



REGULAR ASSEMBLY MEETING 2026-15 AGENDA

July 27, 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: United States Coast Guard Appreciation Month**
- 2. Recognition of Juneau Fireworks Crew and Volunteers**

E. APPROVAL OF MINUTES

- 1. 2026-06-24 Special Assembly Meeting No. 2026-14 Minutes - Draft**
- 2. 2026-06-08 Regular Assembly Meeting No. 2026-13 Minutes - Draft**

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 2026-39 An Ordinance Amending Title 85, Waters and Harbors, to Include Provisions Governing Cruise Ship Docking and Disembarkation.

This ordinance is sponsored by Assemblymembers Woll, Hughes-Skandijs, and Kelly. It restricts the total number of large cruise ships over 950 passengers calling within the boundaries of the City and Borough of Juneau to five per day. This codifies the negotiated limit recommended by the 2020 Visitor Industry Task Force Final Report and formalized by the 2023 Memorandum of Agreement between CBJ and the cruise lines calling on Juneau.

The City Manager recommends this ordinance be introduced and referred to the next Assembly Committee of the Whole meeting.

2) Ordinance 2021-01(b)(B) An Ordinance Appropriating \$45,000 to the Manager for Fiscal Year 2027 Museum Operations; Funding Provided by a Donation from Norwegian Cruise Line.

This ordinance appropriates \$45,000 in Norwegian Cruise Line donation revenue for continued museum operations during cruise seasons. These funds will provide for part-time limited positions to help maintain museum operational hours.

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

3) Ordinance 2025-01(b)(AQ) An Ordinance Appropriating \$526,602 to the Manager for 2024 Glacier Lake Outburst Flood Response and Repairs, and Deappropriating \$302,781 from the Manager for 2024 Glacier Lake Outburst Flood Response and Repairs; Funding Provided by the United States Federal Emergency Management Agency (FEMA).

CBJ was awarded \$526,602 in Federal Emergency Management Agency (FEMA) funding for response and repair costs related to the August 2024 glacier lake outburst flood. This ordinance appropriates the FEMA funding and deappropriates Restricted Budget Reserve funds that were previously appropriated in FY2025 for the 2024 glacier lake outburst flood response.

The FEMA grant awards reimburse the following eligible response and repair costs:

View Drive stormwater system repairs (\$102,281)
Rivercourt Way embankment armoring (\$127,192)
Debris removal (\$246,629)
Emily Way pipe disconnect sinkhole repair (\$50,500)

Additional funding applications related to the August 2024 flood remain under FEMA review and, if approved, may provide further reimbursement of eligible response and

recovery costs.

The Public Works and Facilities Committee reviewed this request at the [July 13, 2026 meeting](#).

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

- 4) Ordinance 2026-38 An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way through Negotiated Sale Agreement with Sealaska Heritage Institute for \$1,500,000.**

At the [March 16, 2026 Committee of the Whole meeting](#), the Assembly discussed options for selling 155 Heritage Way, City Hall. The [memo](#) from the March 16 meeting outlines various methods of disposal available. As an outcome of that meeting, the Assembly moved [Ordinance 2026-15](#), for the disposal of City Hall to the highest bidder with a minimum bid of \$2,500,000, to the [April 6 Regular Assembly meeting](#) for public testimony. No testimony was received. Ordinance 2026-15 was further discussed at the [July 13, 2026 Committee of the Whole meeting](#). In response to the Assembly discussions, Sealaska Heritage Institute has offered to purchase the property through a Negotiated Sale for \$1,500,000. At that meeting, the Committee of the Whole passed a motion to introduce an ordinance for the disposal of 155 Heritage Way through Negotiated Sale to Sealaska Heritage Institute of \$1,500,000. Both ordinances will be scheduled for public hearing at the next regular Assembly meeting.

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

- 5) Ordinance 2026-40 An Ordinance Amending Chapter 03.35, the Continuity of Government Code, to Improve City and Borough of Juneau Procedures for Emergencies.**

This ordinance amends the continuity of government code to remove the requirement to pre-designate successors and to codify that the Assembly will appoint successors as needed.

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

- 6) Ordinance 2026-01(b)(C) An Ordinance Appropriating \$50,697 to the Manager for the Air Traffic Control Tower Capital Improvement Project; Funding Provided by Airport Capital Reserve Funds.**

This ordinance appropriates \$50,697 from the Airport Capital Reserve as the local match for the Air Traffic Control Tower CIP. The project will replace the existing tower roof, roof hatch, and access ladder, all of which date back to the original 1987 tower construction. The FAA has awarded \$963,247 through the Airport Terminal Program, for a total estimated project cost of \$1,013,944. This appropriation will provide for

project design, which is anticipated to begin in 2026, with construction expected in 2027 upon receipt and appropriation of the executed FAA grant agreement.

The Airport Board of Directors approved this request at the [July 9, 2026 meeting](#).

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

B) Resolutions

1) Resolution 4054 A Resolution Supporting an Application for Funding from the State of Alaska Department of Transportation and Public Facilities Harbor Facility Grant Program of \$500,000 for Echo Cove Launch Ramp Float Installation Project.

This resolution is in support of a Docks & Harbors ADOT Harbor Facility Grant application to install a boarding float at Echo Cove Launch Ramp. An Assembly resolution is not required for the ADOT Facility Grant but is encouraged as it increases an applicant's score. Improvements to the Echo Cove facility were initiated by Territorial Sportsmen, Inc., and has support from other user groups.

The Docks & Harbors Board reviewed this resolution at its regular Docks and Harbors Board meeting on [June 25, 2026](#) and recommended approval by the Assembly.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4055 A Resolution Supporting an Application for Funding from the State of Alaska Department of Transportation and Public Facilities Harbor Facility Grant Program for \$2,000,000 for Phase IV of the Statter Harbor Improvements Project.

This resolution is in support of a Docks & Harbors ADOT Harbor Facility Grant application to replace aging floats & piling at the Statter Harbor "horseshoe" as well as zinc anodes for pilings without cathodic protection. An Assembly resolution is not required for the ADOT Facility Grant but is encouraged as it increases an applicant's score. The Statter Harbor "horseshoe" is the oldest infrastructure left in the harbor from the 1960's.

The Docks & Harbors Board reviewed this resolution at its regular Docks and Harbors Board meeting on [June 25, 2026](#) and recommended approval by the Assembly.

The City Manager recommends the Assembly adopt this Resolution.

3) Resolution 4057 A Resolution Repealing and Reestablishing the Assembly Rules of Procedure.

This resolution repeals and reestablishes the Assembly Rules of Procedure to clarify

parliamentary procedures and current practices, and improve meeting administration. The proposed amendments include clarifying committee authority and meeting procedures, establishing a process for filling empowered board vacancies, documenting existing Charter requirements and current practices, making technical and housekeeping revisions, and updating provisions related to public participation, and committee operations.

These proposed amendments were discussed at the [July 13, 2026, Committee of the Whole](#).

The City Manager recommends the Assembly adopt this Resolution.

- 4) Resolution 4058 A Resolution Repealing Noncode Ordinances Nos. 2020-32(c)(am) and 2023-20(b), and Reestablishing the Systemic Racism Review Committee.**

This Resolution removes the sunset clause and re-establishes the SRRC.

The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

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

Liquor License — 2 Transfers

Transfer From: Abigail May LaForce Barnett d/b/a Zerelda's Bistro

Transfer To: Queen of the North, LLC d/b/a Queen of the North Wine Cafe

License Type: Restaurant Eating Place License: #5278 Location: 9106 Mendenhall Mall Rd. Suite B

Transfer From: No Creek Jack Inc. d/b/a Duck Creek Market

Transfer To: Thibodeau's Market, Inc. d/b/a Duck Creek Market

License Type: Package Store License: #2976 Location: 9951 Stephen Richards Dr.

Package Store Endorsements: shipping #60019, delivery #60020, re-packaging #60021, sampling #60022

Liquor License — 2 Renewals

Licensee: Green Lantern LLC (No DBA: Renda Heimbigner)

License Type: Restaurant Eating Place License: #851 Location: No Premises

Licensee: Alaskan Hotel & Bar Inc. d/b/a Alaskan Hotel

License Type: Beverage Dispensary - Tourism License: #1378 Location: 167 S. Franklin 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 license actions.

D) Bid Awards

1) BE27-025 CBJ Interior Improvements - Burns Building

This project consists of interior improvements to Floors 1 and 2 of the William J. Burns Building, located at 801 W. 10th Street, Juneau, Alaska. The project includes upgrades to the HVAC and electrical systems, as well as limited interior construction and finish replacement, to bring public-facing areas, accessible routes, and key building systems up to current code and ADA compliance standards. The majority of the work will take place on floors 1 and 2, with limited work required in the Mechanical Penthouse. Upon completion, the project will consolidate eleven City and Borough of Juneau departments and approximately 147 personnel within approximately 46,000 square feet of combined floor area.

The City Manager recommends award of the CBJ Interior Improvements - Burns Building (BE27-025) to Carver Construction, the lowest responsive bidder, for a total contract amount of \$4,416,700.92.

E) Transfers

1) Transfer Request 2701 A Transfer of \$275,000 from CIP W75-064 Crow Hill Reservoir Inspect and Rehabilitate to CIP W75-082 Crow Hill Water Electrical Upgrades.

This request would transfer \$275,000 from the Crow Hill Reservoir Inspect and Rehabilitate CIP to new CIP Crow Hill Water Electrical Upgrades. These funds will provide for necessary repairs and improvements to the Crow Hill water systems' power distribution network, which is currently experiencing failures. Until remedied, these issues present a work safety hazard and compromise the function of the water storage and distribution systems. The Crow Hill Reservoir Inspect and Rehabilitate CIP will retain sufficient funding for remaining project work.

This transfer of project funding is consistent with the intent of the 2017 1% Sales Tax Initiative approved by voters in the October 3, 2017 municipal election.

The Public Works and Facilities Committee reviewed this request at the [March 16, 2026 meeting](#).

The City Manager recommends approval of this transfer.

F) City/State Project Review

1) CSP2026 0001: The Alaska Department of Transportation and Public Facilities State Project Review for construction of a modified, partially signalized intersection at Egan Drive and Yandukin Drive.

This item was heard at the [June 23, 2026, Planning Commission meeting](#), where the Commission adopted the analysis and findings contained in the [June 3, 2026, Staff Report](#) and approved a State Project Review for construction of a modified partially signalized intersection at Egan Drive and Yandukin Drive, as described in the project description and drawings submitted with the application with no conditions. The [Notice of Decision](#) was filed with the Municipal Clerk on June 29, 2026, making the permit effective on that date.

Under CBJ Code, the Planning Commission's decision becomes final 90 days after the application is received unless modified or disapproved by the Assembly. The 90-day review period has elapsed making this an informational item.

The City Manager submits this item to the Assembly for information only.

I. PUBLIC HEARING

1. **Ordinance 2026-35 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount Not to Exceed \$16,000,000 to Finance Capital Improvements at Various Schools within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 6, 2026.**

This ordinance would send a bond package to the voters to consider in the municipal election on October 6, 2026. This ordinance would send one general obligation bond proposition of up to \$16.0 million for school capital improvements in the borough. School improvement projects identified include reroofing projects at several schools, security and safety upgrades districtwide, boiler room renovation and upgrades at several schools.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 6, 2026 election ballot during the May 20, 2026, Assembly Finance Committee meeting. The Assembly Finance Committee reviewed this ordinance at its [June 3, 2026 meeting](#). The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

2. **Ordinance 2026-36 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount Not to Exceed \$9,400,000 to Finance Water and Wastewater Utilities Capital Improvements within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 6, 2026.**

This ordinance would send one general obligation bond proposition of up to \$9.4 million for water and wastewater utility infrastructure improvements, including, but not limited to, work at the Mendenhall Wastewater Treatment Plant. As part of the

utility rate-setting process, the Assembly determined a rate structure that would require cash infusion from outside the utility in order to maintain the water and wastewater infrastructure. This bond proposal addresses the capital project needs in the short-term. Project costs exceeding the bond amount will be funded from Water and/or Wastewater fund balance.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 6, 2026 election ballot during the May 20, 2026, Assembly Finance Committee meeting. The Assembly Finance Committee reviewed this ordinance at its [June 3, 2026 meeting](#). The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

The City Manager recommends the Assembly take public testimony and refer this ordinance to the Assembly Finance Committee for consideration during the FY28 budget process.

3. Ordinance 2026-13 An Ordinance Providing for the Levy and Collection of a Temporary 3% Areawide Sales Tax on the Price of All Taxable Sales of Goods and Services Delivered within the City and Borough of Juneau, to be in Effect Five Years from July 1, 2027, through July 1, 2032; and Calling for an Election on Whether Such Sales Tax Shall Be Levied.

The CBJ currently levies a 5% sales tax, consisting of a permanent 1% tax, a temporary 1% tax, and a temporary 3% tax. Voters have authorized the temporary 3% tax every five years, and it is currently scheduled to expire on July 1, 2027. Revenue from the temporary 3% tax provides a stable funding source for municipal services, including police, fire, parks, libraries, and capital improvement projects. This ordinance would place the temporary 3% sales tax before the voters on the ballot for the October 6, 2026, Municipal Election.

This ordinance was reviewed by the Assembly Finance Committee at its [April 22, 2026 meeting](#). The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

4. Ordinance 2026-11 An Ordinance Amending CBJC 42.30.010, Resisting or Interfering with an Officer, to Include Interferences with Fire Department Services.

This ordinance adds fire department personnel to existing code that prohibits interfering with public safety personnel when they are discharging their official duties. It specifically prohibits interference or tampering with apparatus, hydrants, equipment, or objects being used by department staff, during the extinguishment of fires, or while staff are responding to an accident or medical emergency. This legislation does not restrict or limit an individual's constitutional rights to record,

observe, and/or protest civic action.

Public Testimony was taken at the [April 6, 2026 Regular Assembly meeting](#), after which the ordinance was referred to the Human Resources Committee (HRC) for further review. The HRC considered the ordinance at its [May 18, 2026, meeting](#), and forwarded it back to the full Assembly.

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

5. Ordinance 2026-32 An Ordinance Amending the Uniform Sales Tax Code to Repeal the Exemption of Sales by Non-profit Organizations.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#) and discussed at its [June 3, 2026](#) meeting. This ordinance narrows exemptions available to non-profits to only include governments and social services.

A Law recommended amendment has been included in your packet for consideration.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

6. Ordinance 2026-34 An Ordinance Amending Real and Personal Property Tax to Adjust the Senior Citizen and Disabled Veteran Hardship Exemption.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#). This ordinance modifies the income requirement to 250% of the federal poverty guidelines. For an individual, that amount is \$49,875; for a family, the amount is \$67,625. Currently, the income threshold is \$120,000.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#) and had the following comment to share with the Assembly: *The SRRC reviewed Ordinance 2026-34 and recommends to the Assembly that they consider broader hardship definitions when considering property tax exemptions and other exemptions in the future.*

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

7. Ordinance 2026-29 An Ordinance Amending Real and Personal Property Tax Code to Repeal the Historic Property Repair Exemptions.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#). This ordinance removes the exemption for repair and rehabilitation of historic property in its entirety.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

8. Ordinance 2026-30 An Ordinance Amending Real and Personal Property Tax to Adjust the Commercial Fixed-Wing and Rotary-Wing Aircraft Flat Tax.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#). This ordinance updates the flat tax for commercial fixed-wing and rotary-wing aircraft over a period of three years, to bring all rates up to current CPI.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

9. Ordinance 2026-31 An Ordinance Amending Real and Personal Property Tax to Amend the Property Tax Exemptions for Vessels.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#). This ordinance narrows the property tax exemption for vessels and establishes a flat property tax for commercial vessels (other than those exempted) based on length.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

10. Ordinance 2026-33 An Ordinance Amending the Uniform Sales Tax Code to Repeal the Exemption of Agent Commissions for Negotiated Sale or Lease.

This ordinance was reviewed by the [Assembly Finance Committee on May 13, 2026](#). This ordinance repeals the exemption for agent commissions in its entirety.

The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

11. Ordinance 2025-01(b)(AP) An Ordinance Appropriating \$12,000,000 to the Manager for Bartlett Regional Hospital's Fiscal Year 2026 Operating Costs; Funding Provided by Hospital Funds.

This ordinance appropriates \$12 million for Bartlett Regional Hospital's FY2026 operating costs. During FY2026, the hospital expanded operations to include Bartlett Family Medicine, Bartlett Glacier Peds, and orthopedic and general surgery specialty clinics. These expanded services were not reflected in Bartlett's FY2026 Amended Budget, creating a need for additional expenditure authority to support the associated operating costs. Funding for this appropriation is provided by increased user fee revenue generated by these expanded services.

The Bartlett Regional Hospital Board of Directors will review this request at its June 30 meeting. The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

12. Ordinance 2025-01(b)(AO) An Ordinance Appropriating \$118,407 to the Manager for the Ramp Improvements and Remain Overnight Aircraft Parking Apron Capital Improvement Project; Funding Provided by Airport Capital Reserve Funds.

This ordinance appropriates \$118,407 from Airport Capital Reserve to the Ramp Improvements and Remain Overnight Aircraft Parking Apron CIP. The funding provides for localized runway repairs at seven locations on Runway 08/26. The work includes milling, repaving, and surface grooving to repair potholes and other pavement failures. These expenses are ineligible for grant reimbursement and support final project close-out. This project is expected to be completed later this year.

The Airport Board of Directors approved this request at its [May 14, 2026 meeting](#). The Systemic Racism Review Committee reviewed this ordinance at its [June 9, 2026 meeting](#).

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

13. Ordinance 2026-23 An Ordinance Amending Title 42 Penal Code Relating to the Offense of Failure to Appear.

This ordinance makes housekeeping amendments to the CBJ Code relating to the offense of Failure to Appear (FTA). The ordinance clarifies that Failure to Appear is a Class B misdemeanor, allowing CBJ to prosecute individuals who fail to attend court hearings related to an open criminal case. The amendment aligns the offense classification with the associated underlying misdemeanor offense and promotes consistency within the CBJ penal code. The ordinance also relocates the FTA provision to the appropriate title and code section to improve the organization and consistency of the Code.

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

J. UNFINISHED BUSINESS

K. NEW BUSINESS

1. Amendment No. 1 to the Memorandum of Agreement (MOA) with Tlingit & Haida: Public Safety and Emergency Response

The Assembly approved a Supplemental Memorandum of Agreement with the Central Council of the Tlingit & Haida Indian Tribes of Alaska in November 2024 to strengthen government-to-government collaboration on public safety, emergency preparedness, joint training, and information sharing. Amendment No. 1 builds upon that partnership by formalizing the City and Borough of Juneau's ability to provide municipal fire and emergency response services to Tribal properties within the borough, including emergency medical services, fire suppression, rescue response, hazardous conditions response, and other public safety services.

The amendment establishes a framework for the Tribe to make a voluntary annual Public Safety Services Support Contribution, if mutually agreed upon, to help support these services while expressly preserving the governmental status, sovereign immunity, and jurisdiction of both parties. It also expands coordination during significant public safety events by requiring timely communication and resource coordination to avoid duplication of effort. While the amendment applies generally to Tribal properties and does not identify any specific property, [Two Coppers Casino](#) on Fish Creek Road is expected to be the first Tribal property formally recognized under the agreement. All other provisions of the 2024 MOA remain in effect, including the commitment to ongoing collaboration, joint training, and information sharing.

This amendment was reviewed and forwarded to the Assembly by the Assembly Committee of the Whole at its [July 13, 2026 meeting](#).

The City Manager recommends the Assembly take public testimony and approve the amendment.

2. Notice of Appeal - AELP Sales Tax

On March 12, 2026, AELP was notified by the CBJ Finance Department that their purchase of diesel fuel was not eligible for a resale exemption under CBJC [69.05.040\(32\)](#). [AELP appealed this decision](#).

A panel of three hearing officers heard oral arguments by AELP and CBJ Finance on [May 11, 2026](#). The panel produced a [recommendation](#) for the Manager's consideration; the majority recommended that AELP be found eligible for the exemption. On June 3, 2026, the Manager issued a [decision](#) which declined to follow the panel's recommendation and

denied AELP the exemption. The Manager's decision is now timely being appealed to the Assembly.

In accordance with the Appeals Code, the Assembly must decide whether to accept or reject the appeal. If you determine, after liberally construing the notice of appeal in order to preserve the rights of the appellant, that there has been a failure to comply with the appellate rules, or if the notice of appeal does not state grounds upon which any of the relief requested may be granted, you may reject the appeal.

If the appeal is accepted, you must decide whether the Assembly will hear the appeal itself or if it will assign the appeal to a hearing officer. If you decide to hear the appeal yourselves, a presiding officer should be appointed. If the appeal is denied the Manager's recommendation stands.

In hearing an appeal, the Assembly would sit in its quasi-judicial capacity and must avoid discussing the case outside of the hearing process. (See CBJC [01.50.230](#), Impartiality.)

The City Attorney recommends the Assembly accept the appeal and designate a presiding officer.

3. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications

There are five (5) property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment. The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

Clerk's Note: Due to the personal nature of the back-up documents, those will be provided to the Assemblymembers only.

The City Manager recommends the Assembly act on each of these applications individually.

4. Certification of Charter Amendment Petition: Mill Rate Cap Change

The Charter Amendment petition has been [certified](#) and will be placed on the October 6, 2026, Regular Municipal Election ballot in accordance with [CBJ Charter § 14.5](#). This is informational only, no Assembly action required.

5. Juneau Housing First Collaborative Request to Lease CBJ Property Located off Shaune Drive for Less Than Fair Market Value

Juneau Housing First Collaborative (JHFC) applied to lease this property at below market rate to develop housing to accommodate low-income individuals with secure and

supportive 1-bedroom units. This CBJ-owned property, located at the end of Commercial Boulevard adjacent to Home Depot, consists of one vacant lot totaling 7.65 acres. CBJ acquired the property by donation from Home Depot in 2006. This property is zoned Rural Reserve and the applicant has recently submitted a zone change application to the Community Development Department with the requested zoning of Light Commercial, which would match an adjacent property that the Assembly recently rezoned to Light Commercial. The Assembly Lands, Housing, and Economic Development Committee (LHED) reviewed this application and passed a motion of support to lease a portion of parcel LND-0834 by direct negotiation with the original proposer for less than fair market value and forward this application to the full Assembly to review in accordance with CBJC [53.09.260](#) (a) and [53.09.270](#). If an affirmative motion is provided, terms and conditions will be negotiated and provided to the LHED Committee prior to a lease ordinance being introduced.

In order to meet a grant application deadline, the City Manager entered into a Memorandum of Understanding with JHFC on July 16, 2026 supporting collaborative efforts to develop transitional housing on this property, pending Assembly approval.

The City Manager requests a motion of support to work with Juneau Housing First Collaborative towards the disposal of City property through a negotiated lease for less than fair market value.

L. STAFF REPORTS

- 1. Update on Ballot Proposition Labels for 2026 Municipal Election**

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

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: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.