kit was updated for the Alaska Media Road Show and is being revised again in advance of the International Media Marketplace at the end of the month.
- Media work for the FY26 first half budget cycle netted \$126K equivalency and reached an audience of over 10M.



- **Upcoming Travel:**
  - Travel & Adventure Show Seattle. January 10-11, 2026.
  - International Media Marketplace (IMM) – January 21-22, 2026.
  - Destination International Marketing Conference – February 24-26, 2026
- **Web Stats (GA4) – Calendar Year 2025**

321,522 active users  
 280,956 engaged sessions (10s or longer)  
 833,464 total page views

1:13 avg session duration  
 65% engagement rate  
 2.59 views per active user

● **Top pages**

- [Travel Juneau landing page](#)
- [AK Mag Unforgettable Juneau Trip promotion](#)
- [Ship Calendar for Juneau Alaska](#)
- [Request a Travel Planner](#)
- [Events in Juneau, Alaska](#)

**Key Events by Event Name**

- Partner Profile View
- Partner Referral
- View Events Calendar
- Get a Travel Planner
- eNews signup

**Top 5 Visitor Countries FY26**

1. United States
2. China
3. Singapore
4. Canada (dropped 2 spots)
5. UK

**Top 5 US Metro Areas FY26**

1. Juneau
2. Seattle
3. Anchorage
4. Los Angeles
5. New York City

| <b>Social Media Followers</b> |                 |                  |                |
|-------------------------------|-----------------|------------------|----------------|
|                               | <b>Facebook</b> | <b>Instagram</b> | <b>YouTube</b> |
| FY24                          | 51,133          | 13,017           | 705            |
| FY25                          | 51,639          | 13,756           | 971            |
| FY26 goal                     | 54,220          | 14,443           | 1,020          |
| FY26 YTD                      | 56,500          | 14,300           | 1,090          |

**PARTNERSHIP SERVICES**

Projects for 2026 include sponsorship outreach, TJ December open house, Partner Annual Event, and Spring Travel Fair. Also, potential partner orientation. Ongoing training in CRM and processes designed

for user friendly, tracking, efficiency and data clean-up. Identifying current website issues with DMO to resolve and prepare for website revamp.

**Total FY25 Partners: 206**  
**FY25 Partner Goal: 225**

|   | <b>FY25 GOAL</b>     | <b>FY25 ACTUALS</b>  | <b>FY24 ACTUALS</b>  |
|---|----------------------|----------------------|----------------------|
| <b>Partner Type</b>                                 | <b># of Partners</b> | <b># of Partners</b> | <b># of Partners</b> |
| Tier 1  | 8                    | 7                    | 7                    |
| Tier 2  | 10                   | 8                    | 8                    |
| Tier 3  | 50                   | 43                   | 43                   |
| Tier 4 & Nonprofit                                  | 150                  | 130                  | 136                  |
| *Associate Partnership included in Tier counts      | (20)                 | *18                  | (17)                 |
| <i>Partnership Trade Accounts (no base revenue)</i> | 7                    | 19                   | 18                   |
| <b>Total partners</b>                               | <b>225</b>           | <b>205</b>           | <b>184</b>           |

**New Partners:**

- Huna Totem Corporation
- InToAlaska

**Visitor Information Services**

**December Stats:**

Distribution for Juneau Travel Planners

- In-house/personal requests: 235
- TJ Visitor Sites: 0
- Travel Agents: 93
- Visitor Info Centers/CVB: 0
- Conventions/Meeting: 0
- Partners: 0
- Trade Shows: 0
  - **Total: 328**

Distribution for Juneau Welcome Guides

- In-house/personal requests: N/A

- TJ Visitor Sites: 160
- Travel Agents: 0
- Visitor Info Centers/CVB: 0
- Conventions/Meeting: 0
- Partners: 0
- Trade Shows: 0
  - **Total: 160**

Distribution for Travel Juneau Maps

- In-house/personal requests: N/A
- TJ Visitor Sites: 950
- Travel Agents: 0
- Visitor Info Centers/CVB: 0
- Conventions/Meeting: 0
- Partners: 0
- Trade Shows: 0
  - **Total: 950**

N/A Visitors were served at the airport, the Kiosk and CST locations

N/A Volunteer hours were worked at the airport, the Kiosk and CST locations

\$0 Value of volunteer time for **November** based off Alaskan estimate of \$35.51/hr (“Value of Volunteer Time by State” [www.independentsector.org](http://www.independentsector.org))

**November Stats:**

Distribution for Juneau Travel Planners

- In-house/personal requests: 235
- TJ Visitor Sites: 0
- Travel Agents: 93
- Visitor Info Centers/CVB: 0
- Conventions/Meeting: 0
- Partners: 0
- Trade Shows: 0
  - **Total: 328**

Distribution for Juneau Welcome Guides

- In-house/personal requests: N/A
- TJ Visitor Sites: 160
- Travel Agents: 0
- Visitor Info Centers/CVB: 0
- Conventions/Meeting: 0
- Partners: 0
- Trade Shows: 0
  - **Total: 160**

Distribution for Travel Juneau Maps

- In-house/personal requests: N/A
- TJ Visitor Sites: 950
- Travel Agents: 0

- Visitor Info Centers/CVB: 0
- Conventions/Meeting: 0
- Partners: 0
- Trade Shows: 0
- **Total: 950**

**N/A** Visitors were served at the airport, the Kiosk and CST locations

**N/A** Volunteer hours were worked at the airport, the Kiosk and CST locations

**\$0** Value of volunteer time for **November** based off Alaskan estimate of \$35.51/hr (“Value of Volunteer Time by State” [www.independentsector.org](http://www.independentsector.org))

Call totals for calendar year:

November 2025: 51 | November 2024: N/A

October 2025: 33 | October 2024: 52

| Visitor Information KPI | FY26     | FY26 Goal | FY25    | FY24     |
|-------------------------|----------|-----------|---------|----------|
| Active Volunteers       | 35       | 50        | 72      | 91       |
| Volunteer Hours         | 1,032.75 | 3,000     | 2,159.5 | 2,073.75 |
| Visitors Served         | 67,615   | 160,000   | 139,845 | 151,767  |
| Planners Distributed    | 4,218    | 30,000    | 16,784  | 43,031   |
| Guides Distributed      | 3,360    | 50,000    | 29,503  | N/a      |
| Maps Distributed        | 27,550   | 55,000    | 46,015  | 49,491   |

**Departmental Goals and Key Performance Indicators:**

| Volunteer Recruiting and Retention KPI | FY26 | FY26 Goal | FY25 | FY24 | FY23 |
|--|------|-----------|------|------|------|
| Volunteers Recruited                   | 1    | 10        | 10   | 20   | 11   |

The Visitor sites are now closed for the winter! We will continue to stock our Airport and Ferry sites. We have already started planning some big changes for the next cruise ship season and proposals will be going out in a few weeks.

**Tourism Best Management Practices (TBMP):**

The program wrapped up for the season on October 31 and final reports submitted to TBMP membership and CBJ. Elizabeth Arnett has retired from her position as TBMP Administrator; the position description has been posted to numerous platforms and is on the Travel Juneau website.



**DEFINITE OR ASSISTED BUSINESS MEETING THIS FY**

MEETINGS THIS FISCAL YEAR

| Organization   | Meeting   | Status   | Arrival    | Departure  | Event Days | EEI          | RA  | SA  | Requested Room Nights | Requested Rooms | Source Code                | Meeting Location           |
|--|---|----------|------------|------------|------------|--------------|-----|-----|-----------------------|-----------------|----------------------------|----------------------------|
| AK Assn of School Business Officials                                   | 2025 ASBO International Eagle Institute               | Definite | 07/09/2025 | 07/14/2025 | 6          | \$109,920.00 | 55  | 60  | 6                     | 250             | TJ Bid Prospect            | Univ of SE                 |
| Aukeman Triathlon  | Aukeman Triathlon                                     | Definite | 08/02/2025 | 08/06/2025 | 5          | \$159,650.00 | 100 | 250 | 5                     | 500             | Local Champion - Bid       | Univ of SE                 |
| Assn of AK School Boards   | 2025 AASB Summer Board Mtg                            | Definite | 08/03/2025 | 08/06/2025 | 4          | \$27,820.00  | 20  | 20  | 4                     | 80              |                            | Community Schools          |
| National Conference of State Legislatures                              | National Conference of State Legislatures 2025        | Definite | 09/06/2025 | 09/11/2025 | 6          | \$166,920.00 | 120 | 120 | 6                     | 720             | TJ Bid Prospect            | Centennial Hall            |
| University Of Alaska SE Department of Business & Public Administration | UAS Business Program Academic Conference 2025         | Assist   | 10/04/2025 | 10/08/2025 | 5          | \$69,550.00  | 50  | 50  | 5                     | 250             | Direct Inquiry             | Centennial Hall            |
| AK Assn of Harbormasters & Port Administrators                         | Annual AK Assn of Harbormasters & Port Administrators | Definite | 10/20/2025 | 10/24/2025 | 5          | \$139,100.00 | 100 | 100 | 5                     | 500             | TJ Archive/Return Business | Elizabeth Peratrovich Hall |
| Metcalfe Communications  | 2025 Public Market                                    | Assist   | 11/28/2025 | 11/30/2025 | 3          | \$173,750.00 | 100 | 450 | 3                     | 300             | Direct Inquiry             | Centennial Hall            |
| AK Travel Industry Assn (ATIA)   | ATIA Marketing Committee/Board Meeting                | Assist   | 02/09/2026 | 02/12/2026 | 3          | \$27,820.00  | 20  | 20  | 3                     | 60              | TJ Archive/Return Business |                            |
| Southeast Conference   | 2026 Southeast Conference Mid-Session Summit          | Assist   | 02/11/2026 | 02/13/2026 | 4          | \$139,100.00 | 100 | 100 | 4                     | 400             | TJ Archive/Return Business | Elizabeth Peratrovich Hall |
| Gulf of Maine Research Institute                                       | Gulf of Maine Research Institute Meeting              | Assist   | 02/23/2026 | 02/27/2026 | 5          | \$27,820.00  | 20  | 20  | 5                     | 100             | General Referral           | Elizabeth Peratrovich Hall |
| Southeast Regional Emergency Medical Services                          | 2026 Southeast Region EMS Symposium SEREMS            | Definite | 03/25/2026 | 03/28/2026 | 4          | \$149,000.00 | 100 | 150 | 4                     | 600             | Local Champion - Bid       | Centennial Hall            |
| Sealaska Heritage Institute  | Sealaska Traditional Games 2026                       | Assist   | 04/10/2026 | 04/12/2026 | 3          | \$361,660.00 | 260 | 260 | 3                     | 780             | TJ Archive/Return Business | Elizabeth Peratrovich Hall |
| Alaska Bar Assn  | 2026 AK Bar Assn Annual Convention                    | Definite | 04/22/2026 | 04/24/2026 | 4          | \$418,500.00 | 300 | 375 | 4                     | 1200            | TJ Archive/Return Business | Centennial Hall            |
| Central Mine Rescue  | Mine Rescue Competition 2026                          | Assist   | 05/05/2026 | 05/08/2026 | 6          | \$149,000.00 | 100 | 150 | 6                     | 400             | Local Champion - Bid       | Centennial Hall            |
| Paris Tattoo Body Art  | 2026 True North Tattoo Body Art Expo                  | Definite | 05/21/2026 | 05/24/2026 | 5          | \$90,060.00  | 60  | 100 | 5                     | 300             | Centennial Hall Referral   | Centennial Hall            |

| Organization                | Meeting                                   | Status    | Arrival    | Departure  | Event Days | EI                  | RA        | SA       | Requested Room Nights | Requested Rooms | Source Code                | Meeting Location |
|-----------------------------|---|-----------|------------|------------|------------|---------------------|-----------|----------|-----------------------|-----------------|----------------------------|------------------|
| Breathe Alaska              | 2026 Triathletes Breathwork Retreat       | Definite  | 05/26/2026 | 05/29/2026 | 4          | \$27,820.00         | 20        | 20       | 4                     | 80              |                            |                  |
| Sealaska Heritage Institute | 2026 Sealaska Heritage Inst - Celebration | Assist    | 06/03/2026 | 06/06/2026 | 7          | \$811,000.00        | 500       | 1000     | 7                     | 3500            | TJ Archive/Return Business | Centennial Hall  |
| Juneau Mountain Rescue      | 2026 Mountain Rescue Assn Annual Meeting  | Definite  | 06/11/2026 | 06/14/2026 | 6          | \$278,200.00        | 200       | 200      | 6                     | 1200            | Local Champion - Bid       | Centennial Hall  |
| Phycological Soc of Amer    | Annual Meeting 2026                       | Definite  | 06/15/2026 | 06/17/2026 | 3          | \$228,450.00        | 150       | 250      | 3                     | 450             | Direct Inquiry             | Centennial Hall  |
| COUNT: 19                   | COUNT: 19                                 | COUNT: 19 | COUNT: 19  | COUNT: 19  | COUNT: 19  | SUM: \$3,555,140.00 | SUM: 2375 | AVG: 194 | SUM: 88               | SUM: 11670      |                            |                  |



**PIPELINE REPORT - POTENTIAL & SECURED BUSINESS**

| Organization   | Meeting   | Status    | Convention Center | EEI            | RA  | SA   | Mtg start  | Mtg end    | Total Rm Nights | Requested Rooms | Source Code                |
|--|---|-----------|-------------------|----------------|-----|------|------------|------------|-----------------|-----------------|----------------------------|
| AK Assn of School Business Officials                                   | 2025 ASBO International Eagle Institute               | Definite  | No                | \$109,920.00   | 55  | 60   | 07/09/2025 | 07/14/2025 | 6               | 250             | TJ Bid Prospect            |
| Aukeman Triathlon  | Aukeman Triathlon                                     | Definite  | No                | \$159,650.00   | 100 | 250  | 08/02/2025 | 08/06/2025 | 5               | 500             | Local Champion - Bid       |
| Assn of AK School Boards   | 2025 AASB Summer Board Mtg                            | Definite  | No                | \$27,820.00    | 20  | 20   | 08/03/2025 | 08/06/2025 | 4               | 80              |                            |
| Simpleview Meeting Planners  | Annual Meeting  | Lead      | No                | \$1,056,200.00 | 700 | 1200 | 08/19/2025 | 08/23/2025 | 5               | 150             | Trade Show Contact         |
| State of Alaska Legislative Affairs Agency                             | National Assn of Legislative Information Technology   | Tentative | No                | \$216,900.00   | 150 | 200  | 09/01/2025 | 09/05/2025 | 5               | 750             | Direct Inquiry             |
| National Conference of State Legislatures                              | National Conference of State Legislatures 2025        | Definite  | No                | \$166,920.00   | 120 | 120  | 09/06/2025 | 09/11/2025 | 6               | 720             | TJ Bid Prospect            |
| Northwest Public Power Assn  | 2025 Northwest Public Power Assn                      | Tentative | No                | \$27,820.00    | 20  | 20   | 09/07/2025 | 09/12/2025 | 6               | 120             | TJ Bid Prospect            |
| American Bus Association   | ABA FALL BOARD MEETING 2025                           | Lead      | No                | \$65,895.00    | 45  | 70   | 09/22/2025 | 09/25/2025 | 4               | 180             | Direct Inquiry             |
| University Of Alaska SE Department of Business & Public Administration | UAS Business Program Academic Conference 2025         | Assist    | No                | \$69,550.00    | 50  | 50   | 10/04/2025 | 10/08/2025 | 5               | 250             | Direct Inquiry             |
| AK Assn of Harbormasters & Port Administrators                         | Annual AK Assn of Harbormasters & Port Administrators | Definite  | No                | \$139,100.00   | 100 | 100  | 10/20/2025 | 10/24/2025 | 5               | 500             | TJ Archive/Return Business |
| Metcalfe Communications  | 2025 Public Market                                    | Assist    | Yes               | \$173,750.00   | 100 | 450  | 11/28/2025 | 11/30/2025 | 3               | 300             | Direct Inquiry             |
| AK Travel Industry Assn (ATIA)   | ATIA Marketing Committee/Board Meeting                | Assist    | No                | \$27,820.00    | 20  | 20   | 02/09/2026 | 02/12/2026 | 3               | 60              | TJ Archive/Return Business |
| Southeast Conference   | 2026 Southeast Conference Mid-Session Summit          | Assist    | No                | \$139,100.00   | 100 | 100  | 02/11/2026 | 02/13/2026 | 4               | 400             | TJ Archive/Return Business |
| JAHA-Juneau Adult Hockey Associaton                                    | 2026 Rain Forest Classic Hockey Tournament            | Lead      | No                | \$148,010.00   | 100 | 130  | 02/18/2026 | 02/23/2026 | 9               | 900             | Direct Inquiry             |
| Gulf of Maine Research Institute                                       | Gulf of Maine Research Institute Meeting              | Assist    | No                | \$27,820.00    | 20  | 20   | 02/23/2026 | 02/27/2026 | 5               | 100             | General Referral           |
| One West Tourism Alliance  | One West Tech Summit and Vendor Showcase 2026/2027    | Tentative | No                | \$194,740.00   | 140 | 140  | 03/16/2026 | 03/20/2026 | 5               | 440             | TJ Bid Prospect            |
| Southeast Regional Emergency Medical Services                          | 2026 Southeast Region EMS Symposium SEREMS            | Definite  | Yes               | \$149,000.00   | 100 | 150  | 03/25/2026 | 03/28/2026 | 4               | 600             | Local Champion - Bid       |
| Sealaska Heritage Institute  | Sealaska Traditional Games 2026                       | Assist    | No                | \$361,660.00   | 260 | 260  | 04/10/2026 | 04/12/2026 | 3               | 780             | TJ Archive/Return Business |

| Organization   | Meeting  | Status    | Convention Center | EEI          | RA  | SA   | Mtg start  | Mtg end    | Total Rm Nights | Requested Rooms | Source Code                |
|--|--|-----------|-------------------|--------------|-----|------|------------|------------|-----------------|-----------------|----------------------------|
| Alaska Bar Assn  | 2026 AK Bar Assn Annual Convention                                   | Definite  | Yes               | \$418,500.00 | 300 | 375  | 04/22/2026 | 04/24/2026 | 4               | 1200            | TJ Archive/Return Business |
| AK Peace Officers Assn                                   | 2026 APOA State Conference   | Lead      | Yes               | \$274,800.00 | 150 | 200  | 05/04/2026 | 05/06/2026 | 4               | 400             | TJ Archive/Return Business |
| Central Mine Rescue                                      | Mine Rescue Competition 2026   | Assist    | No                | \$149,000.00 | 100 | 150  | 05/05/2026 | 05/08/2026 | 6               | 400             | Local Champion - Bid       |
| Paris Tattoo Body Art                                    | 2026 True North Tattoo Body Art Expo                                 | Definite  | Yes               | \$90,060.00  | 60  | 100  | 05/21/2026 | 05/24/2026 | 5               | 300             | Centennial Hall Referral   |
| Breathe Alaska   | 2026 Triathletes Breathwork Retreat                                  | Definite  | No                | \$27,820.00  | 20  | 20   | 05/26/2026 | 05/29/2026 | 4               | 80              |                            |
| Sealaska Heritage Institute                              | 2026 Sealaska Heritage Inst - Celebration                            | Assist    | Yes               | \$811,000.00 | 500 | 1000 | 06/03/2026 | 06/06/2026 | 7               | 3500            | TJ Archive/Return Business |
| Juneau Mountain Rescue                                   | 2026 Mountain Rescue Assn Annual Meeting                             | Definite  | No                | \$278,200.00 | 200 | 200  | 06/11/2026 | 06/14/2026 | 6               | 1200            | Local Champion - Bid       |
| Phycological Soc of Amer                                 | Annual Meeting 2026  | Definite  | No                | \$228,450.00 | 150 | 250  | 06/15/2026 | 06/17/2026 | 3               | 450             | Direct Inquiry             |
| NTCSA  | NTCSA 2026 Board Meeting   | Tentative | Yes               | \$27,820.00  | 20  | 20   | 07/06/2026 | 07/10/2026 | 7               | 140             | Direct Inquiry             |
| USS Juneau   | 2026 USS Juneau Reunion  | Lead      | No                | \$65,952.00  | 36  | 36   | 07/16/2026 | 07/19/2026 | 4               | 118             | Direct Inquiry             |
| Aukeman Triathlon  | Aukeman Triathlon  | Definite  | No                | \$159,650.00 | 100 | 250  | 08/02/2026 | 08/06/2026 | 5               | 250             | Local Champion - Bid       |
| AEL&P Co   | Avista Board Trip 2026   | Definite  | No                | \$47,864.00  | 34  | 50   | 08/05/2026 | 08/07/2026 | 3               | 102             | Direct Inquiry             |
| Denali Oncology Group                                    | Denali Oncology Group 2026   | Definite  | No                | \$140,420.00 | 100 | 110  | 08/14/2026 | 08/16/2026 | 4               | 400             |                            |
| NATIONAL CONFERENCE OF STATE SOCIAL SECURITY             | National Conference of State Social Security Administrators (NCSSSA) | Lead      | No                | \$75,540.00  | 60  | 0    | 09/14/2026 | 09/17/2026 | 4               | 240             | TJ Bid Prospect            |
| Museums Alaska   | Museums AK 2026  | Definite  | No                | \$136,400.00 | 100 | 100  | 09/23/2026 | 09/26/2026 | 5               | 500             | Direct Inquiry             |
| AK Historical Society/Museums AK                         | 2026 Annual Meeting  | Lead      | No                | \$216,900.00 | 150 | 200  | 10/01/2026 | 10/05/2026 | 5               | 0               |                            |
| North American Traditional Indigenous Food Systems       | 2026 Indigenous Food Festival  | Definite  | No                | \$139,100.00 | 100 | 100  | 10/02/2026 | 10/04/2026 | 3               | 300             | Local Champion - Bid       |
| Metcalfe Communications                                  | 2027 Public Market   | Assist    | Yes               | \$173,750.00 | 100 | 450  | 11/28/2026 | 11/30/2026 | 3               | 300             | Direct Inquiry             |
| Heritage & Cultural Tourism Conference                   | 2027 Heritage & Cultural Tourism Conference                          | Lead      | No                | \$214,590.00 | 150 | 180  | 03/23/2027 | 03/28/2027 | 6               | 600             | TJ Bid Prospect            |
| Philanthropic Educational Organization P.E.O. Sisterhood | 2027 AK P.E.O. Women's Clubs State Conference                        | Assist    | No                | \$141,575.00 | 100 | 125  | 04/29/2027 | 05/01/2027 | 3               | 300             | Local Champion - Bid       |
| Council of State Governments-WEST                        | 2027 - Council of State Governments-WEST                             | Lead      | No                | \$415,274.00 | 271 | 400  | 07/18/2027 | 07/25/2027 | 9               | 2439            | TJ Archive/Return Business |
| Alaska Recreation and Park Assn                          | 2027 or 2028 AK Recreation and Parks Assn Annual Conference          | Lead      | Yes               | \$78,460.00  | 50  | 80   | 09/15/2027 | 09/19/2027 | 9               | 450             | Local Champion - Bid       |

| Organization                    | Meeting   | Status | Convention Center | EEI            | RA   | SA  | Mtg start  | Mtg end    | Total Rm Nights | Requested Rooms | Source Code                |
|---------------------------------|---|--------|-------------------|----------------|------|-----|------------|------------|-----------------|-----------------|----------------------------|
| North Pacific Fishery Mgmt Cncl | North Pacific Fishery Management Council - 2027 | Lead   | No                | \$97,370.00    | 70   | 70  | 10/03/2027 | 10/13/2027 | 11              | 770             | Centennial Hall Referral   |
| AK Travel Industry Assn (ATIA)  | 2028 ATIA Annual Convention & Trade Show        | Assist | Yes               | \$637,500.00   | 450  | 500 | 10/10/2028 | 10/12/2028 | 7               | 3150            | TJ Archive/Return Business |
|                                 |   | COUNT: | COUNT: 42         | SUM:           | SUM: |     |            |            | SUM:            | SUM:            |                            |
|                                 |   | 42     |                   | \$8,307,670.00 | 8326 |     |            |            | 214             | 24669           |                            |



Date Created: Jan 15, 2026

# Travel Juneau

For the Month of December 2025



|                      |   |
|----------------------|---|
| Table Of Contents    | 1 |
| Trend                | 2 |
| Response Juneau, AK+ | 3 |
| Help                 | 4 |

Corporate North American Headquarters  
T : +1 (615) 824 8664  
destininfo@str.com www.str.com

International Headquarters  
T : +44 (0)207 922 1930  
industryinfo@str.com www.str.com

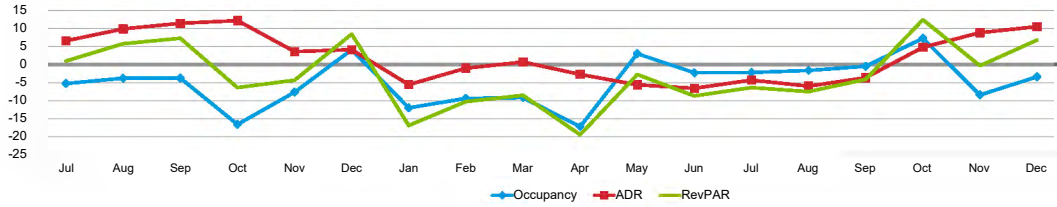
2026 © CoStar Group. This STR Report is a publication of STR, LLC and STR Global, Ltd., CoStar Group companies, and is intended solely for use by paid subscribers. The information in the STR Report is provided on an "as is" and "as available" basis and should not be construed as investment, tax, accounting or legal advice. Reproduction or distribution of this STR Report, in whole or part, without written permission is prohibited and subject to legal action. If you have received this report and are NOT a subscriber to this STR Report, please contact us immediately. Source: 2026 STR, LLC / STR Global, Ltd. trading as "STR".

Tab 2 - Trend: Travel Juneau

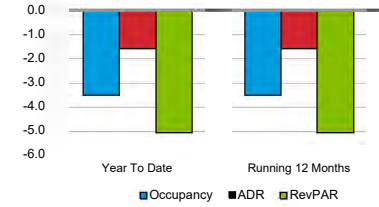
Currency: USD - US Dollar

Travel Juneau  
For the Month of December 2025

Monthly Percent Change



Overall Percent Change



| Occupancy (%)  | 2024 |      |      |       |      |      | 2025  |      |      |       |      |      |      |      |      |      |      |      |
|----------------|------|------|------|-------|------|------|-------|------|------|-------|------|------|------|------|------|------|------|------|
|                | Jul  | Aug  | Sep  | Oct   | Nov  | Dec  | Jan   | Feb  | Mar  | Apr   | May  | Jun  | Jul  | Aug  | Sep  | Oct  | Nov  | Dec  |
| This Year      | 78.4 | 81.2 | 60.1 | 47.8  | 48.3 | 51.1 | 45.5  | 49.8 | 45.6 | 45.9  | 61.8 | 71.0 | 76.7 | 79.9 | 59.8 | 51.3 | 44.2 | 49.4 |
| Last Year      | 82.7 | 84.4 | 62.4 | 57.3  | 52.3 | 49.1 | 51.6  | 54.9 | 50.2 | 55.4  | 60.0 | 72.6 | 78.4 | 81.2 | 60.1 | 47.8 | 48.3 | 51.1 |
| Percent Change | -5.2 | -3.8 | -3.7 | -16.5 | -7.6 | 4.1  | -12.0 | -9.3 | -9.1 | -17.1 | 3.0  | -2.3 | -2.2 | -1.6 | -0.5 | 7.3  | -8.4 | -3.4 |

| ADR            | 2024   |        |        |        |        |        | 2025   |        |        |        |        |        |        |        |        |        |        |        |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
|                | Jul    | Aug    | Sep    | Oct    | Nov    | Dec    | Jan    | Feb    | Mar    | Apr    | May    | Jun    | Jul    | Aug    | Sep    | Oct    | Nov    | Dec    |
| This Year      | 274.57 | 276.04 | 209.08 | 158.93 | 136.48 | 132.33 | 130.03 | 176.03 | 156.02 | 155.18 | 200.26 | 249.65 | 262.86 | 259.63 | 201.48 | 166.54 | 148.52 | 146.23 |
| Last Year      | 257.60 | 251.20 | 187.65 | 141.68 | 131.74 | 127.06 | 137.66 | 177.79 | 154.91 | 159.51 | 212.12 | 267.15 | 274.57 | 276.04 | 209.08 | 158.93 | 136.48 | 132.33 |
| Percent Change | 6.6    | 9.9    | 11.4   | 12.2   | 3.6    | 4.1    | -5.5   | -1.0   | 0.7    | -2.7   | -5.6   | -6.5   | -4.3   | -5.9   | -3.6   | 4.8    | 8.8    | 10.5   |

| RevPAR         | 2024   |        |        |       |       |       | 2025  |       |       |       |        |        |        |        |        |       |       |       |
|----------------|--------|--------|--------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|-------|-------|-------|
|                | Jul    | Aug    | Sep    | Oct   | Nov   | Dec   | Jan   | Feb   | Mar   | Apr   | May    | Jun    | Jul    | Aug    | Sep    | Oct   | Nov   | Dec   |
| This Year      | 215.21 | 224.24 | 125.71 | 76.01 | 65.87 | 67.59 | 59.13 | 87.67 | 71.11 | 71.27 | 123.71 | 177.17 | 201.56 | 207.47 | 120.57 | 85.46 | 65.68 | 72.18 |
| Last Year      | 213.08 | 212.02 | 117.18 | 81.18 | 68.84 | 62.33 | 71.09 | 97.66 | 77.71 | 88.41 | 127.18 | 193.95 | 215.21 | 224.24 | 125.71 | 76.01 | 65.67 | 67.59 |
| Percent Change | 1.0    | 5.8    | 7.3    | -6.4  | -4.3  | 8.4   | -16.8 | -10.2 | -8.5  | -19.4 | -2.7   | -8.7   | -6.3   | -7.5   | -4.1   | 12.4  | -0.3  | 6.8   |

| Supply         | 2024   |        |        |        |        |        | 2025   |        |        |        |        |        |        |        |        |        |        |        |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
|                | Jul    | Aug    | Sep    | Oct    | Nov    | Dec    | Jan    | Feb    | Mar    | Apr    | May    | Jun    | Jul    | Aug    | Sep    | Oct    | Nov    | Dec    |
| This Year      | 32,798 | 32,798 | 31,740 | 30,876 | 23,430 | 24,211 | 24,211 | 27,888 | 30,876 | 28,410 | 31,279 | 30,270 | 31,279 | 31,279 | 30,270 | 19,747 | 19,110 | 19,747 |
| Last Year      | 32,798 | 32,798 | 31,740 | 24,211 | 23,430 | 24,211 | 24,211 | 27,888 | 30,876 | 29,880 | 32,798 | 31,740 | 32,798 | 31,740 | 30,876 | 23,430 | 24,211 | 24,211 |
| Percent Change | 0.0    | 0.0    | 0.0    | 27.5   | 0.0    | 0.0    | 0.0    | 0.0    | 0.0    | -4.9   | -4.6   | -4.6   | -4.6   | -4.6   | -36.0  | -18.4  | -18.4  |        |

| Demand         | 2024   |        |        |        |        |        | 2025   |        |        |        |        |        |        |        |        |        |        |        |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
|                | Jul    | Aug    | Sep    | Oct    | Nov    | Dec    | Jan    | Feb    | Mar    | Apr    | May    | Jun    | Jul    | Aug    | Sep    | Oct    | Nov    | Dec    |
| This Year      | 25,708 | 26,643 | 19,083 | 14,788 | 11,309 | 12,366 | 11,009 | 13,890 | 14,072 | 13,047 | 19,322 | 21,481 | 23,985 | 24,995 | 18,115 | 10,133 | 8,451  | 9,747  |
| Last Year      | 27,130 | 27,682 | 19,820 | 13,872 | 12,243 | 11,876 | 12,504 | 15,319 | 15,489 | 16,561 | 19,665 | 23,043 | 25,708 | 26,643 | 19,083 | 14,788 | 11,309 | 12,366 |
| Percent Change | -5.2   | -3.8   | -3.7   | 6.5    | -7.6   | 4.1    | -12.0  | -9.3   | -9.1   | -21.2  | -1.7   | -8.8   | -6.7   | -6.2   | -5.1   | -31.4  | -25.3  | -21.2  |

| Revenue        | 2024      |           |           |           |           |           | 2025      |           |           |           |           |           |           |           |           |           |           |           |
|----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
|                | Jul       | Aug       | Sep       | Oct       | Nov       | Dec       | Jan       | Feb       | Mar       | Apr       | May       | Jun       | Jul       | Aug       | Sep       | Oct       | Nov       | Dec       |
| This Year      | 7,058,523 | 7,354,507 | 3,989,886 | 2,347,030 | 1,543,418 | 1,636,338 | 1,431,492 | 2,445,008 | 2,195,495 | 2,024,652 | 3,869,411 | 5,362,839 | 6,304,734 | 6,489,375 | 3,649,775 | 1,687,546 | 1,255,175 | 1,425,296 |
| Last Year      | 6,988,636 | 6,953,778 | 3,719,307 | 1,965,403 | 1,612,865 | 1,508,998 | 1,721,262 | 2,723,496 | 2,399,337 | 2,641,585 | 4,171,353 | 6,155,890 | 7,058,523 | 7,354,507 | 3,989,886 | 2,347,030 | 1,543,418 | 1,636,338 |
| Percent Change | 1.0       | 5.8       | 7.3       | 19.4      | -4.3      | 8.4       | -16.8     | -10.2     | -8.5      | -23.4     | -7.2      | -12.9     | -10.7     | -11.8     | -8.5      | -28.1     | -18.7     | -12.9     |

| Census %             | 2024 |      |      |      |      |      | 2025 |      |      |      |      |      |      |      |      |      |      |      |
|----------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
|                      | Jul  | Aug  | Sep  | Oct  | Nov  | Dec  | Jan  | Feb  | Mar  | Apr  | May  | Jun  | Jul  | Aug  | Sep  | Oct  | Nov  | Dec  |
| Census Props         | 14   | 14   | 14   | 13   | 12   | 12   | 12   | 13   | 13   | 12   | 13   | 13   | 13   | 13   | 13   | 10   | 10   | 10   |
| Census Rooms         | 1058 | 1058 | 1058 | 996  | 781  | 781  | 781  | 996  | 996  | 947  | 1009 | 1009 | 1009 | 1009 | 1009 | 637  | 637  | 637  |
| % Rooms Participants | 66.5 | 66.5 | 66.5 | 70.7 | 62.6 | 62.6 | 62.6 | 70.7 | 70.7 | 74.3 | 69.8 | 69.8 | 69.8 | 69.8 | 69.8 | 61.9 | 61.9 | 61.9 |

A blank row indicates insufficient data.

© 2025 CoStar Group. This STR Report is a publication of STR, LLC and STR Global, Ltd., CoStar Group companies, and is intended solely for use by paid subscribers. The information in the STR Report is provided on an "as is" and "as available" basis and should not be construed as investment, tax, accounting or legal advice. Reproduction or distribution of this STR Report, in whole or part, without written permission is prohibited and subject to legal action. If you have received this report and are NOT a subscriber to this STR Report, please contact us immediately. Source: 2026 STR, LLC / STR Global, Ltd. trading as "STR".





## How can we assist you?

**Glossary:**

For all STR definitions, please visit [www.str.com/data-insights/resources/glossary](http://www.str.com/data-insights/resources/glossary)

**Frequently Asked Questions (FAQ):**

For all STR FAQs, please click here or visit <http://www.str.com/data-insights/resources/FAQ>

For additional support, please contact your regional office.

For the latest in industry news, visit [HotelNewsNow.com](http://HotelNewsNow.com).

To learn more about the Hotel Data Conference, visit [HotelDataConference.com](http://HotelDataConference.com).

# MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
[Dan.Bleidorn@juneau.org](mailto:Dan.Bleidorn@juneau.org)  
(907) 586-5252

**TO:** Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee  
**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*  
**SUBJECT:** Mendenhall Valley Air Quality Program Staff Report  
**DATE:** January 14, 2026

From October 1<sup>st</sup> until April 30<sup>th</sup>, Lands staff monitors the Mendenhall Valley's air quality for concentrations of particulate matter. The data utilized for this program is provided to the City from the State of Alaska Division of Air Quality via an air quality monitoring station located on the roof of Floyd Dryden Middle School.

The Assembly provided the City Manager with the authority to call and cancel air pollution emergencies through the adoption of Ordinance 2008-28. The Mendenhall Valley Air Quality Monitoring Program is the result of the implementation of the Federal Clean Air Act. Monitoring is necessary due to the area's susceptibility to air inversions, which trap the fine particulate matter generated by wood-burning stoves. Particulate matter can significantly affect the health of children, the elderly, and people with respiratory conditions.

When particulate matter reaches, or is predicted to reach, an unhealthy level the City Manager will declare an air emergency, which prevents all wood stoves in the Valley from being used. Lands staff monitors the concentration of particulate matter seven days a week and air emergencies can be called at night and on the weekends.

During an air emergency, the public is informed in a number of ways:

- 11 large yellow signs that are flipped open and are located throughout the streets of the Valley
- The Woodsmoke Hotline, 907-586-5252, is updated with a message that states there is an air emergency in effect
- Lands website is updated with a red banner stating an air emergency is in effect
- Radio stations will play a Public Service Announcement
- City of Juneau social media will issue a Public Service Announcement
- People who have signed up for an automated text message will receive a text notification

All of these steps are repeated when an air emergency is canceled. The area covered by the Valley's Woodsmoke Hazard Area extends from the Airport north to the Mendenhall Glacier, west to Montana Creek, and south along the eastern shore of Auke Lake and includes the east half of the Mendenhall Peninsula (see attached map).

# MENDENHALL VALLEY SMOKE HAZARD AREA

City & Borough of Juneau, Alaska

