REGULAR ASSEMBLY MEETING 2026-17 AGENDA

September 14, 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:

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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. **USS Ted Stevens Recognition Days Proclamation**
2. **National Drive Electric Month Proclamation**

E. APPROVAL OF MINUTES

1. **2026-08-17 Regular Assembly Meeting 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 2026-01(b)(G) An Ordinance Appropriating $302,490 to the Manager for Fiscal Year 2027 Airport Operations; Funding Provided by Airport Funds.**

This ordinance would appropriate $302,490 of Airport fund balance for the Airport Movement Area Remarking term contract. Historically this work has been ineligible for AIP dollars and has instead been funded by Airport user fees. Effective in FY27, the FAA is anticipated to reimburse 93.75% of the cost of this work. This ordinance appropriates the authority for this contract in the Airport's FY27 operating budget. Upon anticipated award at the end of September, the FAA grant will be appropriated and the use of Airport fund balance will be deappropriated from the operating budget.

The Airport Board approved this request at the August 13, 2026 meeting.

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

2) **Ordinance 2026-01(b)(H) An Ordinance Appropriating $75,000 to the Manager for the Air Traffic Control Tower Capital Improvement Project; Funding Provided by Airport Funds.**

This ordinance appropriates $75,000 from Airport fund balance 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. This appropriation will provide forward funding for project design in 2026. Construction is expected in 2027. The FAA is anticipated to fund 93.75% of both design and construction. These funds will be returned to Airport fund balance upon appropriation of the FAA grant.

The Airport Board will review this request at the September 10, 2026 meeting.

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

3) **Ordinance 2026-01(b)(I) An Ordinance Appropriating $11,154,002 to the Manager for the Aurora Harbor Drive Down Float Capital Improvement Project; Grant Funding Provided by the United States Department of Transportation Maritime Administration (MARAD) Port Infrastructure Development Program (PIDP).**

This ordinance would appropriate $11,154,002 of grant funds from the US Department of Transportation Maritime Administration's Port Infrastructure Development Program. This funding will be used to construct a drive-down float and vehicle bridge at Aurora Harbor and procure two new float-mounted electric cranes, each with a maximum lift capacity of three tons. This grant requires a local match of $4,182,750. $2,800,000 of this amount is met by previously appropriated funds in the Aurora Harbor Drive Down Float CIP. The remaining $1,382,750 will be provided by future project closeout transfers from the Aurora Harbor Improvements and Taku Harbor

Improvements CIPs, as well as an Alaska Department of Transportation and Public Facilities' Harbor Facility Grant Program award.

The Docks and Harbors Board reviewed this request at the August 27, 2026 meeting.

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

4) **Ordinance 2026-41 An Ordinance Amending Title 67 to Add Prohibitions Related to Electric Bicycles in Parks and Recreation Areas, and Providing for a Penalty.**

This ordinance amends Title 67 to establish regulations for electric bicycle use in CBJ parks, trails, and recreation areas and on designated Eaglecrest trails. The ordinance generally prohibits electric and motorized bicycles on parks and trails where motorized vehicles are prohibited. Class 1 electric bicycles and powered adaptive bicycles may be used on trails that are open to bicycles, unless otherwise posted. The ordinance also updates the Parks and Recreation fine schedule to establish a $150 civil fine for violations.

This ordinance was reviewed and forwarded to the Assembly by the Lands, Housing, & Economic Development Committee at its August 31, 2026 meeting. It was also reviewed by the Parks and Recreation Advisory Committee at its July 7, 2026 meeting.

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

5) **Ordinance 2026-42 An Ordinance Amending CBJC 57.05.022, Disposition of State Subventions, by Removing the State-shared Revenue from the Raw Fish Tax.**

During the FY27 budget cycle the City Manager was tasked with evaluating all new and current revenue sources with the objective of increasing revenue in the general fund. As part of this review, the State Shared Fisheries Business Tax (also known as "raw fish tax") was determined to be eligible for general government purposes and was therefore reallocated to the general fund. This housekeeping ordinance aligns CBJ code with the approved appropriation of these revenues by removing the specification in CBJ Code 57.05.022(b)(2) that this revenue be deposited in the harbor fund and used for harbor purposes.

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

6) **Ordinance 2026-43 An Ordinance Repealing CBJC 57.05.027, Sustainability Fund, in its Entirety.**

CBJ has not utilized a distinct Sustainability Fund for over 20 years. This housekeeping ordinance repeals the existence of this fund from CBJ code in its entirety. Sustainability efforts and projects are budgeted and performed through Maintenance and Capital Improvement Projects.

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

7) **Ordinance 2026-01(b)(J) An Ordinance Appropriating $80,000 to the Manager for the Juneau Arts and Humanities Council Regranting Programs; Funding Provided by General Funds.**

At its September 2, 2026 meeting, the Assembly Finance Committee approved the Juneau Arts and Humanities Council's request to substantially redirect FY27 funding from regranting programs to operational support as a one-time deviation from regranting. To mitigate the impact on the artist community that has historically benefited from the JAHC's regranting programs, the AFC directed staff to draft an ordinance appropriating $80,000 to restore FY27 funding for the affected regranting programs.

This ordinance would appropriate funding for the following programs:

- Major Grants - $60,000
- Individual Artist Grants - $7,000
- Catalyst Grants - $3,000
- Rental Costs for Small Organizations - $10,000

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

B) Resolutions

1) **Resolution 4061 A Resolution Expressing Support for the United States Department of Justice, Office of Justice Programs, FFY25 Edward Byrne Memorial Justice Assistance Grant (JAG).**

The Juneau Police Department has been awarded $35,092 in grant funding from the U.S. Department of Justice for equipment to enhance officer safety and operational effectiveness. This grant will provide funding for life jackets and firearm support equipment, specifically sights and holsters. No local match is required for this grant. The required 30-day public comment period for the FFY25 JAG grant spending plan ended September 11, 2026. No public comments were received.

The City Manager recommends the Assembly adopt this Resolution.

2) **Resolution 4062 A Resolution Adopting the City and Borough of Juneau Debt Policy for Governmental Debt.**

This policy is intended to guide the CBJ in meeting its obligations under applicable statutes, regulations, and documentation associated with publicly offered and privately placed securities, as well as other forms of indebtedness, such as loans from the State of Alaska. This policy defines the roles and responsibilities of CBJ participants in the debt issuance, the credit objectives, reserve policies, the purpose, type and use of debt, bond term and structuring considerations, guidelines for refunding bonds, the method of sale of bonds, and the use of professionals and service providers. This policy applies to all debt obligations of the City and Borough, including, but not limited to, bonds, loans, notes, and financing contracts.

The proposed policy was reviewed by the Assembly Finance Committee on September 2, 2026. The policy presented with this resolution reflects the direction provided by the Finance Committee.

The City Manager recommends the Assembly adopt this Resolution.

3) Resolution 4063 A Resolution Adopting the City and Borough of Juneau Tax and Securities Law Compliance Policy for Governmental Debt.

This policy is intended to guide the CBJ in meeting its obligations associated with publicly offered and privately placed securities, as well as other forms of indebtedness. This policy addresses obligations of the CBJ that arise during and will continue following the issuance of securities. These obligations may arise as a result of federal tax law and securities laws, or as a result of contractual commitments made by the CBJ. This policy outlines obligations that may be applicable to each issue of securities and identifies the party to be responsible for monitoring compliance. This policy is intended to supplement the City and Borough Debt Policy.

The proposed policy was reviewed by the Assembly Finance Committee on September 2, 2026. The policy presented with this resolution reflects the direction provided by the Finance Committee.

The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

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

Liquor License – Renewals
Licensee: Barnaby Brewing Company, LLC d/b/a Barnaby Brewing Company
License Type: Brewery Retail License: #15149 Location: 165 Shattuck Way
Licensee: Hospitality Group, LLC d/b/a Frontier Suites Hotel
License Type: Beverage Dispensary Tourism License: #3824 Location: 9400 Glacier Hwy.
Licensee: YC Juneau Hotel, LLC d/b/a Baranof Hotel
License Type: Beverage Dispensary License: #648 Location: 127 N. Franklin St.
Marijuana License — Renewal
Licensee: The Mason Jar, LLC d/b/a The Mason Jar, LLC
License Type: Retail Marijuana License: #13279 Location: 2771 Sherwood Lane Unit E

Staff from the Police, Finance, Fire, Public Works (Utilities) and Community Development Departments reviewed the above licenses and recommended the Assembly waive its right to protest these applications. Copies of the documents associated with these licenses are available in hard copy upon request to the Clerk's Office.

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

I. PUBLIC HEARING

1. Ordinance 2026-32(b) An Ordinance Amending the Uniform Sales Tax Code Exemptions Under CBJC 69.05.040.

Ordinance 2026-32(b) revises the sales tax exemptions applicable to qualifying nonprofit organizations. The ordinance narrows the existing exemption for sales, services, and rentals involving nonprofit organizations, while establishing limited exemptions for qualifying social services and intermittent fundraising activities. The changes are intended to more clearly define the nonprofit activities eligible for exemption and limit the exemption to activities that serve the public purposes identified in the ordinance.

The ordinance also amends the municipal exemption provisions to specifically include Juneau-Douglas City Museum sales, services, and rentals among the listed municipal activities exempt from sales tax.

The ordinance would become effective January 1, 2027.

This ordinance was initially reviewed by the Assembly Finance Committee at its May 13, 2026, the original ordinance discussed has been included. The Assembly Finance Committee made multiple changes at its June 3, 2026 meeting before being introduced on June 8, 2026, receiving public hearing on July 27, 2026 where it was then referred back to the Assembly Finance Committee. The Assembly Finance Committee subsequently reviewed the ordinance, amended it, and forwarded it to the Assembly at its September 2, 2026 meeting. The Systemic Racism Review Committee also reviewed the ordinance at its June 9, 2026 meeting.

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

2. Ordinance 2026-01(b)(F) An Ordinance Appropriating $582,000 to the Manager for the HESCO Barriers Additional Phases Capital Improvement Project; Grant Funding Provided by Tlingit Haida Regional Housing Authority.

Tlingit Haida Regional Housing Authority (THRHA) was awarded a $600,000 US Department of Housing and Urban Development Indian Community Development Imminent Threat grant. CBJ has entered into an agreement with THRHA to act as the subrecipient of this grant with a subaward in the amount of $582,000. During the August

2024 glacial outburst flood, 173 tribally owned residential structures affecting 470 families were affected by the flooding. This grant would contribute toward the repair of 1,300 linear feet of riverbank along the Mendenhall River that was damaged by the 2024 glacier lake outburst flood to protect homes from additional loss and damage.

This ordinance was reviewed and forwarded to the Assembly by the Assembly Public Works & Facilities Committee at its August 3, 2026 meeting. The Systemic Racism Review Committee reviewed this ordinance at its August 18, 2026 meeting.

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

3. **Ordinance 2025-01(b)(AR) An Ordinance Appropriating $427,990 to 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 $427,990 in Federal Emergency Management Agency (FEMA) funding for response and repair costs related to the August 2024 glacier lake outburst flood.

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

Antler Way embankment armoring ($406,000)
Emergency protective measures: staff overtime incurred responding to disaster ($21,990)

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.

This ordinance was reviewed and forwarded to the Assembly by the Assembly Public Works & Facilities Committee at its August 3, 2026 meeting. The Systemic Racism Review Committee reviewed this ordinance at its August 18, 2026 meeting.

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

4. **Ordinance 2026-01(b)(D) An Ordinance Transferring $500,000 from CIP D14-101 Outburst Flooding Improvements to the Lands Fund to Establish a Reserve Account for Restoration of Riverbank Property Appurtenances Following Future Removal of HESCO Barriers; Funding Provided by Restricted Budget Reserve Funds.**

Ordinance 2024-40(am)(b) Section 8 stipulates that $500,000 in reserve funds will be placed in an account to be used upon the removal of the HESCO barrier to rebuild any appurtenance removed by the CBJ on riverbank properties. This appropriation establishes this account and funds the required balance with unspent Restricted Budget Reserve funds from CIP D14-101 Outburst Flooding Improvements. These funds will be held in reserve until future removal of the HESCO barriers and formal enactment of the restoration program.

This ordinance was reviewed and forwarded to the Assembly by the Assembly Finance Committee at its September 2, 2026 meeting. The Systemic Racism Review Committee reviewed this ordinance at its August 18, 2026 meeting.

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

5. **Ordinance 2026-01(b)(E) An Ordinance Transferring $4,033,711 from CIP D14-101 Outburst Flooding Improvements to the Debt Service Fund to Establish a Reserve Account for Future Repayment of the Alaska Department of Environmental Conservation HESCO Barrier Loan; Funding Provided by General Funds and Restricted Budget Reserve Funds.**

This ordinance would establish a reserve of $4,033,711 in the Debt Service Fund using available funds from CIP D14-101 Outburst Flooding Improvements to partially offset the future debt service obligation associated with ADEC Loan #445441, which financed the installation, reinforcement, and rehabilitation of HESCO barriers. The loan, in the original principal amount of $25,845,000, provides for 50% principal forgiveness upon entry into repayment, resulting in a maximum principal debt obligation for the CBJ of $12,922,500, excluding accrued interest. The reserved funds will be available for the future payment of a portion of the loan debt service obligation.

This ordinance was reviewed and forwarded to the Assembly by the Assembly Finance Committee at its September 2, 2026 meeting. The Systemic Racism Review Committee reviewed this ordinance at its August 18, 2026 meeting.

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

J. UNFINISHED BUSINESS

K. NEW BUSINESS

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

There are eight (8) 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.

L. STAFF REPORTS

1. Village Street Cleanup

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

1. Executive Session for City Manager and City Attorney Evaluation and Compensation Process

Suggested Motion: *I move that the Assembly enter into Executive Session for the purpose of discussing personnel matters which may tend to prejudice the reputation or character of those persons being discussed, namely City Manager Katie Koester and City Attorney Emily Wright.*

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.

Office of the Mayor
City and Borough of Juneau

PROCLAMATION

WHEREAS, the City and Borough of Juneau is profoundly honored to welcome the United States Navy's newest Arleigh Burke-class guided-missile destroyer, **USS Ted Stevens (DDG 128)**, to Alaska's capital city during its historic port call from **October 7 to 10, 2026**; and

WHEREAS, this superb vessel bears the namesake of the late U.S. Senator Ted Stevens, who dedicated four decades of public service to the State of Alaska and stood as one of the longest-serving senators in American history, leaving an irreplaceable legacy of advocacy for Alaska's infrastructure, safety, and citizens; and

WHEREAS, Senator Ted Stevens was a highly decorated World War World II veteran whose lifelong commitment to strengthening America's national defense, supporting military families, and recognizing Alaska's strategic importance to global security is beautifully embodied in the mission of this state-of-the-art warship; and

WHEREAS, the deployment and introduction of the USS Ted Stevens to active service reinforces the deep, historical, and enduring bond between the United States Armed Forces and the communities of the Last Frontier; and

WHEREAS, this visit offers the residents of Juneau a unique and meaningful opportunity to express our community's deep gratitude to the commanding officer, crew, and families of the USS Ted Stevens for their vigilance, sacrifice, and dedication to protecting our nation's freedom.

NOW, THEREFORE, I, Mayor of the City and Borough of Juneau, Alaska, do hereby proclaim **October 7 to 10, 2026**, as:

USS TED STEVENS RECOGNITION DAYS

in the City and Borough of Juneau, and I encourage all citizens to extend a warm, supportive, and patriotic Alaska welcome to the officers, sailors, and families visiting our capital community.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City and Borough of Juneau, Alaska to be affixed this 14th day of September 2026.

CITY & BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
UNIFIED JULY 1, 1970

Beth A. Weldon, Mayor

REGULAR ASSEMBLY MEETING NO. 2026-16
DRAFT V1– MINUTES

August 17, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

MEETING NO. 2026-16: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 6:03 p.m. by Mayor Weldon. The meeting was conducted as a hybrid format, allowing for both in-person attendance and virtual participation.

A. FLAG SALUTE - Led by Ms. Woll

B. LAND ACKNOWLEDGEMENT - Led by Ms. Hughes-Skandijs
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

Assemblymembers Present: Mayor Beth Weldon; Deputy Mayor Smith; Assemblymembers Alicia Hughes-Skandijs, Christine Woll, Paul R. Kelly, Ella Adkison (via Zoom), Neil Steininger, Maureen Hall, and Nathaniel (Nano) Brooks.

Assemblymembers Absent: *None.*

Staff Present: City Manager Katie Koester; City Attorney Emily Wright; Municipal Clerk Breckan Hendricks; Ryan O'Shaughnessy and Meeting Tech Kevin Allen.

D. SPECIAL ORDER OF BUSINESS - None

E. APPROVAL OF MINUTES - *Approved by unanimous consent.*

1. **2026-05-27 Special Assembly Meeting Minutes - Draft**
2. **2026-06-18 Special Assembly Meeting Minutes - Draft**
3. **2026-07-27 Regular Assembly Meeting Minutes - Draft**

F. MANAGER'S REQUEST FOR AGENDA CHANGES - None

G. STAFF REPORTS

1. **2026 GLOF Response and Recovery Update**

Emergency Programs Manager Ryan O'Shaughnessy presented a report on the 2026 Glacier Lake Outburst Flood (GLOF) event, with Manager Koester providing additional remarks on long-term mitigation efforts.

The 2026 GLOF response was conducted under a unified command structure involving CBJ, Tlingit & Haida Indian Tribes of Alaska, the U.S. Coast Guard, and the U.S. Army Corps of Engineers. Governor Dunleavy issued a joint disaster declaration, enabling use of drone monitoring resources. Key preparedness activities included distribution of over 200,000 sandbags, operation of a joint information center, issuance of Wireless Emergency Alerts, delivery of door hangers to approximately 2,000 residences in the evacuation zone, and establishment of a 24/7 flood hotline. An evacuation shelter operated by the American Red Cross at Floyd Dryden Gymnasium housed six individuals the first night and eighteen the second night.

The basin released on August 13, 2026, with the Mendenhall River cresting at approximately 14.7 feet—significantly lower than in prior years. The lower crest was attributed in part to a slow release rate and unusually dry summer conditions that kept the base river level low (approximately 3.6 feet at onset, compared to over 9 feet at the onset of the 2025 event). Of 186 homes assessed, 10 sustained "affected" damage and 2 sustained "minor" damage, primarily concentrated in the Meander Bend and View Drive areas. Damage to public infrastructure was assessed as minimal, with the exception of scour near the pedestrian bridge abutment at Dimond Park; the bridge was temporarily closed pending inspection. The Army Corps of Engineers is conducting ongoing assessments of damage to the HESCO barrier system. Phase 1 barriers performed well; some minor issues were noted with Phase 2 barriers, largely related to tree strikes.

Manager Koester reported that following the event, the Army Corps of Engineers announced a path forward for an emergency water conveyance prototype aimed at preventing future GLOF events by controlling water levels in Suicide Basin. An industry day was scheduled for the following Friday at Tlingit & Haida council chambers to solicit ideas from potential industry partners. Manager Koester highlighted the contributions of U.S. Senator Sullivan, Senator Murkowski, and Congressman Begich in securing funding, including an $8,000,000 appropriation moving through Congress and a $3,200,000 Congressionally Directed Spending (CDS) allocation. Geotechnical work is expected to begin using those funds.

Manager Koester noted that annual HESCO barrier maintenance costs are estimated to be substantial, adding urgency to the pursuit of a long-term solution.

The Assembly expressed appreciation to all responding agencies, volunteers, and media partners for their roles in the response.

H. 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.)

Reid Harris (Downtown, Juneau), President of the Juneau Mountain Bike Alliance, raised concerns about electric motorcycles misidentified as e-bikes causing damage on trails, streets, and parks. Enforcement is difficult due to legal ambiguities, and he urged the Assembly to send a draft ordinance on this issue to an appropriate committee.

Craig Good (Downtown, Juneau), also of the Mountain Bike Alliance, supported Harris' concerns, noting reckless operation by minors and trail damage. Other towns combat this with fines and education.

Jamiann Hasselquist (Valley), shared her long-standing cemetery restoration volunteer work on Douglas Island and requested CBJ land for equipment storage and support for maintenance funding. She invited everyone to a potluck picnic on August 29.

Shane Williams (Valley), contended that a CBJ ordinance concerning CBJAC Title 20 Section 40 features a charter violation. The City Attorney advised against responding due to ongoing litigation with CBJ.

I. CONSENT AGENDA

1. **Public Request for Consent Agenda Changes Other Than Ordinances for Introduction** - None

2. **Assembly Request for Consent Agenda Changes** - None

3. **Assembly Action**

MOTION by Deputy Mayor Smith to approve the consent agenda as presented and requested unanimous consent. ***Hearing no objection, the consent agenda was approved.***

A) Ordinances for Introduction

1) Ordinance 2026-01(b)(D) An Ordinance Transferring $500,000 from CIP D14-101 Outburst Flooding Improvements to the Lands Fund to Establish a Reserve Account for Restoration of Riverbank Property Appurtenances Following Future Removal of HESCO Barriers; Funding Provided by Restricted Budget Reserve Funds.

Ordinance 2024-40(am)(b) Section 8 stipulates that $500,000 in reserve funds will be placed in an account to be used upon the removal of the HESCO barrier to rebuild any appurtenance removed by the CBJ on riverbank properties. This appropriation establishes this account and funds the required balance with unspent Restricted Budget Reserve funds from CIP D14-101 Outburst Flooding Improvements. These funds will be held in reserve until future removal of the HESCO barriers and formal enactment of the restoration program.
The City Manager recommends this ordinance be introduced, referred to the next Assembly Finance Committee meeting, and set for public hearing at the next regular Assembly meeting.

2) Ordinance 2025-01(b)(AR) An Ordinance Appropriating $427,990 to 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 $427,990 in Federal Emergency Management Agency (FEMA) funding for response and repair costs related to the August 2024 glacier lake outburst flood.

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

Antler Way embankment armoring ($406,000)
Emergency protective measures: staff overtime incurred responding to disaster ($21,990)

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.

This ordinance was reviewed and forwarded to the Assembly by the Assembly Public Works & Facilities Committee at its August 3, 2026 meeting.
The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

3) **Ordinance 2026-01(b)(E) An Ordinance Transferring $4,033,711 from CIP D14-101 Outburst Flooding Improvements to the Debt Service Fund to Establish a Reserve Account for Future Repayment of the Alaska Department of Environmental Conservation HESCO Barrier Loan; Funding Provided by General Funds and Restricted Budget Reserve Funds.**

This ordinance would establish a reserve of $4,033,711 in the Debt Service Fund using available funds from CIP D14-101 Outburst Flooding Improvements to partially offset the future debt service obligation associated with ADEC Loan #445441, which financed the installation, reinforcement, and rehabilitation of HESCO barriers. The loan, in the original principal amount of $25,845,000, provides for 50% principal forgiveness upon entry into repayment, resulting in a maximum principal debt obligation for the CBJ of $12,922,500, excluding accrued interest. The reserved funds will be available for the future payment of a portion of the loan debt service obligation.
The City Manager recommends this ordinance be introduced, referred to the next Assembly Finance Committee meeting, and set for public hearing at the next regular Assembly meeting.

4) **Ordinance 2026-01(b)(F) An Ordinance Appropriating $582,000 to the Manager for the HESCO Barriers Additional Phases Capital Improvement Project; Grant Funding Provided by Tlingit Haida Regional Housing Authority.**

Tlingit Haida Regional Housing Authority (THRHA) was awarded a $600,000 US Department of Housing and Urban Development Indian Community Development Imminent Threat grant. CBJ has entered into an agreement with THRHA to act as the subrecipient of this grant with a subaward in the amount of $582,000. During the August 2024 glacial outburst flood, 173 tribally owned residential structures affecting 470 families were affected by the flooding. This grant would contribute toward the repair of 1,300 linear feet of riverbank along the Mendenhall River that was damaged by the 2024 glacier lake outburst flood to protect homes from additional loss and damage.

This ordinance was reviewed and forwarded to the Assembly by the Assembly Public Works & Facilities Committee at its August 3, 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 4059 A Resolution Authorizing the Manager to Apply For, and Enter Into, a Loan Agreement of Up to $1,000,000 with the State of Alaska Department of Environmental Conservation State Revolving Fund for the University of Alaska Southeast Water Main Renovation.

The University of Alaska Southeast (UAS) is working collaboratively with the CBJ to renovate a water main on campus. UAS is responsible for all aspects of the project. CBJ is able to access the State Revolving Fund (SRF) loans as a municipality, however UAS cannot directly apply. This Resolution and the Memorandum of Agreement meet the necessary parameters to allow UAS to access SRF loan through the CBJ. The loan will be reported in CBJ's financial reports; however UAS bears full responsibility for the application and repayment of the loan.
The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 4053 A Resolution Authorizing the Manager to Grant a Driveway and Utility Easement Across City and Borough Property within Lot 39, U.S. Survey 3058, Located Along Point Stephens Road.

The CBJ owns lot 39, U.S. Survey 3058 located along Point Stephens Rd. The neighbors applied to acquire an easement through this City property to account for an existing driveway which has been on CBJ property for many years. The applicant has owned the property since 1967, when they received a patent from the federal government, at that time the driveway was in place. The Lands, Housing and Economic Development Committee reviewed this easement application at the June 13th meeting and recommended approval.
The City Manager recommends the Assembly adopt this Resolution.

3) Resolution 4060 A Resolution Authorizing the Manager to Apply For, and Enter Into, a Loan Agreement of Up to $1,306,000 with the State of Alaska Department of Environmental Conservation State Revolving Fund for the Design and Construction of a Pyrolysis Unit at the Mendenhall Wastewater Treatment Plant.

The CBJ Utility was previously allocated $2,878,000 in fully forgivable funding through the Alaska Department of Environmental Conservation (ADEC) State

Revolving Fund (SRF) Emerging Contaminants Program for the design and construction of a pyrolysis unit at the Mendenhall Wastewater Treatment Plant.

The SRF program has identified an opportunity to apply for an additional $1,306,000 in fully forgivable funding, which would increase the total SRF funding available for the project to $4,184,000. The additional funding would be beneficial but is not expected to fully cover the costs of constructing and integrating the pyrolysis unit into the existing solids-handling process. SRF funding is subject to American Iron and Steel (AIS) and Build America, Buy America Act (BABA) requirements, which may create additional procurement and project-completion challenges. Nevertheless, it is prudent to apply for and secure the additional SRF funding. If the AIS/BABA requirements prove overly restrictive or otherwise make the project infeasible, the SRF funding and corresponding CBJ appropriations can be reversed without consequence.

This resolution was reviewed and forwarded to the Assembly by the Public Works & Facilities Committee at its July 13, 2026 meeting.
The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

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

Marijuana License — Renewals

Licensee: The Mason Jar LLC d/b/a The Mason Jar LLC
License Type: Retail Marijuana License: #28012 Location: 613 & 619 W. Willoughby Ave.

Licensee: The Mason Jar LLC d/b/a The Mason Jar LLC
License Type: Retail Marijuana License: #38398 Location: 5690 Glacier Hwy. Unit 19

Licensee: Treadwell Herb Company d/b/a Treadwell Herb Company
License Type: Retail Marijuana License: #33270 Location: 824 Front St. Douglas

Licensee: The Green Elephant LLC d/b/a The Green Elephant LLC
License Type: Retail Marijuana License: #10844 Location: 101 Mill St. Suite B

Licensee: The Green Elephant LLC d/b/a The Green Elephant LLC
License Type: Standard Marijuana Cultivation Facility License: #10315 Location: 101 Mill St. Suite A

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 marijuana license actions.

D) Bid Awards

1) BE26-123 Juneau-Douglas Wastewater Treatment Plant (JDWWTP) Clarifier Building Structural & Mechanical Upgrades

The Juneau-Douglas Wastewater Treatment Plant (JDWWTP) Clarifier Building Structural & Mechanical Upgrades project would consist of demolition and replacement of the roof structural beams, roofing, and new clarifier mechanisms with associated mechanical and electrical replacement. The work includes various quantities of mobilization, temporary utility relocations within the building to allow access for modifications, selective demolition and disposal, and other miscellaneous improvements and appurtenances necessary for a complete project.

The City Manager recommends award of the JDWWTP Clarifier Building Structural & Mechanical Upgrades (BE26-123) to Carver Construction, the lowest responsive bidder, for a total contract amount of $3,182,234.

E) Transfers

1) Transfer Request 2702 A Transfer of $200,997 from CIP P41-114 Dimond Park Field House Riverbank Armoring to CIP P41-106 Adair Kennedy Park.

This request would transfer $200,997 from the Dimond Park Field House Riverbank Armoring CIP to the Adair Kennedy Park CIP. This transfer provides additional funding for the football field, soccer field and track lighting project. Preliminary cost estimates range from $1.3-$1.9 million depending on the lighting manufacturer, configurations, and required pole foundations. This request will bring the project funding up to $1.5 million. The Dimond Park Field House Riverbank Armoring CIP is complete and ready to close.

This transfer was reviewed and forwarded to the Assembly by the Assembly Public Works & Facilities Committee at its August 3, 2026 meeting.

The Manager recommends approval of this transfer.

2) Transfer Request 2703 A Transfer of $103,315 from CIP R72-181 Starlite Court Improvements to CIP R72-169 10th, F, W 8th Streets Reconstruction.

This request would transfer $103,315 from the Starlite Court Improvements CIP to the 10th, F, W 8th Streets Reconstruction CIP. These funds will provide for additional project contingency for the 10th, F, W 8th Streets Reconstruction work, as unforeseen site conditions have added additional costs to the project. The Starlite Court Improvements CIP is complete and ready to close.

This transfer was reviewed and forwarded to the Assembly by the Assembly Public Works & Facilities Committee at its August 3, 2026 meeting.

The Manager recommends approval of this transfer.

J. PUBLIC HEARING

1. **Disposition of 155 Heritage Way (City Hall)**

   The City Manager recommends that the Assembly take public testimony and discuss Ordinance 2026-15 and Ordinance 2026-38 concurrently before taking action on each ordinance separately.

Manager Koester advised the Assembly to take public testimony on both Ordinance 2026-38 and Ordinance 2026-15 concurrently. The Assembly followed this recommendation, taking joint public testimony for both ordinances before discussing them individually.

Public Comment:

Keisha Hughes-Skandijs (North Douglas) expressed strong support for the negotiated sale to SHI, citing SHI's track record of revitalizing downtown property and the risk of losing the site to outside corporate interests through open bidding.

Rick Harris (Valley) supported the negotiated sale, citing SHI's demonstrated ability to raise capital and deliver landmark buildings in downtown Juneau, including the Walter Soboleff Building.

Jerrick Hope-Lang (Downtown Juneau) supported the sale to SHI, describing the organization's year-round economic and educational contributions as the defining characteristic of a responsible and committed buyer.

Paulette Simpson (Douglas) opposed the negotiated sale and supported open bidding, citing the need to maximize revenue, keep property on the tax rolls, and avoid using the City Museum as a bargaining chip.

Norton Gregory (Douglas) supported the negotiated sale, framing the decision as an act of community stewardship and an opportunity to give practical effect to the Land Acknowledgement.

Mary Marks spoke in support of the sale to SHI, citing economic investment, opportunities for artists, and cultural healing for Tlingit citizens.

Gail Dabaluz (Douglas) read a letter from Central Council of Tlingit and Haida Indian Tribes of Alaska President Richard Peterson in support of the sale to SHI, emphasizing that healthy native institutions strengthen the broader community.

Dr. Rosita Worl, President of Sealaska Heritage Institute, outlined SHI's proposal, including development of a glass arts studio and educational programming, and described SHI's history of financial contributions to the Juneau School District and University of Alaska Southeast.

Lee Kadinger, Chief Operating Officer of SHI, addressed the financial considerations, noting SHI has paid over $245,000 in property taxes since 2015, and highlighted upcoming grant funding deadlines—including a November contamination remediation grant and a triennial Alaska Native student funding opportunity—that would be jeopardized by delay. He described the proposed building as including a glass studio similar in concept to the Museum of Glass in Washington, and indicated SHI intends to make the property publicly accessible and ADA compliant.

Dr. Charles "Chuck" Smythe (Valley) supported the sale to SHI based on the organization's consistent record of delivering high-quality architectural projects that serve the community.

Joe Geldhof (West Juneau) opposed the negotiated sale, arguing the public interest is not served without first establishing the fair market value of the property through an open bid process.

James McCants supported the sale to SHI but noted the Assembly had never formally established its priority criteria—whether tax revenue, use, or price—and encouraged clearer intent-setting for future transactions.

Jim Simard (Downtown Juneau) briefly expressed support for the sale to SHI.

Kaylin Anderson (West Juneau), HR and Administrative Director for SHI, noted SHI employs approximately 85 Juneau residents, has attracted relocations to the community, and described the proposed sale as an opportunity to begin healing historical wounds suffered by the native community, including the destruction of the Douglas Indian Village in the 1960s.

Assembly Action:

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2026-38 and requested unanimous consent citing SHI's proven ability to develop and sustain year-round community assets and the importance of what occupies this prominent downtown site for generations to come.

Mr. Brooks objected, expressing concern that CBJ's precarious financial position—with less than $3,000,000 in fund balance and a recurring annual deficit—made it imprudent not to at least test the market for the property's value. He suggested the proceeds could address pressing capital needs such as the Dimond Park Aquatic Center air handler.

Mr. Kelly supported the motion, acknowledging financial concerns but concluding that the Assembly's responsibility extends beyond fiduciary duty to setting the long-term course for downtown Juneau. He cited quality of life and year-round downtown vitality as determining factors.

Ms. Woll supported the motion, noting that the proceeds of even a higher sale price would represent one-time revenue that would not resolve the structural budget deficit. She expressed confidence in SHI as the right buyer and noted there were no other apparent buyers with comparable capacity or vision.

Ms. Hall supported the motion, citing public health research connecting cultural revitalization to better community health outcomes and reduced intergenerational trauma, and referenced her experience as a school nurse at a school housing a Tlingit cultural literacy program.

Mr. Steininger expressed reservations about the process rather than the merits of SHI's proposal, stating that the Assembly had not conducted a public solicitation, had not obtained an independent appraisal, and had not formally articulated what characteristics it sought in a disposition outcome.

Deputy Mayor Smith opposed the motion on financial grounds, reiterating that he felt an open bid process should be attempted first, and that SHI could still participate in such a process.

Ms. Adkison supported the motion, stating that the budget situation should be addressed through recurring budget decisions rather than through a one-time real estate transaction, and that she preferred a long-term, year-round cultural use for the site.

Mayor Weldon noted difficulty in reaching a decision, weighing SHI's clear community value against the lack of an appraisal and the question of whether a public process was warranted. She noted she had been unable to identify any other prospective buyers, which influenced her position.

Roll Call Vote to adopt Ordinance 2026-38: Yeas: Hughes-Skandijs, Woll, Kelly, Adkison, Hall, and Weldon (6); Nays: Brooks, Steininger, and Smith (3). **Motion carried 6–3.**

A) Ordinance 2026-38 An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way through Negotiated Sale Agreement with Sealaska Heritage Institute.

Following the Assembly discussion at the March 16, 2026 Committee of the Whole (COW) meeting, the Assembly discussed options for disposing of the City Hall property located at 155 Heritage Way. The Manager's memo for that meeting outlines the various methods of disposal available to the City. As a result of that discussion, the Assembly forwarded Ordinance 2026-15, authorizing disposal of the property to the highest bidder with a minimum bid of $2,500,000 for public hearing.

The Assembly continued its discussion of the property disposition at the July 13, 2026, COW meeting. Following those discussions, Sealaska Heritage Institute offered to purchase the property through a negotiated sale for $1,500,000. The COW directed the introduction of this ordinance authorizing the Manager to dispose of 155 Heritage Way through a negotiated sale agreement with Sealaska Heritage Institute.

Ordinance 2026-38 provides the Assembly with an alternative method of disposing of the property to that authorized in Ordinance 2026-15. Both ordinances are scheduled for public hearing at the August 17, 2026, Regular

Assembly meeting, and only one disposal method may be ultimately approved.

The Systemic Racism Review Committee reviewed this ordinance at its August 4, 2026 meeting.

The City Manager recommends the Assembly take public testimony and adopt either Ordinance 2026-38 or Ordinance 2026-15.

[Clerk Note: Ordinance 2026-38 was adopted]

B) Ordinance 2026-15 An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way (City Hall).

This ordinance authorizes the Manager to dispose of the City Hall property located at 155 Heritage Way following the City's decision to consolidate CBJ downtown office space at 801 W. 10th Street (the Burns Building). Proceeds from the sale will help replenish the General Fund for the costs associated with the purchase and renovation of the two floors of the Burns Building.

Ordinance 2026-15 was introduced at the March 9, 2026, Regular Assembly meeting and referred to the Assembly Committee of the Whole (COW). The COW reviewed the ordinance at its March 16 and July 13, 2026, meetings. Public testimony was previously taken on April 6, 2026. A second public hearing is scheduled for the August 17, 2026, Regular Assembly meeting.

Ordinance 2026-38, authorizing disposal of the property through a negotiated sale agreement with Sealaska Heritage Institute, is also before the Assembly for consideration as an alternative method of disposal. Only one disposal method may be ultimately approved.

The Systemic Racism Review Committee reviewed this ordinance at its August 4, 2026 meeting.

The City Manager recommends the Assembly take public testimony and adopt either Ordinance 2026-38 or Ordinance 2026-15.

[Clerk Note: As Ordinance 2026-38 was adopted no action was taken on Ordinance 2026-15]

2. 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, proposed by Assemblymember Hughes-Skandijs, 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 Systemic Racism Review Committee reviewed this ordinance at its August 4, 2026 meeting.

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

Public Comment: No public comment received.

Assembly Action:

MOTION by Ms. Woll to adopt Ordinance 2026-40 and requested unanimous consent. Mr. Brooks briefly objected to confirm that the majority-appointment mechanism would also apply to the Manager and City Attorney positions, which the City Attorney confirmed. Mr. Brooks then withdrew his objection. ***Hearing no further objection, the motion was adopted by unanimous consent.***

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 Systemic Racism Review Committee reviewed this ordinance at its August 4, 2026 meeting.

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

Public Comment: No public comment received.

Assembly Action:

<u>MOTION</u> by Mr. Brooks to adopt Ordinance 2025-01(b)(AQ) and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

4. **Ordinance 2026-01(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 Systemic Racism Review Committee reviewed this ordinance at its August 4, 2026 meeting.

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

Public Comment: No public comment received.

Assembly Action:

<u>MOTION</u> by Mr. Steininger to adopt Ordinance 2026-01(b)(B) and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

5. **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 Systemic Racism Review Committee reviewed this ordinance at its August 4, 2026 meeting.

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

Public Comment: No public comment received.

Assembly Action:

<u>MOTION</u> by Ms. Hall to adopt Ordinance 2026-01(b)(C) and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

K. UNFINISHED BUSINESS - None

L. NEW BUSINESS

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

There are twenty-six (26) 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.

MOTION by Ms. Hughes-Skandijs to direct the Assessor to accept the late-filed senior and disabled veteran exemptions for John Buerger, Antone Ferrell, Barbara Lindh, John Miller, Kristina Monson, Marie Parfitt, Rebecca Penrose, Clinton Scott, Howard Starbard, Margaret Wilkinson, Rosemarie Alexander-Isett, and Ardyne Womack. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Ms. Hughes-Skandijs to direct the Assessor to accept the late-filed senior and disabled veteran hardship exemptions for William Carrillo, Marilyn Doyle, Kris Gress, Martha Hopson, Cynthia Hudson, Louis Keller, Margi Maki, Margaret Martin, William Morris, Christina Smith, Ward Taylor, Elizabeth Tompkins, John Vavalis, and Dennis Wink. ***Hearing no objection, the motion was adopted by unanimous consent.***

2. Notice of Appeal - Chilkat Vistas

At its Regular meeting on July 28, 2026, the Planning Commission considered SMP2026 0001 and made a motion to approve the Community Development Director's analysis and findings, subject to the conditions and plat notes recommended in the July 20, 2026 memorandum, with an additional condition requiring issuance of a hillside endorsement permit prior to road construction to evaluate the impacts of prior Phases I through III. The Planning Commission consists of nine members, and five affirmative votes are required to pass a motion. The motion failed on a 4-3 vote and, because no further motions were made, SMP2026 0001 was denied. The Notice of Decision was filed with the Municipal Clerk on August 4, 2026, and a Notice of Appeal to the Assembly was timely filed.
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 Planning Commission'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.

Mr. Kelly disclosed a conflict of interest and was recused from discussion and vote on this item.

The Assembly discussed whether to accept the appeal and stay proceedings pending a resubmittal to the Planning Commission with a fuller roster.

MOTION by Deputy Mayor Smith to accept the appeal, designate himself as presiding officer, place an immediate stay on proceedings, and direct the applicant to resubmit to the Planning Commission for consideration within the confines of Title 49 and requested unanimous consent. ***Objection by Mr. Brooks for the purpose of an amendment.***

AMENDMENT by Mr. Brooks to designate himself as presiding officer from within the Assembly. Objection by Ms. Hall and Mayor Weldon.

Roll Call Vote on Amendment: Yeas: Brooks, Hall, Steininger, Smith, Hughes-Skandijs, Woll, Weldon (7); Nays: Adkison 1. **Motion carried 7-1.**

Hearing no further objection, the motion as amended was adopted by unanimous consent.

M. ASSEMBLY REPORTS

1. Mayor's Report

Mayor Weldon acknowledged the significant effort of all GLOF response partners, specifically thanking the CBJ communications team for the improved quality and volume of public information compared to prior years. She noted her participation in a mayors' forum hosted by the League of Women Voters, which included former mayors Fran Ulmer, Sally Smith, Bruce Botelho, and Mary Becker. She reminded the public that the state primary election was the following day and that voters should attend their state precincts.

2. Committee, Liaison Reports, Assemblymember Comments and Questions

Deputy Mayor Smith reported the Committee of the Whole meeting was canceled.

Ms. Woll mentioned the Finance Committee meeting was also canceled, with a session planned for early September focusing on the nonprofit sales tax exemption, marking her final Finance Committee meeting.

Ms. Hughes-Skandijs noted the cancellation of the Lands, Housing and Economic Development Committee meeting due to the GLOF event and highlighted her discussion on the five-ship limit ordinance with the Chamber of Commerce and a need for liaison continuity with Bartlett Regional Hospital.

Mr. Brooks noted School Board meetings to assign administrative officers ahead of the new school year beginning August 20. He encouraged participation in JCOS "invisible infrastructure" tours and mentioned the Local Emergency Planning Committee canceled meetings due to GLOF.

Ms. Adkison had no report.

Mr. Steininger shared the Systemic Racism Review Committee's improved quorum and Eaglecrest Board's new officer election and praised the GLOF response.

Ms. Hall reported on the July 30 Docks and Harbors meeting, the ribbon cutting for a new facility, and shared concern about federal Medicaid cuts affecting local services.

Mr. Kelly mentioned the Juneau Commission on Aging delayed its meeting to review a survey and noted CSWA's postponed meeting, recommending involvement in JCOS tours.

Assembly Appointments

<u>MOTION</u> by Mr. Kelly to reappoint Robin Brenner and appoint Elizabeth Kell and Anjuli Grantham to the Historic Resources Advisory Committee, for terms beginning July 1, 2026 and ending June 30, 2029, and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

<u>MOTION</u> by Mr. Kelly to reappoint Janet Shempf, Grant Ritter, and Stuart Cohen to the Utility Advisory Board, for terms beginning June 1, 2026 and ending May 31, 2029, and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

<u>MOTION</u> by Mr. Kelly to reappoint James Powell and appoint Connor Lendrum and Flannery Ballard to the Juneau Commission on Sustainability, for terms beginning immediately and ending June 30, 2029, and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

<u>MOTION</u> by Mr. Kelly to forward to the State of Alaska Emergency Response Commission the reappointment of Loren Jones (American Red Cross, Seat 7A) to a full term beginning immediately and ending December 31, 2028, and the appointment of Mark A. Smith (General Public, Seat 4) and Tara Stephen (Bartlett Regional Hospital, Seat 5A) to unexpired terms running immediately through December 31, 2026, and full terms from January 1, 2027 through December 31, 2029, to the Local Emergency Planning Committee, and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Mr. Kelly to appoint Emily Ferry to a public seat for a full term from September 1, 2026 to August 31, 2029; Jake Price to a general public seat for an unexpired term ending August 31, 2028; and Levi Spaulding to a youth (19 or younger) seat for an unexpired term ending August 31, 2027, all to the Youth Activities Board, and requested unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

3. **Presiding Officer Reports** - None

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

O. EXECUTIVE SESSION

P. SUPPLEMENTAL MATERIALS

1. **2026-05-27 Special Assembly Meeting Minutes - Draft**
2. **2026-06-18 Special Assembly Meeting Minutes - Draft**
3. **2026-07-27 Regular Assembly Meeting Minutes - Draft**

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

R. ADJOURNMENT

With no further business to come before the Assembly, the meeting adjourned at 9:28 p.m.

Signed: ______________________________	*Signed: ______________________________*
Breckan L. Hendricks,	*Beth A. Weldon,*
Municipal Clerk	*Mayor*

Presented by: The Manager
Introduced: September 14, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-01(b)(G)

An Ordinance Appropriating $302,490 to the Manager for Fiscal Year 2027 Airport Operations; Funding Provided by Airport Funds.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of $302,490 for Fiscal Year 2027 Airport Operations.

Section 3. Source of Funds

Airport Funds	$ 302,490

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this ________ day of ____________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: September 14, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-01(b)(H)

An Ordinance Appropriating $75,000 to the Manager for the Air Traffic Control Tower Capital Improvement Project; Funding Provided by Airport Funds.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of $75,000 for the Air Traffic Control Tower Capital Improvement Project (A50-117).

Section 3. Source of Funds

Airport Funds	$ 75,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this ________ day of ____________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: September 14, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-01(b)(I)

An Ordinance Appropriating $11,154,002 to the Manager for the Aurora Harbor Drive Down Float Capital Improvement Project; Grant Funding Provided by the United States Department of Transportation Maritime Administration (MARAD) Port Infrastructure Development Program (PIDP).

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of $11,154,002 for the Aurora Harbor Drive Down Float Capital Improvement Project (H51-137).

Section 3. Source of Funds

U.S. Department of Transportation Maritime Administration	$ 11,154,002

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this ________ day of ____________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 09/14/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-41

An Ordinance Amending Title 67 to Add Prohibitions Related to Electric Bicycles in Parks and Recreation Areas, and Providing for a Penalty.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 67.01.090, Prohibited uses, is amended to read:

67.01.090 Prohibited uses.

***

<u>(o)</u> <u>*Electric or motorized bicycle use in parks and recreation areas.*</u>

<u>(1)</u> <u>Other than that allowed in subsection (2), the use of any electric or motorized bicycles is prohibited in city and borough parks and recreation areas, Eaglecrest ski area trails, or Eaglecrest Nordic trails that are closed to motorized vehicles, unless otherwise posted.</u>

<u>(2)</u> <u>A person may ride a class 1 electric bicycle or powered adaptive bicycle on any city and borough parks and recreation trails, Eaglecrest ski area trails, or Eaglecrest Nordic trails that are open to the use of bicycles, unless otherwise posted.</u>

(3) *Class 1 electric bicycle* means a bicycle equipped with an electric motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the speed of the bicycle reaches or exceeds 20 miles per hour. *Powered adaptive bicycle* means a bicycle, tricycle, handcycle, or similar device that:

(a) Is designed or modified to be operated by a person with a disability; and

(b) Is equipped with an electric motor or other power source that assists or substitutes for pedaling because of the operator's disability.

A powered adaptive bicycle is treated as equivalent to a class 1 electric bicycle for purposes of determining where it may be operated under this code.

***

Section 3. Amendment of Section. CBJC 03.30.056, Parks and recreation fine schedule, is amended to read:

03.30.056 Parks and recreation fine schedule.

Pursuant to sections 03.30.010—03.30.015 of this chapter, the following parks and recreation offenses are amenable to disposition without court appearance and may be disposed of upon payment of the fines listed to the municipal clerk. If a person charged with one of these offenses appears in court and is found guilty, the penalty imposed for the offense may not exceed the fine amount for that offense listed in the following schedule:

PARKS AND RECREATION FINE SCHEDULE

CBJ	**Offense**	**No. of Offenses**	**Civil Fine**

***			
67.01.090(o)	Electric or motorized bicycle use on trails and parks and recreation areas	Any	150.00
***			

***

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this ________ day of ________________________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 09/14/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-42

An Ordinance Amending CBJC 57.05.022, Disposition of State Subventions, by Removing the State-shared Revenue from the Raw Fish Tax.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 57.05.022, Disposition of state subventions, is amended to read:

57.05.022 Disposition of state subventions.

(a) Those state subventions which are dedicated or otherwise earmarked for specific purposes by state law shall be used only for such purposes.

(b) Unrestricted subventions shall be deposited in the general fund and shall be available for any areawide or nonareawide use except as follows:

(1) Aviation fuel tax subventions shall be deposited in the airport operation (enterprise) fund and used for airport purposes.

~~(2) State-shared revenue from the raw fish tax shall be deposited in the harbor fund to be used for harbor purposes.~~

(2)~~(3)~~ National forest timber receipts shall be deposited in to the roaded service area fund to be used for road maintenance.

(3)~~(4)~~ State-shared revenue from the community revenue sharing program shall be deposited into the roaded service area and used for public safety purposes.

***

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this ________ day of ________________________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 09/14/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-43

An Ordinance Repealing CBJC 57.05.027, Sustainability Fund, in its Entirety.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Repeal of Section. CBJC 57.05.027, Sustainability fund, is repealed and reserved in its entirety:

57.05.027 ~~Sustainability Fund.~~ <u>Reserved.</u>

~~(a) *Fund established.* There is established as a separate special revenue fund within the finances of the City and Borough a fund to be known as the sustainability fund. The sustainability fund shall be administered in accordance with the provisions of this section.~~

~~(b) *Purpose.* The purpose of the sustainability fund is to provide a source of funding for meeting Juneau's sustainability needs. It is the intent of the Assembly that the sustainability fund be used primarily to capitalize energy conservation projects of the City and Borough, and to educate Juneau residents about the importance of energy conservation. It is further the intent of the assembly that projects recommended by the manager and approved by the assembly will be expected to repay the sustainability fund all of the amount paid from the fund based on the energy savings achieved, and that in no event may such repayment schedule exceed ten years.~~

~~(c) *Deposits to the fund.* The manager shall establish a system for accepting and designating donations to the fund.~~

~~(d) *Management of fund.* Funds deposited in the sustainability fund shall be managed and invested in income-producing investments as provided by ordinance for municipal funds generally and in accordance with the prudent person rule.~~

~~(e) *Income.* The net income of the fund shall be determined annually as of the last day of the fiscal year, utilizing generally accepted accounting principles. The net income~~

~~from investment of the principal of the sustainability fund shall be placed into the fund principal.~~

~~(f) *Principal*. The principal of the sustainability fund may be expended only by appropriation. It is the intent of the assembly that the principal of the fund be held segregated from other funds and reported annually or more frequently to the assembly for the purposes set forth above.~~

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this ________ day of ________________________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: September 14, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-01(b)(J)

An Ordinance Appropriating $80,000 to the Manager for the Juneau Arts and Humanities Council Regranting Programs; Funding Provided by General Funds.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of $80,000 for the Juneau Arts and Humanities Council regranting programs.

Section 3. Source of Funds

General Funds $ 80,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this ________ day of ____________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: September 14, 2026
Drafted by: Finance

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4061

A Resolution Expressing Support for the United States Department of Justice, Office of Justice Programs, FFY25 Edward Byrne Memorial Justice Assistance Grant (JAG).

WHEREAS, the Edward Byrne Memorial Justice Assistance Grant (JAG) Program is the leading federal source of criminal justice funding to state and local jurisdictions; and

WHEREAS, the Edward Byrne Memorial JAG Program provides states, territories, tribes, and local governments with critical funding necessary to support a range of program areas including law enforcement; prosecution and court; prevention and education; corrections and community corrections; drug treatment and enforcement; planning, evaluation, and technology improvement and crime victim and witness initiatives; and

WHEREAS, the City and Borough of Juneau's Police Department has been awarded $35,092 under the FY26 JAG Grant, for which authority has already been appropriated in the Police Department's FY27 operating budget; and

WHEREAS, in order to receive grant funding, each community must certify that the governing body of the unit of local government supports the grant and its intended funding purposes; and

WHEREAS, the City and Borough of Juneau's Police Department has identified the following equipment needs to apply this funding to in FY27:

Equipment:

1. Life Jackets
2. Firearm Support Equipment

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The City and Borough of Juneau supports the United States Department of Justice, Office of Justice Programs, FFY25 Edward Byrne Memorial Justice Assistance Grant and its intended funding uses.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 14th day of September 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 09/14/2026
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4062

A Resolution Adopting the City and Borough of Juneau Debt Policy for Governmental Debt.

WHEREAS, it is best practice for the city and borough to implement a clear and comprehensive debt policy; and

WHEREAS, on September 2, 2026, the Assembly Finance Committee reviewed proposed policy; and

WHEREAS, consistent with the Assembly Finance Committee's direction, this resolution presents the proposed investment policy for assembly action.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. 2026 Debt Policy for Governmental Debt. The attached City and Borough of Juneau Debt Policy for Governmental Debt (Attachment A) is adopted.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 14th day of September, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

CITY AND BOROUGH OF JUNEAU, ALASKA
DEBT POLICY FOR GOVERNMENTAL DEBT

This policy is intended to guide the City and Borough of Juneau, Alaska (the "City and Borough") in meeting its obligations under applicable statutes, regulations, and documentation associated with publicly offered and privately placed securities, as well as other forms of indebtedness, such as loans from the State of Alaska, of the City and Borough. This policy defines the roles and responsibilities of City and Borough participants in the debt issuance, the credit objectives of the City and Borough, reserve policies, the purpose, type and use of debt, bond term and structuring considerations, guidelines for refunding bonds, the method of sale of bonds, and the use of professionals and service providers.

This policy applies to all debt obligations of the City and Borough, including, but not limited to, bonds, loans, notes, and financing contracts. These terms may be used interchangeably throughout the policy.

A. Roles and Responsibilities

1. *The Assembly*

a. General Obligation Debt Election. For the issuance of General Obligation debt, the Assembly will approve a Bond Election Ordinance by the date determined by the City Clerk of a given year to authorize a ballot measure for an upcoming election.

b. Before the issuance of any debt, the Assembly must approve a Bond Ordinance, which outlines the terms of any bond issue, and as applicable, a Sale Resolution. The Bond Ordinance will specify the party or parties responsible for executing the transaction, which will be either the City and Borough Manager or Finance Director, and pursuant to Article X, chapter 10.2 of the Charter, will define certain terms of the transaction and method of sale.

2. *City Manager*

a. Unless otherwise delegated, the City Manager will be responsible for signing the related documents to execute the bond sale.

3. *Finance Director*

a. Will coordinate overall activities, services, and approvals required for the issuance of debt, in consultation with the Assembly and City Manager and required professionals, consultants and related service provider.

b. Serve as the primary point of contact for information requests relating to the preliminary official statements and final official statements (together, the "Official Statements") to be used in a public offering.

c. Review drafts of the bond Official Statements and confirm the accuracy of information contained therein.

d. Coordinate with others in the City and Borough to provide requested information and updates to bond rating agencies, if applicable.

e. If not a public offering, is responsible for any application and coordination with respective lenders.

4. *Treasurer*

a. Assist with the preparation of the Official Statement and provide information as required to populate the Official Statement.

b. Review drafts of the bond Official Statements and Bond Ordinances/Resolutions, and confirm the accuracy of the information contained therein.

5. *Department Directors* shall provide relevant information to the Finance Director for inclusion in the City and Borough's Official Statements. The Department Directors will review the information that is included in the Official Statements to ensure it is materially complete, true and accurate as it pertains to their department.

B. Credit Objectives (Applicable only if the securities are issued through a public offering).

1. *Bond Ratings*. The City and Borough will seek to maintain the highest possible credit ratings for all categories of debt, without compromising delivery of basic services and achievement of the Assembly's policy objectives. It is the City and Borough's goal to maintain long term general obligation bond ratings in the "AA" category, and revenue bond ratings in the "AA" category. Policies intended to support the maintenance of the City and Borough's current ratings are contained throughout this policy and include:

a. Length of debt and payback goals;

b. Purpose, type, and use of debt;

c. Capital planning; and

d. Reserve policies.

2. *Bond Insurance*. The Finance Director, in consultation with the City and Borough's services providers, may consider bond insurance when the projected present value benefit is greater than any premium (cost) paid for such insurance.

C. Reserve Policies

1. *Governmental Funds.* The Assembly adopted Resolution 2629, establishing a The City and Borough Budget Reserve policy to maintain a general government operating budget reserve of no less than two months (16.7%) of general operating revenue.

2. *[Reserved]*

3. Debt Service Reserve Funds ("DSRF"). Certain revenue bonds of the City and Borough may require a DSRF, which is a security feature provided to investors in the City and Borough's debt. DSRF's are typically funded at the time of issuance with available cash or bond proceeds. The City and Borough's DSRFs are sized for all outstanding parity debt, pursuant to the terms of the individual Bond Ordinances/Resolutions.

As bonds mature, are refinanced, or as the DSRF grows from investment earnings, the City and Borough may be able to release money from the DSRF. Periodically, the City and Borough will conduct an analysis pursuant to the terms of the Bond Ordinances/Resolutions of its DSRF's sufficiency to determine whether a release is necessary or permitted.

D. Purpose, Type, and Use of Debt. In the issuance and management of debt, the City and Borough will comply with the State Constitution and all other legal requirements imposed by federal, state, and local rules and regulations, as applicable.

1. *General Obligation ("GO") Debt* is secured by regular tax levies and revenues. The State Constitution permits the City and Borough to issue general obligation debt approved by the Assembly and ratified by a majority vote. GO bonds can be issued to fund any capital purpose.

Pursuance to Article X, Section 10.12 of the Charter, the Assembly may authorize GO bonds or notes without requiring ratification of the qualified voters if they classify as disaster bonds or notes in the case of calamity which has caused great loss for the preservation, rehabilitation, or reconstruction of municipal capital improvements, or notes or loans from accumulated reserves of the City and Borough on a definite plan for the repayment thereof and of interest therein as approved by the Assembly.

2. *Revenue Bonds or Obligations* are used to finance acquisition, construction, or improvements to facilities of enterprise systems operated by the City and Borough. The enterprise system must be an established system legally authorized for operation by the City and Borough, and includes, but is not limited to, Barlett Regional Hospital, Juneau International Airport, Boat Harbor, the Port/Dock, Areawide Water Utility, Areawide Wastewater Utility, or other enterprise funds established by the Assembly.

At its option, the City and Borough may issue conduit obligations that do not constitute a debt of the City and Borough.

The City and Borough currently has outstanding revenue bonds relating to the Barlett Regional Hospital ("Hospital Revenue Bonds"), Boat Harbor ("Harbor Revenue Bonds"), Dock/Port ("Port Revenue Bonds") and Juneau International Airport ("Airport Revenue Bonds"). These bonds are secured by revenue of the hospital, revenue of the harbor system, revenue of the dock/port, and revenue of the airport, as defined in each respective Bond Resolution. Unless otherwise provided for, revenue bonds are not GOs of the City and Borough. Nothing in this policy would limit the Assembly from issuing revenue bonds for the benefit of other enterprises where no current debt is outstanding, for which terms would be developed in consultation with the City and Borough's Bond Counsel and Municipal Advisor.

There are no legal limits to the amount of revenue bonds the City and Borough can issue, but the City and Borough cannot incur revenue obligations without first ensuring the affordability of an enterprise system to consistently meet any pledges and affordability covenants customarily required by investors in such obligations, during the term of the obligation. If revenue or net revenue of the enterprise fund does not meet the covenanted levels (the "Rate Covenant"), the Assembly is required to increase rates and charges to meet Rate Covenant defined in the respective Bond Ordinance and/or loan agreement, consistent the terms of the governing documents.

Prior to a new revenue bond issuance, the City and Borough must typically demonstrate that the addition of the new debt can meet a parity requirement through an Additional Bonds Test ("ABT"). Generally, the ABT calculates debt service coverage based on whether revenue or net revenues on the prior year financial statements, compared to the Maximum Annual Debt Service ("MADS"), plus MADS on the proposed new bonds (together, "aggregate MADS"), is greater than the level established in the Bond Ordinances/Resolutions. The Bond Ordinances/Resolutions may specify alternative methods for calculating the ABT.

Specific convents for each of the City and Boroughs revenue bonds secured by the various revenue sources, described above, can be viewed in Exhibit 1. Exhibit 1 may be amended, from time to time, upon a change in covenants approved by the Assembly in a respective Bond Ordinance, without requiring the Assembly to approve changes to this Debt Policy.

e. *Compliance with Bond Covenants.* To ensure compliance with covenants contained in revenue bond authorizing Bond Ordinances/Resolutions, the Department Directors, in conjunction with the Finance Director, will be responsible for preparing an annual report (e.g. the City and Borough's Annual Comprehensive Financial Report) confirming debt service coverage(s) for the current year, the balance in the debt service account(s), and the balance on deposit in the DSRF(s). If a bond covenant is not met for a given year, it is the Finance Director's responsibility to report deficiencies to the finance committee along with a corrective action plan. Time is of the essence to cure any deficiency to avoid an event of default under the applicable Bond Ordinances/Resolutions.

3. *Special Assessment Bonds* are used to pay all or a part of the cost of an improvement in a special assessment district. Principal and interest of bonds issued are payable solely from the levy of special assessments against the property to be benefited. Prior to issuing special assessment bonds, the Assembly must establish a guarantee fund and annually appropriate to the fund a sum to cover a deficiency in meeting payments of principal and interest when they come due. Money received from actions taken against property for nonpayment of assessments shall be credited to the guarantee fund.

4. *Service Area Bonds* are typically limited to services based in specific designated areas. Service area bonds are GO bonds that are approved by voters, and primarily secured by ad valorem property taxes for those who live in the service area.

5. *Short Term Financings* may be used in certain circumstances. The Assembly can authorize the issuance of GO Bond Anticipation Notes ("BANs") without voter approval, when a long term debt issuance has been approved by the voters. Additionally, the Assembly can authorize the issuance of Revenue Anticipation Notes ("RANs") to meet budgeted expenditures in anticipation of the collection of revenues (excluding taxes) for that year, but all debt so contracted shall be paid within a time frame deemed appropriate by the Assembly.

E. Term and Structure of Financings. In most cases the term of financing should not exceed the life of the asset being financed, and under no circumstances shall exceed 30-years. Bonds shall be issued with level debt service, unless the Assembly determines that it is advantageous to structure the bonds to meet a different policy objective.

F. Refunding Bonds or Notes.

1. *Initiating Bond Refinancing.* The Finance Director will continually review, or cause the City and Borough's Municipal Advisor to review, the City and Borough's outstanding debt portfolio and recommend issues for refunding as market opportunities arise.

2. *Savings Thresholds Required for Refunding.* To accomplish a current refunding of tax-exempt bonds, new bonds are issued and proceeds of the new bonds are used prepay or defease the refunded bonds, no more than 90-days before the optional redemption date. Current refunding transactions will generally be considered when the transaction will achieve an aggregate net present value savings of 3% compared to the outstanding bonds. If considering an advanced refunding, for which tax-exempt bonds are refunded with taxable bonds, a transaction will be considered when the transaction will achieve an aggregate net present value savings of 5% compared to the refunded bonds. The Assembly may consider refunding bonds for less than the recommended savings thresholds if it determines if it is advantageous to do so.

3. *Conditions For a Refunding.*

a. Any time a refunding bond is considered, the Finance Director and Treasurer will confirm that they are not aware of any unspent proceeds from the original bond issue, a plan to change the use of the facility financed with the original bonds, or otherwise redeem the bonds within the next several years. If such confirmation cannot be made, or if any of the above statements are true, the Finance Director is to consult with the City and Borough's Bond Counsel and/or Municipal Advisor.

b. When considering current refunding possibilities, the Assembly will consider the total savings potential, the annual savings, the number of years to maturity, and any other benefits or goals that may be achieved from the transaction.

G. Method of Sale of Bonds/Loans. The preferred method of sale for each incurrence of City and Borough debt will be determined by the Finance Director in consultation with its Municipal Advisor.

The competitive sale method involves offering the bonds for sale through sealed bid (which may be received electronically), to be submitted at a specified date and time. The City and Borough's Municipal Advisor will establish criteria for the bid, and will be awarded based on the lowest offered true interest cost.

The negotiated sale method involves direct negotiation with a pre-selected underwriting firm. An underwriter for negotiated sale may be selected through a competitive request for proposals ("RFP") or request for qualifications ("RFQ") process.

Direct bank placements involve receiving a loan directly from a commercial bank or other lender, such as the State of Alaska (the "State") and the Alaska Municipal Bond Bank Authority. If working with a commercial bank, firms may be selected through a competitive RFP or RFQ process.

State loans, such as State of Alaska Extension Loans or State Revolving Fund Loans, are entered into directly with the State. State loans are often competitive due to their advantageous interest rates. State loans can be considered a General Obligation or Revenue Bond of the City and Borough, depending on the pledge of revenue. The City and Borough will consider State loan programs for eligible projects.

Federal Loans can often provide low cost of capital when eligible projects are identified. Programs offering direct loans include the Transportation Infrastructure Finance and Innovation Act ("TIFIA") loans through the US Department of Transportation, Water Infrastructure Financing and Innovation Act ("WIFIA") loans through the US Environmental Protection Agency, the US Department of Agriculture, and financing energy projects through the Department of Energy, among others. These loans can often be financed as either Revenue Bonds or General Obligation bonds. The City and Borough may consider federal loans for eligible projects, weighing the costs and benefits with its service providers.

H. Use of Professionals and Other Service Providers. The City and Borough will contract with select service providers for the undertaking of any bond transaction, or certain activities between transactions, as defined below and referenced throughout this policy.

1. *Bond Counsel.* All debt issued by the City and Borough will include a written opinion by legal counsel affirming that the debt of the City and Borough is legal, valid and binding on the City and Borough, and, as applicable, that interest earnings on any tax-exempt debt is exempt from federal income taxation. The legal opinion and other documents relating to the issuance of debt will be prepared by nationally recognized private legal counsel with extensive experience in public finance and tax issues.

2. *Municipal Advisor.* The City and Borough shall retain a Municipal Advisor as it relates to all public issuances of debt, or other projects deemed necessary as recommended by the Finance Director. The City and Borough's Municipal Advisor is to be available for general purposes, and will assist the City and Borough with all financing issues. In no case shall the Municipal Advisor serve as underwriter for the City and Borough's bonds.

3. *Underwriter.* The Finance Director, in consultation with the City and Borough's Municipal Advisor, will select an underwriter for any negotiated sale of bonds, based on a competitive RFP or RFQ process. The process shall take into account the type of issue, experience offered and other relevant criteria, and shall provide for competitive, written proposals. This provision is intended to provide broad flexibility, in compliance with this policy. If a previous RFP or RFQ has been completed, the City and Borough can rely on past performance to select an underwriter. The selection of underwriter may be for an individual bond issue, series of financings or a specified time period, as determined by the Finance Director, in consultation with the City and Borough's Municipal Advisor.

4. *Direct Placement & Credit Providers.* The Finance Director, in consultation with the City and Borough's Municipal Advisor, will utilize the Alaska Municipal Bond Bank Authority or other State lending program if it is deemed beneficial to do so. If it is determined to utilize a commercial bank for any sale of bonds or notes directly with a bank, a competitive RFP or RFQ process will be utilized. The process shall consider the type of issue, bond structure, liquidity needs (if applicable) and provide competitive proposals. This provision is intended to provide broad flexibility in compliance with this policy. The selection of a commercial bank will be determined by the Finance Director, in consultation with the City and Borough's Municipal Advisor.

5. *Other Service Providers.* Professional services such as paying agent, registrar, verification agent, escrow agent or rebate analyst shall be appointed by the Finance Director in consultation with the Treasurer and the City and Borough's Municipal Advisor.

I. Post Issuance Compliance. The City and Borough will comply with post issuance compliance requirements, such as arbitrage and tax-rebate, and continuing disclosure, consistent with the Post Issuance Compliance Policy approved by the Assembly.

EXHIBIT 1 – REVENUE BOND COVENANTS

The following Exhibit describes the various revenue bond credits of the City and Borough, including the pledge of revenues, rate covenants, and additional bonds test. This Exhibit may be updated without Assembly approval if a Revenue Bond Ordinance has been approved by the Assembly that amends, adds, or changes certain covenants or descriptions of new or prior Ordinances.

A. *Hospital Revenue Bonds* are supported by revenues generated by the Hospital, (a) gross patient service revenues of the Hospital less contractual allowances and provisions for uncollectible accounts, free care and discounted care, plus (b) other operating revenues of the Hospital, plus (c) nonoperating revenues including receipts from the City and Borough (other than Contributions, income derived from the sale of assets not in the ordinary course of business, any gain or loss from the extinguishment of debt or any other extraordinary item, but including proceeds of business interruption insurance), plus (d) contributions, all as determined in accordance with GAAP. Hospital Revenues shall also include any federal or state reimbursements of operating expenses to the extent such expenses are included as "Costs of Maintenance and Operation" and all earnings from the investment of money in the Bond Account which earnings are deposited in the Bond Account.

The Bond Ordinance for Revenue Bonds associated with the Barlett Regional Hospital requires that rates and charges be sufficient to provide net revenue equal to at least 115% of annual debt service. Prior to issuing new Hospital Revenue bonds, to satisfy the ABT, net revenues must be greater than or equal to 125% of aggregate MADS.

B. Boat Harbor Revenue Bonds are supported by all revenue and income derived from ownership and operations of the Harbor System (defined as all City and Borough owned boat harbor and boat launch ramps and related facilities), including, but not limited to, stall rents, mooring fees, launch permit fees, and harbor leases.

The Bond Ordinance for Revenue Bonds associated with the Harbor requires net revenues be equal to at least 120% of the amounts required in the fiscal year to pay debt service. Prior to issuing new Harbor Revenue Bonds, to satisfy the ABT, Harbor net revenues must be greater than or equal to 120% of maximum annual debt service on outstanding Harbor Revenue Bonds, inclusive of the proposed financing. If the 120% is not projected to be met, the City and Borough can hire a consultant to demonstrate that after completion of any new project financed with Harbor Revenue Bonds, net revenues are expected to equal 140% of maximum annual debt service on all outstanding bonds, inclusive of the proposed financing.

C. Port Revenue Bonds are supported by Port Development Fee Revenues imposed by Resolution No. 2552 of the Assembly, and any subsequent Ordinance or Resolution imposed by the Assembly.

The Bond Ordinance for Revenue Bonds associated with the Port requires Port Development Fee rates and charges to be sufficient to provide net revenue equal to at least 120% of annual debt service. Prior to issuing new Port Revenue Bonds, to satisfy the ABT, Port Development Fee Revenues must be greater than or equal to 120% of annual debt service.

D. *Airport Revenue Bonds* are supported by Passenger Facility Charges ("PFC"), Airport Improvement Program ("AIP") entitlement grants and discretionary grants, revenue, and any income, receipt, or revenue of the Airport legally available to the payment on the bonds.

The Bond Ordinance for Revenue Bonds associated with the Airport requires that unspent PFC Authority plus approved and appropriated AIP funds plus projected other legally available revenues is at least equal to 105% of projected aggregate debt service. Prior to issuing new Airport Revenue bonds, to satisfy the ABT, pledged revenues must be greater than or equal to 150% of aggregate MADS on all Parity Bonds, however, revenues can be adjusted to reflect changes in forecasted PFC rate adjustments.

Presented by: The Manager
Presented: 09/14/2026
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4063

A Resolution Adopting the City and Borough of Juneau Tax and Securities Law Compliance Policy for Governmental Debt.

WHEREAS, it is best practice for the city and borough to implement a clear and comprehensive tax and securities law compliance policy; and

WHEREAS, on September 2, 2026, the Assembly Finance Committee reviewed proposed policy; and

WHEREAS, consistent with the Assembly Finance Committee's direction, this resolution presents the proposed policy for assembly action; and

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. 2026 Tax and Securities Law Compliance Policy for Governmental Debt. The attached City and Borough of Juneau Tax and Securities Law Compliance Policy for Governmental Debt (Attachment A) is adopted.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 14th day of September, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

CITY AND BOROUGH OF JUNEAU, ALASKA
TAX AND SECURITIES LAW COMPLIANCE POLICY FOR GOVERNMENTAL DEBT

This policy is intended to guide the City and Borough of Juneau, Alaska (the "City and Borough") in meeting its obligations under applicable statutes, regulations and documentation associated with publicly offered and privately placed securities, as well as other forms of indebtedness such as loans from the State of Alaska, of the City and Borough. This policy addresses obligations of the City and Borough that arise during and will continue following the issuance of securities. These obligations may arise as a result of federal tax law (with respect to tax-exempt and other tax-advantaged securities subject to comparable requirements) and securities laws (with respect to initial and ongoing disclosure), or as a result of contractual commitments made by the City and Borough. This policy outlines obligations that may be applicable to each issue of securities and identifies the party to be responsible for monitoring compliance. This policy is intended to supplement the City and Borough Debt Policy.

In the City and Borough, the City and Borough Finance Director will be responsible for ensuring that this policy is followed and checklists and records maintained. The City and Borough Finance Director may delegate responsibility to employees and outside agents for developing records, maintaining records and checklists. The City and Borough will provide educational opportunities (opportunities to attend trainings/educational programs/seminars on the topic) for the parties identified in this policy with responsibilities for compliance with this policy in order to facilitate their performance of these obligations. The Finance Director will confer as needed with the City and Borough's Bond Counsel and Municipal Advisor to confirm the applicability and scope of the requirements outlined in this policy.

The City and Borough will review this policy periodically and upon each issuance of new obligations, including refunding obligations. In connection with this periodic review, at the recommendation of staff, the City and Borough will consider whether to amend or supplement this policy to address any particular requirements associated with the new bond issue, or to reflect general changes in requirements since the prior bond issue.

A. <u>Transcripts</u>.

1. The City and Borough's Bond Counsel shall provide the City and Borough with a full transcript related to the issuance of securities (for each issue). The transcript shall be delivered electronically and, upon request, in hard copy form within six month[s] following the date of issuance of securities. It is expected that the transcript will include a full record of the proceedings related to the issuance of the securities, including proof of filing an IRS Form 8038, 8038-G or 8038-GC, if applicable, any federal tax certificate and any continuing disclosure certificate.

2. The Finance Director will retain bond transcripts.

B. <u>Federal Tax Law Requirements</u> (The following framework is applicable <u>only</u> if the securities are issued as "tax-exempt" or tax-advantaged securities subject to comparable requirements).

1. *Use of Proceeds*. The Finance Director will monitor the expenditure of bond proceeds to ensure the City and Borough expends the legally-required amount of such proceeds on capital expenditures, and does not expend more than 10 percent of the proceeds on projects that will be used in a private trade or business (including by the federal government and nonprofit entities).

a. If the project(s) to be financed with the proceeds of the securities will be funded with multiple sources of funds, the City and Borough will adopt an accounting methodology that:

i. maintains each source of funding separately and monitors the actual expenditure of proceeds of the securities;

ii. commingles the proceeds and monitors the expenditures on a first in, first out basis; or

iii. provides for the expenditure of funds received from multiple sources on a proportionate basis.

b. The Finance Director will:

i. maintain records of expenditures (timing of expenditure and object code) of the proceeds of securities.

ii. maintain records of investments and interest earnings on the proceeds of securities. Such records should include the amount of each investment, the date each investment is made, the date each investment matures and if sold prior to maturity, its sale date, and its interest rate and/or yield. Interest earnings on proceeds will be deposited in the fund in which the proceeds of the securities were deposited (if not, then the plan for use of interest earnings will be discussed with the City and Borough's bond counsel).

iii. maintain records of interest earnings on reserve funds maintained for the securities.

iv. discuss with Bond Counsel and document any delay in the financed project and the expected expenditure of proceeds.

v. review and document any change in the scope of the project financed with bond proceeds.

2. *Arbitrage Rebate*. Generally, under only limited circumstances may the City and Borough invest bond proceeds and certain other funds at a rate that exceeds the yield on the securities. The City and Borough must rebate to the Internal Revenue Service amounts earned by investing above the bond yield, unless the City and Borough qualifies as a small issuer or meets a spending exception. The tax certificate executed in connection with a bond issue and included in the transcript, details the arbitrage and rebate requirements applicable to such issue. The Finance Director of the City and Borough ("Rebate Monitor") will monitor compliance with the arbitrage rebate obligations of the City and Borough for each issue ("issue") of securities. If the City and

Borough did not execute a tax certificate in connection with an issue, the Rebate Monitor should consult with the City and Borough's Bond Counsel regarding arbitrage rebate requirements. The City and Borough will provide educational opportunities (opportunities to attend educational programs/seminars on the topic) for the Rebate Monitor in order to facilitate his/her performance of these obligations.

a. If the Rebate Monitor determines that the total principal amount of tax-exempt governmental obligations (including all tax-exempt leases, etc.) of the City and Borough issued by or on behalf of the City and Borough and subordinate entities during the calendar year, including the issue, will not be greater than $5,000,000, plus such additional amount not in excess of $10,000,000 as is to be spent for the construction of public school facilities, the Rebate Monitor will not be required to monitor arbitrage rebate compliance for the issue, <u>except</u> to monitor expenditures and the use of proceeds after completion of the project (see #3 below). For purposes of this paragraph, tax-exempt governmental obligations issued to currently refund a prior tax-exempt governmental obligation will only be taken into account to the extent they exceed the outstanding amount of the refunded bonds.

b. If the Rebate Monitor determines that the total principal amount of tax-exempt governmental obligations (including all tax-exempt leases, etc.) of the City and Borough issued or incurred any calendar year is greater than $5,000,000, plus such additional amount not in excess of $10,000,000 as is to be spent for the construction of public facilities, the Rebate Monitor will monitor rebate compliance for each issue of tax-exempt governmental obligations issued during that calendar year.

i. *Rebate Exceptions.* The Rebate Monitor will review the tax certificate, if any, in the transcript in order to determine whether the City and Borough is expected to comply with a spending exception that would permit the City and Borough to avoid having to pay arbitrage rebate. If the tax certificate identifies this spending exception (referred to as the six-month exception, the 18 month exception or the 2-year exception), then the Rebate Monitor will monitor the records of expenditures (see B.1 above) to determine whether the City and Borough met the spending exception (and thereby avoid having to pay any arbitrage rebate to the federal government). If the City and Borough did not execute a tax certificate in connection with an issue, or if no spending exception is specified, the Rebate Monitor should consult with Bond Counsel regarding the potential applicability of spending exceptions.

ii. *Rebate Compliance.* If the City and Borough does not meet or does not expect to meet any of the spending exceptions described in (i) above, the City and Borough will:

x. review the investment earnings records retained as described in B.1 above. If the investment earnings records clearly and definitively demonstrate that the rate of return on investments of all proceeds of the issue were lower than the yield on the issue (see the tax certificate in the transcript), then the City and Borough may opt no to follow the steps described in the following paragraph.

y. retain the services of an arbitrage rebate consultant in order to calculate any potential arbitrage rebate liability. The rebate consultant shall be selected no later than the completion of the project to be financed with the proceeds of the issue. A rebate consultant may be selected on an issue by issue basis or for all securities issues of the City and Borough. The Rebate Monitor will obtain the names of at least three qualified consultants and request that the consultants submit proposals for consideration prior to being selected as the City and Borough's rebate consultant. The selected rebate consultant shall provide a written report to the City and Borough with respect to the issue and with respect to any arbitrage rebate owed if any.

z. based on the report of the rebate consultant, file reports with and make any required payments to the Internal Revenue Service, no later than the fifth anniversary of the date of each issue (plus 60 days), and every five years thereafter, with the final installment due no later than 60 days following the retirement of the last obligation of the issue.

c. *Yield Reduction Payments.* If the City and Borough fails to expend all amounts required to be spent as of the close of any temporary period specified in the tax certificate (generally three years for proceeds of a new money issue and 13 months for amounts held in a debt service fund), the City and Borough will follow the procedures described in B.2.b.ii above to determine and pay any required yield reduction payment.

3. *Unused Proceeds Following Completion of the Project.* Following completion of the project(s) financed with the issue proceeds, the Finance Director will:

a. review the expenditure records to determine whether the proceeds have been allocated to the project(s) intended (and if any questions arise, consult with Bond Counsel in order to determine the method of re-allocation of proceeds); and

b. direct the use of remaining unspent proceeds (in accordance with the limitations set forth in the authorizing proceedings (i.e., Bond Ordinances/Resolutions) and if no provision is otherwise made for the use of unspent proceeds, to the redemption or defeasance of outstanding securities of the issue.

4. *Use of the Facilities Financed with Proceeds*. In order to maintain tax-exemption of securities issued on a tax-exempt or tax-advantaged basis, the financed facilities (projects) are required to be used for governmental purposes during the life of the issue (<u>and any issue that refunds the securities issue</u>). The Finance Director of the City and Borough will monitor and maintain records regarding any private use of the projects financed with tax-exempt proceeds. The IRS Treasury Regulations prohibit private business use (use by private parties (including nonprofit organizations and the federal government)) of tax-exempt financed facilities beyond permitted *de minimus* amounts, unless cured by a prescribed remedial action. Private use may arise as a result of:

a. Sale of all or a portion of the facilities;

b. Lease of all or a portion of the facilities (including leases, easements or use arrangements for areas outside the four walls, e.g., hosting of cell phone towers);

c. Management contracts in which the City and Borough authorizes a third party to operate a facility (e.g., cafeteria or parking operator), except for qualified management contracts under IRS Rev. Proc. 2017-13 or any successor guidance;

d. Preference arrangements in which the City and Borough grants a third party preference of the facilities (e.g., preference parking in a public parking lot); and/or

e. Entering into contracts giving "special legal entitlement" to the facility (e.g., selling advertising space or naming rights).

The Finance Director will review all leases and other contracts involving use or management of bond-financed property. The Finance Director will confer with personnel responsible for bond-financed projects at least annually to discuss any existing or planned use of bond-financed or refinanced facilities. The Finance Director will annually calculate private use for each bond-financed project.

If the Finance Director identifies private use of tax-exempt debt financed facilities, the City and Borough Finance Director will consult with the City and Borough's Bond Counsel to determine whether private use will adversely affect the tax-exempt status of the issue and if so, what remedial action is appropriate. For instance, the City and Borough may allocate private use to those facilities (or portions of facilities) funded from sources other than bond proceeds. The City and Borough will determine the deadline for remediating noncompliance under existing remedial action provisions or tax-exempt bond closing agreement programs contained in the regulations or other published guidance from the IRS, and proceed with diligence to take the required remedial actions. If remedial actions are unavailable, the City and Borough will determine whether to make a submission to the Tax-Exempt Bonds Voluntary Closing Agreement Program ("VCAP") under Internal Revenue Manual 7.2.3.

5. *Refundings*. For refunding escrows, the Finance Director will confirm that any scheduled purchases of State and Local Government Series ("SLGS") or open market securities proceed as scheduled. On the redemption date, the Finance Director will confirm that the refunded bonds have been redeemed and canceled. Promptly following the redemption date, the Finance Director will confirm that the City and Borough has spent all proceeds of the bonds and the refunded bonds, and will verify that excess proceeds, if any, do not exceed an amount permitted by IRS regulations.

6. *Reissuance*. A significant modification of the bond documents may result in bonds being deemed refunded or "reissued." Such an event will require, among other things, that the City and Borough file new information returns with the federal government and execute a new tax certificate. The City and Borough will consult with bond counsel in the event of modification of the bond documents.

7. *Records Retention.*

a. Records with respect to matters described in this Subsection B will be retained by the City and Borough for the life of the securities issue (and any issue that refunds the securities issue) and for a period of three years thereafter. Unless otherwise specified, the Finance Director will maintain the records.

b. Records to be retained:

(i) The transcript;

(ii) Arbitrage rebate reports prepared by outside consultants;

(iii) Work papers that were provided to the rebate consultants;

(iv) Records of expenditures and investment receipts (showing timing of expenditure and the object code of the expenditure and in the case of investment, timing of receipt of interest earnings). (Maintenance of underlying invoices should not be required provided the records include the date of the expenditure, payee name, payment amount and object code; however, if those documents are maintained as a matter of policy in electronic form, then the City and Borough should continue to maintain those records in accordance with this policy);

(v) Records documenting the final allocation of bond proceeds to projects, including any reallocations of bond proceeds, in a format showing the timing and substance of the reallocation, if applicable;

(vi) Copies of all certificates and returns filed with the IRS (e.g., for payment of arbitrage rebate); and

(vii) Copies of all contracts relating to ongoing compliance with respect to the bonds, including contracts relating to the use of the bond-financed facilities including leases, concession agreements, management agreements and other agreements that give usage rights or legal entitlements with respect to the facility to nongovernmental persons (e.g., advertising displays, cell tower leases, and naming rights agreements).

C. Federal Securities Law Requirements.

[1. *Legal Framework*. The following section establishes a framework for compliance by the City and Borough with its disclosure and/or contractual obligations with respect to securities, pursuant to the requirements of federal and state securities laws and other applicable rules, regulations, and orders. The purpose of this section is to facilitate compliance with applicable law and existing ongoing disclosure agreements when preparing and distributing initial and ongoing disclosure documents to reduce exposure of the City and Borough, its officials and employees to liability for damages and enforcement actions based on material misstatements and omissions in such documents, and to promote good investor relations. This section applies generally to all of the City and Borough's tax-exempt, tax-advantaged bonds and taxable bonds, and other debt issued on the City and Borough's behalf subject to comparable requirements.

The City and Borough will comply fully with applicable securities laws regarding disclosure in connection with the issuance of securities and with the terms of its continuing disclosure agreements, including Section 17 of the Securities Act of 1933 and Section 10(b) of the Securities Exchange Act of 1934, particularly Rule 10b-5, and regulations adopted by the Securities and Exchange Commission ("SEC") under those Acts (the "Anti-Fraud Rules").

The Anti-Fraud Rules require that, in connection with the sale or issuance of securities, the City and Borough provide to potential investors all material information relating to such offered securities. The information provided to investors must not contain any material misstatements, and the City and Borough must not omit material information necessary to provide investors with a materially complete description of the securities and the City and Borough's financial condition.

In the context of the sale of securities, a fact is "material" if there is a substantial likelihood that a reasonable investor would consider such fact important in determining whether or not to purchase the offered securities, in light of the total mix of information made available to investors.

The Anti-Fraud Rules apply to all statements and other communications the City and Borough intends (or can reasonably expect) to be accessible to and relied upon by potential investors in the City and Borough's securities. Investor communications include: Preliminary and Final Official Statements (i.e., the offering documents used in connection with the sale of securities), filings made pursuant to continuing disclosure agreements and voluntary postings, and may include, depending on the context, information uploaded, linked or posted to the City and Borough's website, and the City and Borough's press releases and other formal and/or public statements.]

[2. *Guidelines for Preparing Disclosure Documents*.

a. All City and Borough staff members and officials involved in the preparation or review of disclosure documents or other investor communications are responsible for being familiar with the Anti-Fraud Rules.

b. The Finance Director and other employees or officials involved in the preparation or review of disclosure documents and other investor communications must err on the side of raising any potential disclosure issues they encounter during such preparation or review. If there are questions regarding whether an issue is material, the Finance Director and other employees or officials should consult with Bond Counsel and Municipal Advisor. The Finance Director and other employees or officials should immediately report any concerns regarding the accuracy of a disclosure document or other investor communication to Bond Counsel and Municipal Advisor.

c. Prior to the public release of any disclosure document or communication to be posted on the Municipal Securities Rulemaking Board's ("MSRB") Electronic Municipal Marketplace Access system ("EMMA"), the Finance Director will complete a final review of the material. This review will consist of comparing and resolving any material discrepancies between the City and Borough's audited (and unaudited, if needed) financial statements and other source materials, and complete review of the document.]

3. *Ongoing Disclosure*. Under the provisions of SEC Rule 15c2-12 (the "Rule"), underwriters are required to obtain an agreement for ongoing disclosure in connection with the public offering of securities. Unless the City and Borough is exempt from compliance with the Rule as a result of certain permitted exemptions, the transcript for each issue will include an undertaking by the City and Borough to comply with the Rule. The Finance Director of the City and Borough will monitor compliance by the City and Borough with its undertakings.

a. *Publicly Offered Securities*. For publicly offered securities (e.g. bonds sold to an underwriter by negotiated or competitive sale), the Rule requires that the City and Borough enter into a continuing disclosure undertaking ("CDA") prior to such underwriter purchasing such securities. The CDAs each require that the City and Borough post certain financial and operating information on the Municipal Securities Rulemaking Board's ("MSRB") Electronic Municipal

Marketplace Access system ("EMMA"), and notice of the occurrence of certain events (discussed below).

i. *Annual Filings*. Each CDA requires that the City and Borough file audited financial statements and certain operating data on an annual basis so long as the securities are outstanding. The financial statements and operating data are required to be filed within nine months of the end of the City and Borough's fiscal year (June 30). If audited financial statements are not available by such date, the City and Borough shall file unaudited statements by the deadline, and subsequently file the audited statements promptly (e.g. within 10 business days) after they become available. There are, however, significant distinctions among the CDAs:

General Obligation Bonds — In addition, the City and Borough is required to file the following operating data for general obligation indebtedness (unless it is included in the audited financial statements or unless the City and Borough has a final official statement within the filing period that includes the information):

1. The assessed valuation of taxable property in the City and Borough;
2. Property taxes due and property taxes collected;
3. Property tax levy rate per $1,000 of assessed valuation; and
4. Outstanding general obligation debt of the City and Borough.

Revenue Bonds — At this time, the City and Borough does not have any outstanding publicly offered revenue bonds, but will need to make note of any additional data required in any future issuances.

ii. *Additional Filings*. In addition to the annual filings and operating data referred to in (i) above, the City and Borough is required to make certain additional filings upon the occurrence of the follow events ("Listed Events"). The City and Borough is required to provide notice of the following Listed Events **no later than 10 business days after the occurrence of the event**:

(1) Principal and interest payment delinquencies;
(2) Nonpayment related defaults, if material;
(3) Unscheduled draws on debt service reserves reflecting financial difficulties;
(4) Unscheduled draws on credit enhancements reflecting financial difficulties;
(5) Substitution of credit or liquidity providers, or their failure to perform;
(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
(7) Modifications to the rights of Bond holders, if material;
(8) Bond calls, if material, and tender offers;
(9) Defeasances;

(10) Release, substitution or sale of property securing repayment of the Bonds, if material;

(11) Rating changes;

(12) Bankruptcy, insolvency, receivership or similar event of the City and Borough;

(13) The consummation of a merger, consolidation, or acquisition involving the City and Borough or the sale of all or substantially all of the assets of the City and Borough, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;

(15) Incurrence of a financial obligation of the City and Borough, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City and Borough, any of which affect security holders, if material; and

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City and Borough, any of which reflect financial difficulties.

Items numbered (15) and (16) are required only for publicly offered securities that are issued after February 27, 2019. The Rule provides that the term "financial obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

For purposes of compliance with listed event number (15), the following obligations shall be deemed "financial obligations" of the City and Borough:

(i) Bank loans (whether evidenced by lease/lease back documentation or a loan agreement) to the extent that they are financed through bank loans that do not involve a final official statement. At a minimum, filings will be made on EMMA that are linked to the outstanding issues payable from the same source of revenues, but may also be linked, whether for convenience or otherwise, to other City and Borough CUSIPs;

(ii) Loans issued through the State or federal government. At a minimum, filings will be made on EMMA that are linked to the CUSIPs of debt payable from the same source (e.g., general obligation, revenue), but also may be linked, whether for convenience or other otherwise, to other City and Borough CUSIPs;

(iii) Long term leases or installment purchases, however designated, that provide for the acquisition of property (real property or personal property) over a term. For these obligations, the City and Borough will establish a materiality threshold. The thresholds are: (a) for obligations that are payable from general funds of the City and Borough, disclosure will be made for contracts with a dollar amount in excess of $5,000,000 which is less than 5% of the City and Borough's annual general fund budget; and (b) for obligations that are payable from an identified source of revenues, e.g., City and Borough revenue or enterprise fund, disclosure will be made for contracts with a dollar amount in excess of 5% of the annual revenues of the enterprise fund. The Finance Director will periodically make affirmative inquiries as to whether obligations of this nature have been incurred.

The Finance Director will maintain records of these contracts in order to confirm future compliance with this policy.

To facilitate compliance with these listed events, the Finance Director will maintain an inventory of all financial obligations of the City and Borough.

4. *Other Investor Communications*. The Anti-Fraud Rules apply to all investor communications. Such investor communications may include, but are not limited to, voluntary filings made on EMMA, information on the City and Borough's website, communications with investors (or potential investors), press releases and other formal statements of the City and Borough intended to reach investors. The Finance Director and other officers of the City and Borough will exercise reasonable care to make sure that the information in investor communications is materially accurate and complete and otherwise in compliance with this Policy.

5. *Document Retention*. The Finance Director will maintain the following documents in connection with each security, with the purpose of retaining adequate records to substantiate compliance with the Anti-Fraud Rules.

a. A complete bond transcript;

b. A written record of any financial obligation or the occurrence of other notice events that the City and Borough determines to be immaterial or not reflecting financial difficulty and thus not requiring disclosure, and the facts and circumstances substantiating such conclusion;

c. Documentation of the actions the City and Borough takes to prepare, check, review and approve each investor communication made pursuant to these procedures, including the sources of the information included;

d. Electronic copies of confirmations from EMMA of all continuing disclosure filings; and

e. Copies of all records noting compliance with these policies, including any filings or correspondence with the SEC or other regulatory body.

6. *Periodic Check of Information Regarding Bonds on EMMA*. Prior to each new bond issue, the City and Borough will search (or cause to be searched) EMMA for its continuing disclosure filings to confirm proper filings have been made.

7. *Bank Loans and Other Private Placements*. The Bond Ordinances/Resolutions or loan documents executed in connection with bank loans or other private placements may include their own set of disclosure or reporting requirements that must be monitored. As a result, a chart should be maintained that identifies the disclosure responsibilities for each transaction. In some instances the filings on EMMA may satisfy those disclosure requirements. The Finance Director will monitor compliance with those filing requirements by filing the required information with the respective lender.

D. Other Notice Requirements. In some instances, the proceedings authorizing the issuance of securities will require the City and Borough to file information periodically with other parties, e.g., bond insurers, banks, and rating agencies. The types of information required to be filed may include (1) budgets, (2) annual financial reports, (3) issuance of additional debt obligations, and (4) amendments to financing documents. The Finance Director of the City and Borough will maintain a listing of those requirements and monitor compliance by the City and Borough.

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

August 12, 2026

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: Barnaby Brewing Company, LLC
DBA: Barnaby Brewing Company
Via email: barnabybrewing@gmail.com

Local Government 1: City and Borough of Juneau
Via email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Re: Brewery Retail #15149 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#15149
License Type:	Brewery Retail
Licensee:	Barnaby Brewing Company, LLC
Doing Business As:	Barnaby Brewing Company
Physical Address:	165 Shattuck Way, Juneau, AK, 99801
Designated Licensee:	Matthew Barnaby
Phone Number:	843-737-2453; 907-419-0916
Email Address:	barnabybrewing@gmail.com

☒ **License Renewal Application** ☐ **Endorsement Renewal Application**

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 1st, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. Home, Alcohol & Marijuana Control Office

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body.
If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,
Dylan Paulsen, Licensing Examiner II
For
Kevin Richard, Director

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

August 19, 2026

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: Hospitality Group, LLC
DBA: Frontier Suites Hotel
Via email: anaschroth@yahoo.com

Local Government 1: City and Borough of Juneau
Via email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Re: Beverage Dispensary Tourism #3824 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#3824
License Type:	Beverage Dispensary Tourism
Licensee:	Hospitality Group, LLC
Doing Business As:	Frontier Suites Hotel
Physical Address:	9400 Glacier Highway, Juneau, AK, 99801
Designated Licensee:	Hospitality Group, LLC
Phone Number:	907-723-8200 ; (907) 789-7206
Email Address:	anaschroth@yahoo.com

☒ **License Renewal Application** ☐ **Endorsement Renewal Application**

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 1st, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. Home, Alcohol & Marijuana Control Office

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body.
If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,
Dylan Paulsen, Licensing Examiner II
For
Kevin Richard, Director

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

August 7, 2026

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: Yc Juneau Hotel, LLC
DBA: Baranof Hotel
Via email: aly@thekishangroup.com
CC: lucky@thekishangroup.com

Local Government 1: City and Borough of Juneau
Via email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Re: Beverage Dispensary #648 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#648
License Type:	Beverage Dispensary
Licensee:	Yc Juneau Hotel, LLC
Doing Business As:	Baranof Hotel
Physical Address:	127 N. Franklin Street, Juneau, AK, 99801
Designated Licensee:	Balbir Gosal
Phone Number:	775-815-1500
Email Address:	aly@thekishangroup.com

☒ **License Renewal Application** ☐ **Endorsement Renewal Application**

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 1st, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. Home, Alcohol & Marijuana Control Office

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body.
If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,
Dylan Paulsen, Licensing Examiner II
For
Kevin Richard, Director

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

August 6, 2026

Licensee: The Mason Jar LLC
DBA: The Mason Jar LLC
VIA email: denny@akmasonjar.com
Local Government: City and Borough of Juneau
Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov; mcb_notice@juneau.org
Community Council: N/A
Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store License Combined Renewal Notice

License Number:	#13279
License Type:	Retail Marijuana Store
Licensee:	The Mason Jar LLC
Doing Business As:	The Mason Jar LLC
Physical Address:	2771 sherwood Lane Unit E Juneau, AK 99801 UNITED STATES
Designated Licensee:	Dennis Lavigne
Phone Number:	907-723-6508
Email Address:	denny@akmasonjar.com

☒ **License Renewal Application** ☐ **Endorsement Renewal Application**

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2026/2027 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a "conditional protest" as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board's satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,

Kevin Richard, Director
907-269-0350

Presented by: The Manager
Presented: 06/08/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-32(b)

An Ordinance Amending the Uniform Sales Tax Code Exemptions Under CBJC 69.05.040.

WHEREAS, the Assembly finds that there is public purpose to the provision of social services by non-profits designed to assist vulnerable, disadvantaged, or distressed individuals and communities.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 69.05.010, Definitions, is amended to add:

69.05.010 Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

***

Intermittent fundraising event means any discrete campaign, gala, auction, bake sale, or temporary market drive conducted by a nonprofit entity for the primary purpose of raising organizational funds, provided the physical selling window does not exceed 14 consecutive days and occurs no more than 4 times per calendar year.

Social services provided means the provision of direct services to vulnerable, disadvantaged, or distressed individuals to meet basic life needs, such as food assistance, housing assistance, disability support, day services, or senior and assisted living support.

***

Section 3. Amendment of Section. CBJC 69.05.040, Exemptions, is amended to read:

69.05.040 Exemptions.

The tax levied under this chapter shall not apply to the following transactions:

***

(12) Nonprofits.

(a) Sales, services, and rentals to a buyer~~, made by a seller, organized and administered solely by an organization~~ that has a current 501(c)(3), 501(c)(4), or 501(c)(19) exemption ruling from the Internal Revenue Service and an exemption certificate from the manager, provided this exemption applies to sellers only if the income from the sale is exempt from federal income taxation.

(b) Social services provided by an organization that has a current 501(c)(3), 501(c)(4), or 501(c)(19) exemption ruling from the Internal Revenue Service and an exemption certificate from the manager, provided this exemption applies to sellers only if the income from the sale is exempt from federal income taxation. ~~This exemption does not apply to the sale of pull-tab games.~~

(c) Sales, services, and rentals made by a seller, organized and administered solely by an organization that has a current 501(c)(3), 501(c)(4), or 501(c)(19) exemption ruling from the Internal Revenue Service and an exemption certificate from the manager, who engages in intermittent fundraising activities.

(13) Retail sales, services, and rentals of real or tangible personal property to or by the state, a rural education attendance area or like entity, a federally recognized Indian tribe, or a municipality. This exemption does not apply to the following:

(a) Sales of pull-tab games by federally recognized Indian tribes, political subdivisions, and municipalities; or

(b) Retail sales, services, and rentals of real and tangible personal property by the City and Borough listed in this subsection (13)(b)(1)-(10):

1. Bartlett Regional Hospital sales, services, and rentals;
2. Capital Transit passenger fares and passes;
3. Sales of municipal real property, gravel, and minerals;
4. Parks and recreation department sales, services, and rentals;
5. Eaglecrest Ski Area sales, services, and rentals;
6. Hagevig Fire Training Center sales, services, and rentals;
7. Juneau International Airport sales, services, and rentals;
8. Sewer utility and water utility sales, services, and rentals;
9. Port and harbor sales, services, and rentals authorized by title 85 of this Code~~.~~;

10. Juneau-Douglas City Museum.

***

Section 3. **Effective Date.** This ordinance shall be effective January 1, 2027.

Adopted this ________ day of ________________________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: MM/DD/YYYY
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-XX

An Ordinance Amending the Uniform Sales Tax Code Exemptions Under CBJC 69.05.040.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 69.05.040, Exemptions, is amended to read:

69.05.040 Exemptions.

The tax levied under this chapter shall not apply to the following transactions:

***

(12) Sales, services and rentals to a buyer, ~~or made by a seller,~~ organized and administered solely by an organization that has a current 501(c)(3), 501(c)(4), or 501(c)(19) exemption ruling from the Internal Revenue Service and an exemption certificate from the manager, provided this exemption applies to sellers only if the income from the sale is exempt from federal income taxation. ~~This exemption does not apply to the sale of pull-tab games.~~

(13) Retail sales, services, and rentals of real or tangible personal property to or by the state, a rural education attendance area or like entity, a federally

recognized Indian tribe, or a municipality. This exemption does not apply to the following:

(a) Sales of pull-tab games by federally recognized Indian tribes, political subdivisions, and municipalities; or

(b) Retail sales, services, and rentals of real and tangible personal property by the City and Borough listed in this subsection (13)(b)(1)-(10):

1. Bartlett Regional Hospital sales, services, and rentals;
2. Capital Transit passenger fares and passes;
3. Sales of municipal real property, gravel, and minerals;
4. Parks and recreation department sales, services, and rentals;
5. Eaglecrest Ski Area sales, services, and rentals;
6. Hagevig Fire Training Center sales, services, and rentals;
7. Juneau International Airport sales, services, and rentals;
8. Sewer utility and water utility sales, services, and rentals;
9. Port and harbor sales, services, and rentals authorized by title 85 of this Code~~.~~;
10. Juneau-Douglas City Museum.

(c) Retail sales, services, and rentals of real and tangible personal property by federally recognized Indian tribes listed in this subsection (13)(c)(1)-(5):

1. Sales of tangible personal property;
2. Admissions, concessions, or prepared food sales;
3. Retail services offered to the general public for a fee;
4. Commercial or short-term residential rentals; or

5. Activities primarily commercial in nature or conducted in competition with for-profit businesses.

(14) ~~[Reserved.]~~ Retail sales, services, and rentals by a seller, organized and administered solely by an organization that has a current 501(c)(3), 501(c)(4), or 501(c)(19) exemption ruling from the Internal Revenue Service and an exemption certificate from the manager. This exemption does not apply to the following:

a. Sales of tangible personal property;

b. Admissions, concessions, or prepared food sales;

c. Retail services offered to the general public for a fee;

d. Commercial or short term residential rentals; or

e. Activities primarily commercial in nature or conducted in competition with for-profit businesses.

(15) ~~[Reserved.]~~ Thrift stores, raffle tickets, bingo, silent auctions, fundraising activities, including events and sales campaigns conducted for a limited duration and not on a continuous or ongoing basis, and administered solely by an organization that has a current 501(c)(3), 501(c)(4), or 501(c)(19) exemption ruling from the Internal Revenue Service and an exemption certificate from the manager, provided this exemption applies to sellers only if the income from the sale is exempt from federal income taxation. This exemption does not apply to the sale of pull-tab games or lotteries.

***

Section 3. Effective Date. This ordinance shall be effective October 1, 2026.

Adopted this ________ day of ________________________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

MEMORANDUM

DATE: September 14, 2026

TO: Assembly

FROM: Emily Wright, City Attorney

SUBJECT: Girl Scout and Boy Scout Food Sales

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

LAW DEPARTMENT
155 Heritage Way
Juneau, AK 99801
Ph: (907) 586-5242
Fax: (907) 586-4567

In its discussion of Ordinance 2026-32(b) the Assembly has asked about the sale of cookies by Girl Scouts and the sale of popcorn and other packaged food items by the Boy Scouts.

Upon consultation with the Finance Department, it has been determined that these items are considered eligible food under the Food and Nutrition Act of 2008. Therefore, these items would be exempt from sales tax under the 2025 ballot initiative, codified in 69.05.040(44), which exempted essential food items from sales tax.

Presented by: The Manager
Introduced: August 17, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-01(b)(F)

An Ordinance Appropriating $582,000 to the Manager for the HESCO Barriers Additional Phases Capital Improvement Project; Grant Funding Provided by Tlingit Haida Regional Housing Authority.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of $582,000 for the HESCO Barriers Additional Phases Capital Improvement Project (D14-105).

Section 3. Source of Funds

Tlingit Haida Regional Housing Authority	$ 582,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this ________ day of ____________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 17, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(AR)

An Ordinance Appropriating $427,990 to the Manager for 2024 Glacier Lake Outburst Flood Response and Repairs; Funding Provided by the United States Federal Emergency Management Agency (FEMA).

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of $427,990 for 2024 glacier lake outburst flood response and repairs, allocated as follows:

To: Capital Budget

U76-132	Wastewater Flooding Repairs	$ 406,000

To: Operating Budget

General Fund:	
Police	$ 9,704
Streets	3,431
Parks and Landscape	2,707
Engineering	2,016
Community Development	739
Youth Services	555
Manager's Office	312
Recreation	78
Total General Fund	$ 19,542
Enterprise Funds:	
Wastewater	$ 1,179
Water	332
Total Enterprise Funds	$ 1,511
Internal Service Funds:	
Fleet Maintenance	$ 937
Total Internal Service Funds	$ 937
Total Operating Budget	$ 21,990

Section 3. Source of Funds

United States Federal Emergency Management Agency (FEMA)	$ 427,990

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this ________ day of ____________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 17, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-01(b)(D)

An Ordinance Transferring $500,000 from CIP D14-101 Outburst Flooding Improvements to the Lands Fund to Establish a Reserve Account for Restoration of Riverbank Property Appurtenances Following Future Removal of HESCO Barriers; Funding Provided by Restricted Budget Reserve Funds.

WHEREAS, Ordinance 2024-40(am)(b), adopted on February 3, 2025, created Local Improvement District (LID) 210 HESCO Barrier Project Phase 1; and

WHEREAS, to protect thousands of properties, the City and Borough installed, reinforced, rehabilitated, and raised HESCO barriers along the populated banks of the Mendenhall River, in some cases resulting in the removal or displacement of residential property appurtenances; and

WHEREAS, Ordinance 2024-40(am)(b) Section 8 stipulates $500,000 in reserve funds will be placed in an account to be used upon the removal of the HESCO barrier to rebuild any appurtenance removed by the City and Borough on riverbank properties.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that $500,000 be transferred from CIP D14-101 Outburst Flooding Improvements to the Lands Fund to establish a reserve account for restoration of riverbank property appurtenances following future removal of HESCO barriers.

Section 3. Source of Funds.

Restricted Budget Reserves	$ 500,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this_________ day of _________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 17, 2026
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-01(b)(E)

An Ordinance Transferring $4,033,711 from CIP D14-101 Outburst Flooding Improvements to the Debt Service Fund to Establish a Reserve Account for Future Repayment of the Alaska Department of Environmental Conservation HESCO Barrier Loan; Funding Provided by General Funds and Restricted Budget Reserve Funds.

WHEREAS, Ordinance 2024-01(b)(AV) and Ordinance 2025-01(b)(AM) appropriated a total of $25,845,000 in Alaska Department of Environmental Conservation (ADEC) loan proceeds for HESCO barrier installation, reinforcement, and rehabilitation (loan #445441); and

WHEREAS, ADEC Loan #445441 provides for 50% principal forgiveness upon entry into repayment, resulting in a maximum principal debt obligation for the City and Borough of Juneau of $12,922,500, excluding accrued interest; and

WHEREAS, this ordinance reserves $4,033,711 for the future payment of a portion of the loan debt service obligation.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that $4,033,711 be transferred from CIP D14-101 Outburst Flooding Improvements to the Debt Service Fund to establish a reserve account for future repayment of the Alaska Department of Environmental Conservation HESCO barrier loan.

Section 3. Source of Funds.

General Funds	$ 2,533,711
Restricted Budget Reserves	1,500,000
	$ 4,033,711

Section 4. **Effective Date.** This ordinance shall become effective upon adoption.

Adopted this_________ day of _________, 2026.

____
Beth A. Weldon, Mayor

Attest:

____
Breckan L. Hendricks, Municipal Clerk

2026 4th Late File Exemption List to the Assembly

Late File Senior & Disabled Veteran Exemptions:

Name	**Parcel Number**	**Property Address**
Albert D Brandenburger	1C020J010200	229 Behrends Ave
Stuart J Sliter	2D040T410030	1410 Second St, Douglas
Lisa K Messerschmidt	4B1701170040	2305 Engineers Cutoff
Bernard Roguska	5B2501560080	4411 Mint Way

Late File Senior & Disabled Veteran Hardship Exemptions:

Name	**Parcel Number**	**Property Address**
Rita George	1C060C100050	825 B St
Verdi L Brogdon	5B2401200100	8116 Poplar Ave
Larry D Atkinson	5B2402000280	4508 Kanat'a Deyi St
Agnes B Uddipa	5B2501210160	3813 Autumn Ct