ASSEMBLY STANDING COMMITTEE
ASSEMBLY FINANCE COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
March 2, 2022, 6:00 PM.
Assembly Chambers/Zoom Webinar
https://juneau.zoom.us/j/93917915176 or call 1-253-215-8782 Webinar ID: 939 1791 5176

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. February 2, 2022

IV. AGENDA TOPICS

A. Economic Impacts on Alaska's Workforce

B. Sales Tax on Food

C. State Review of 2021 CBJ Assessments

D. CBJ/JSD Deferred Maintenance Appropriation (Ord. 2021-08(b)(am)(AB))

E. Additional Ice Time for Juneau School District (Ord. 2021-09(A))

F. Juneau School District Budget Revision (Ord. 2021-09(B))

G. Alaska Local Government Lost Revenue Relief Grant (ARPA funds)

H. Manufacturing Export Exemption

V. NEXT MEETING DATE

A. April 6, 2022

VI. SUPPLEMENTAL MATERIALS

A. Resolution 2980 Hospital Revenue Bond Interest Rate

B. Staff Report: Foreign Investments

VII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

DRAFT
City and Borough of Juneau
Minutes - Assembly Finance Committee Meeting
Wednesday, February 2, 2022

I. CALL TO ORDER

The meeting was called to order at 6:00 pm by Carole Triem, Chair.

II. ROLL CALL

Committee Members Present Virtually: Chair Carole Triem; Mayor Beth Weldon; Maria Gladziszewski; Wáahlaal Gíidaak; Greg Smith; Christine Woll; Michelle Bonnet-Hale (*joined 6:07pm);* Alicia Hughes-Skandijs; Wade Bryson

Staff Members Present Virtually: Rorie Watt, City Manager; Robert Barr, Deputy City Manager; Jeff Rogers, Finance Director; Robert Palmer, City Attorney; Adrien Speegle, Budget Analyst; Jennifer Mannix, Risk Management Officer

Others Present Virtually: David Witthohn, Insight Investment Senior Portfolio Specialist; Jason Celente, Insight Investment Senior Portfolio Manager

III. APPROVAL OF MINUTES

The January 5th, 2022 minutes were approved as presented.

IV. AGENDA TOPICS

a. Investment Manager Report

Jeff Rogers, Finance Director, introduced David Witthohn and Jason Celente of Insight Investment (BNY Melon), CBJ's investment advisor since October 2019.

Together, they presented packet pages 8-54. Mr. Witthohn focused his presentation on "the pretext to strategy" by highlighting changing economics pre and in-pandemic and projections for 2022 and beyond. Mr. Celente focused on specific investment strategy in response to the current and projected economy.

Mr. Witthohn reviewed a summary of Q4 2021 on packet page 12. He further stated that the economy was "very robust" in Q4 2021 specifically highlighting the GDP (Gross Domestic Product) at a 6.9% year over year increase in Q4 alone. For context, before the pandemic, the ten year average GDP per year was about 1.9%. GDP growth is expected to slow down significantly overall and is projected to hover around 3.9% average in 2022.

Mr. Witthohn reviewed packet pages 13-14 which contain a chart comparing 2021-2022 economic growth drivers and a chart comparing fiscal and monetary impulses. He explained specific, projected effects of the lack of fiscal and monetary stimulus and reviewed policy changes that potentially created a significant “headwind” for the economy in 2022. Monetary stimuluses, including record low interest rates and “quantitative easing”, will likely stop by March 2022. While these changes will trigger a slowing economy, Insight projects that inflation will also slow in direct response.

Mr. Witthohn presented packet page 20 comparing Core PCE (Personal Consumption Expenditures), a measure of inflation, to CPI (Consumer Price Index). Mr. Witthohn emphasized that current levels of inflation (7%) have not been seen since 1982. Inflation rates are not expected to normalize until 2023.

Mr. Celente reminded the Committee that Insight manages a portion of CBJ’s funds ($167 million) in an Intermediate Term Portfolio. This portion of the portfolio is invested in fixed income or bonds instead of incoming and outgoing cash needs. Mr. Celente referenced the chart on packet page 28 to illustrate strategy behind the sources of return Insight attempts to generate on CBJ’s behalf.

Mr. Celente answered committee questions.

Mr. Celente presented packet page 27 to illustrate to the Committee that ESG (Environmental, Social, and corporate Governance) is already part of CBJ’s investment portfolio because it is part of Insight’s regular investment process. Mr. Celente reiterated that Insight is ready to further explore ESG data for deeper integration into the portfolio.

b. Insurance/Risk Update

Mr. Rogers introduced Jennifer Mannix, CBJ Risk Manager, and stated the reason for this particular insurance/risk update during the budget process is due to exponential rise in the cost of property/casualty insurance.

Ms. Mannix presented packet pages 55-74 beginning with a general overview of the insurance program and budgeted expenditures.

Packet page 59 illustrates that CBJ trended below the national average for cost of health claims last year. While costs may go up nationally, CBJ maintains the goal to stay below the national average each year.

Ms. Mannix specifically noted the surprising statistic that 2.1% of CBJ Premera members make up 48.3% of costs. Ms. Mannix highlighted the cost-saving success of the Health Yourself Wellness Program which directly assists employees with self-care as a form of effective prevention against the top five medical conditions costing CBJ each year (packet page 60). The hope is to expand resources and options for care especially for high risk/high cost employees.

Ms. Mannix stated that the property insurance premium for FY22 jumped an unexpected $1.4 million, and the per claim deductible has risen to $500,000. It is expected that Risk will exceed their budgeted amount in FY22 and that charges to Bartlett Regional Hospital (BRH), Juneau School District (JSD), and enterprise departments for participation in the property insurance program will rise significantly in FY23. Packet page 68 illustrates the claims that triggered a higher premium for CBJ in FY22.

Ms. Mannix answered committee questions.

Mr. Rogers clarified that JSD's property insurance costs will likely double and will have to be entirely absorbed by JSD as property insurance costs cannot legally be paid for outside of the education local funding cap.

The Committee recessed at 7:10 PM.
The Committee reconvened at 7:20 PM.

c. Real Estate Price Disclosure Amendments

Mr. Rogers presented the memo and ordinance on packet pages 75-79. He stated three recommendations from staff to the Assembly regarding real estate price disclosure and regulations surrounding the Board of Equalization (BOE).

First, staff requests that the Assembly repeal the confidentiality provision enacted under Ordinance 2020-47(am) with Ordinance 2022-13 on packet page 78. Prior to confidential disclosures, appellants were allowed access to all sales prices the Assessor's Office had archived. The imbalance of accessible information is not in the best interests of the appellant and created a sense of distrust between appellant and assessor.

Second, staff requests for a compliance mechanism on the disclosure requirements as over 500 sales have not been disclosed since the original amendment passed about 15 months ago. The Assessor's Office believes a monetary compliance mechanism (civil fine) is necessary for buyers to recognize the new law.

Third, staff requests the Assembly write into CBJ code a prescriptive process for the BOE. The memo on packet page 80 was written by former city attorney John Hartle (Hartle Memo) which gives the BOE only basic direction and significant discretion in each hearing. To illustrate, as it stands today, the BOE could be three of any combination of nine members and could elect a different presiding officer each time. This creates an inconsistent environment for hearings for various appellants to proceed very differently.

The Committee discussed staff requests. Mr. Rogers and Mr. Palmer answered committee questions.

Motion #1: by Mayor Weldon to move Ordinance 2022-13 to the full Assembly for public hearing.

Amendment: by Ms. Gladziszewski to change "Grantee" on line 16 of page 1 to "Buyer". Mr. Palmer noted that the wording should stay as it is and "Buyer" can be written in parenthesis as a clarification.

Amendment passed by unanimous consent.

Objection: by Ms. Woll for the purpose of a question.

Ms. Woll removed her objection.

Motion passed by unanimous consent.

Motion #2: by Mayor Weldon that the Assembly work on codifying the BOE standards and procedures.

Motion passed by unanimous consent.

d. FY22/FY23 Debt Service Fund

Mr. Rogers presented packet pages 95-96. He stated that as a result of the state reimbursing only 42% of eligible FY22 school bond debt, the Debt Service Fund has a shortage in FY22, as CBJ was planning for 50% reimbursement. Normally, as a result, a $257,750 general fund transfer would be required to make the Debt Service Fund whole again in the current fiscal year. Instead, Mr. Rogers proposed an alternative solution to have the Assembly direct staff to lapse the FY22 budgeted transfer of general funds to the Debt Service Fund totaling $2,546,600. Also, Mr. Rogers recommended that staff be directed to propose a budget for FY23 that retains the debt service mill rate of 1.20 and transfers general funds to the Debt Service Fund in the amount of the estimated fund balance shortfall.

Motion: by Mayor Weldon for the Assembly to direct staff to lapse the FY22 budgeted transfer of general funds to the Debt Service Fund totaling $2.5 million.

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Motion passed by unanimous consent.

e. Airport GO Debt Payments

Mr. Rogers presented packet page 97 which summarizes the federal funds available to the airport including funds from the American Rescue Plan Act and the Coronavirus Aid, Relief, and Economic Security Act in the amount of $30,590,133. These funds are flexible and can be used to pay for a number of things including rent abatements and capital projects. In FY21 and FY22, the Assembly chose to require the airport to self-fund its general obligation (GO) debt service, saving the General Fund $1.3 million over both years. In FY23 and FY24, these funds can be used for the same purpose until their sunset date at the end of FY24, saving the General Fund an additional $1.3 million over both years.

Mr. Rogers recommended that the Assembly Finance Committee assign repayment of this general obligation bond debt to the airport in FY23 and FY24 to be reflected in their budget this April.

Motion: by Ms. Gladziszewski for the Committee to assign repayment of the GO bond debt to the Airport in FY23/24.

Motion passed by unanimous consent.

The Committee recessed at 8:10 PM.
The Committee reconvened at 8:15 PM.

f. Sales Tax on Food

Mr. Rogers presented the memo on packet page 98.

Mr. Rogers acknowledged that a decision about sales tax on food was not likely to happen that evening, but he implored the Committee to think about whether they, together, want to put the effort into pushing this project “across the finish line”.

Mr. Rogers suggested that the data from 2018 in the packet is likely more accurate for future projections than any data from today because of the pandemic.

There was consensus amongst committee members that the Assembly does want to pursue this effort, as it aligns with their goals and priorities.

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g. Hospital Bond Proceeds

Mr. Rogers presented packet pages 109-111. Ordinance 2021-08(b)(am)(X) would appropriate $20 million of bond proceeds for the planning, design, and construction of two projects on the BRH campus.

The ordinance would also deappropriate $4 million of BRH fund balance that was previously appropriated to partially fund the Crisis Stabilization project. The net effect is a shift of costs from BRH fund balance to bond proceeds, which preserves BRH fund balance for other uses.

Motion: by Mayor Weldon to move Ordinance 2021-08(b)(am(X) to full Assembly.

Motion passed by unanimous consent.

h. Celebration 2022 Request

Mr. Rogers presented packet pages 112-114. Ordinance 2021-08(b)(am)(Y) would appropriate $25,000 of general funds for a grant to Sealaska Heritage Institute to support the 2022 Celebration event. This request was omitted from the current fiscal year's budget due to uncertainty surrounding the pandemic, but Celebration is planned for June 2022. A request for the June 2024 Celebration event will be included in the FY24 budget.

Motion: by Mayor Weldon to move Ordinance 2021-08(b)(am)(Y) to the full assembly.

Motion passed by unanimous consent.

i. Eaglecrest Gondola

Assemblymember Bryson presented packet pages 115-116. Eaglecrest staff has identified a used gondola in Austria that can be purchased for $2 million; inclusive of the shipping to Juneau.

This ordinance would appropriate general funds for the purpose of purchasing the gondola and getting it delivered to Juneau. Once received, the gondola could not be installed until Eaglecrest secures additional funding for the necessary mountain improvements—including the base station, towers, and summit station—necessary to facilitate the installation, estimated to be an additional $4.5 million.

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Assemblymember Bryson urged haste because CBJ is already in competition with a private company that could buy the gondola without having to go through public process.

The Committee discussed the ordinance. Several committee members expressed discomfort with the speed and general informality of the request.

Motion: by Mr. Bryson to introduce Ordinance 2021-08(b)(am)(Z) to the full Assembly February 7th, the Committee of the Whole on Feb 14th, and public testimony on February 28th.

Objection: by Mayor Weldon, Ms. Woll.

Roll Call Vote:
Aye: Smith, Hughes-Skandijs, Gladziszewski, Hale, Wáahlaal Gíidaak, Bryson
Nay: Weldon, Woll, Triem

Motion Passes. Six (6) Ayes, Three (3) Nays.

j. Info Only: FY23/24 Proposed Budget AFC Calendar

Mr. Rogers stated that the draft FY23/24 Proposed Budget AFC Calendar is for information purposes only, and an updated one will be provided to the Committee prior to the budget review process in April.

V. NEXT MEETING DATE

a. March 2, 2022

VI. SUPPLEMENTAL MATERIALS

a. Fund Balance Usage

Mr. Rogers stated that the Fund Balance Usage memo prepared by City Manager Rorie Watt is provided as information in advance of the Committee's future planned discussion on use of fund balance.

VII. ADJOURNMENT

Alaska Small Business Development Center
ALASKA SBDC
UAA Business Enterprise Institute

ECONOMIC IMPACTS ON ALASKA'S WORKFORCE

JON BITTNER, STATE DIRECTOR
ALASKA SBDC

ETING 49
AK, AK

FEDERAL FUNDING DISTRIBUTION STATEWIDE

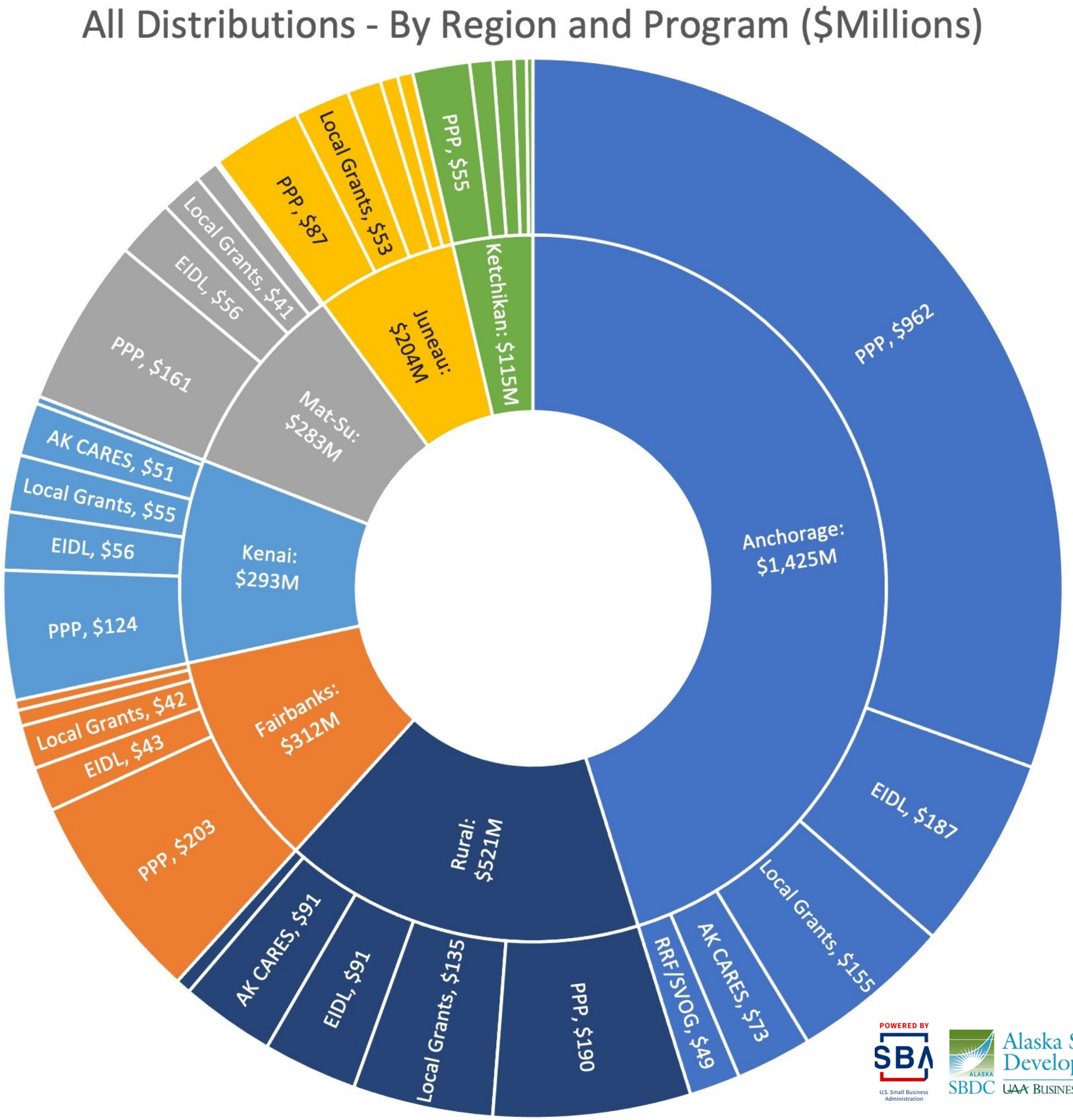
	Disbursement Total ($M)					
	PPP	EIDL & EIDL Adv.	AK CARES	Local Grants	RRF/SVOG	Region Total
Anchorage	$ 961.5	$ 186.8	$ 73.1	$ 51.0	$ 48.9	$ 1,321.4
Fairbanks	$ 202.5	$ 42.8	$ 15.2	$ 12.2	$ 9.7	$ 282.3
Mat-Su	$ 161.5	$ 55.8	$ 22.3	$ 18.3	$ 2.9	$ 260.8
Juneau	$ 86.6	$ 32.5	$ 16.8	$ 23.8	$ 14.8	$ 174.5
Kenai	$ 124.4	$ 55.7	$ 51.9	$ 28.5	$ 7.2	$ 267.8
Ketchikan	$ 54.9	$ 19.8	$ 11.9	$ 1.6	$ 6.3	$ 94.6
Rural	$ 190.1	$ 88.7	$ 90.7	$ 37.9	$ 14.6	$ 422.0
	$ 1,781.5	$ 482.1	$ 281.9	$ 173.4	$ 104.5	$ 2,823.4

	Disbursement Count (#)					
	PPP	EIDL & EIDL Adv.	AK CARES	Local Grants*	RRF/SVOG	Region Count
Anchorage	7,109	6,969	1,716	41	160	15,995
Fairbanks	2,040	1,775	343	78	49	4,285
Mat-Su	1,791	2,260	585	691	25	5,352
Juneau	905	1,016	404	89	35	2,449
Kenai	1,822	2,331	1,250	224	49	5,676
Ketchikan	550	553	287	40	22	1,452
Rural	3,126	3,310	2,197	411	77	9,121
	17,343	18,214	6,782	1,574	417	44,330

**Local Grants includes grants $25k only, except for Mat-Su, which provided itemized grant data*

	Disbursement Average ($)					
	PPP	EIDL & EIDL Adv.	AK CARES	Local Grants*	RRF/SVOG	Region Avg
Anchorage	$135,251	$26,811	$42,599	*$1,244,683*	$305,890	$82,614
Fairbanks	$99,249	$24,116	$44,315	*$155,808*	$198,061	$65,888
Mat-Su	$90,150	$24,704	$38,120	$26,480	$115,205	$48,723
Juneau	$95,669	$31,959	$41,584	*$267,753*	$424,023	$71,262
Kenai	$68,299	$23,902	$41,520	*$127,228*	$147,856	$47,181
Ketchikan	$99,818	$35,821	$41,415	*$41,075*	$287,881	$65,132
Rural	$60,824	$26,789	$41,284	*$92,263*	$189,174	$46,266
	$102,720	$26,471	$41,564	$110,149	$250,631	$63,691

**Local Grants includes grants $25k only, except for Mat-Su, which provided itemized grant data*



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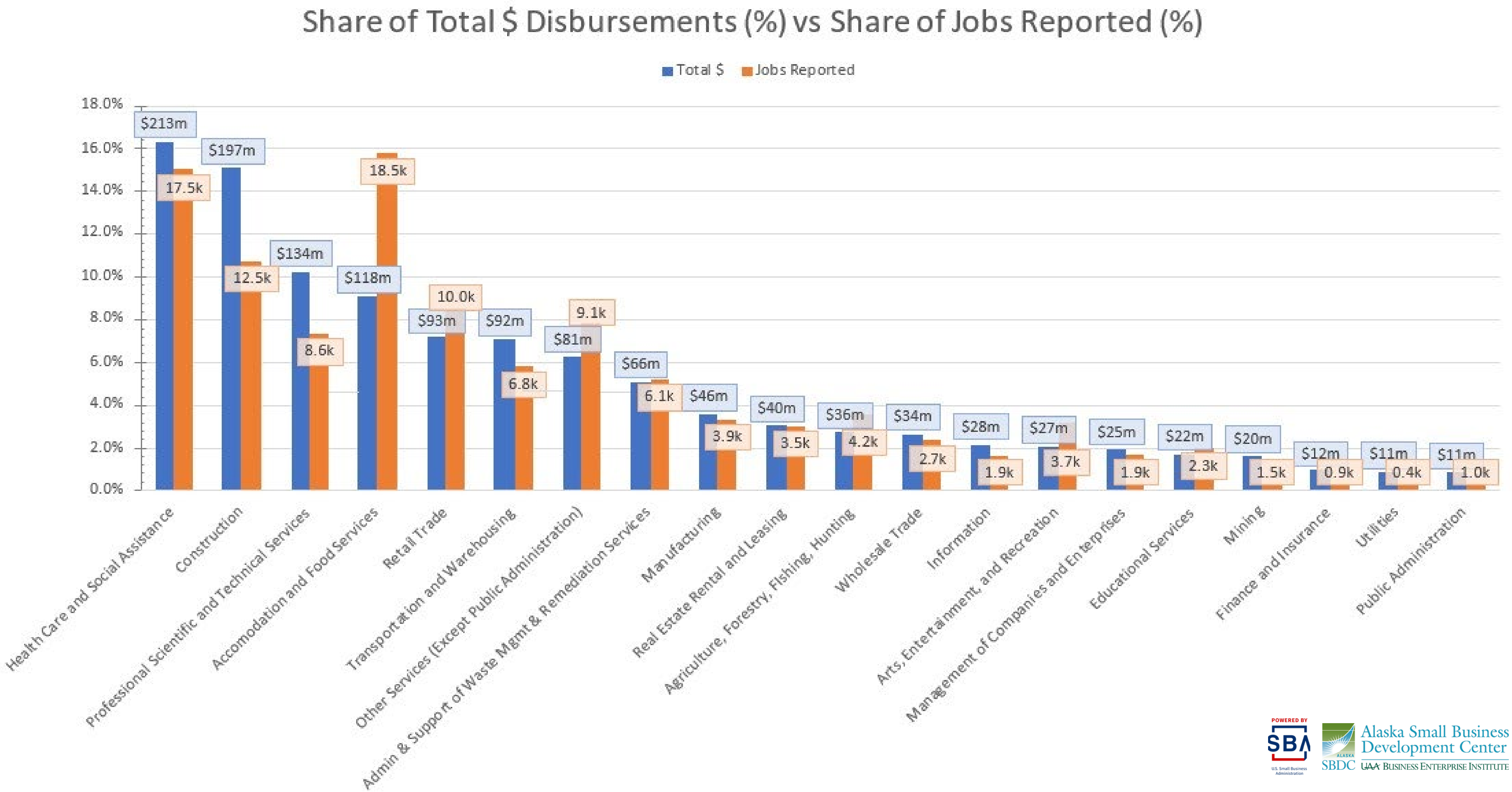
PPP FUNDING BY INDUSTRY AND JOBS



SHIPPING DELAYS AND SUPPLY CHAIN BREAKDOWNS

Source: [Freightos.com]

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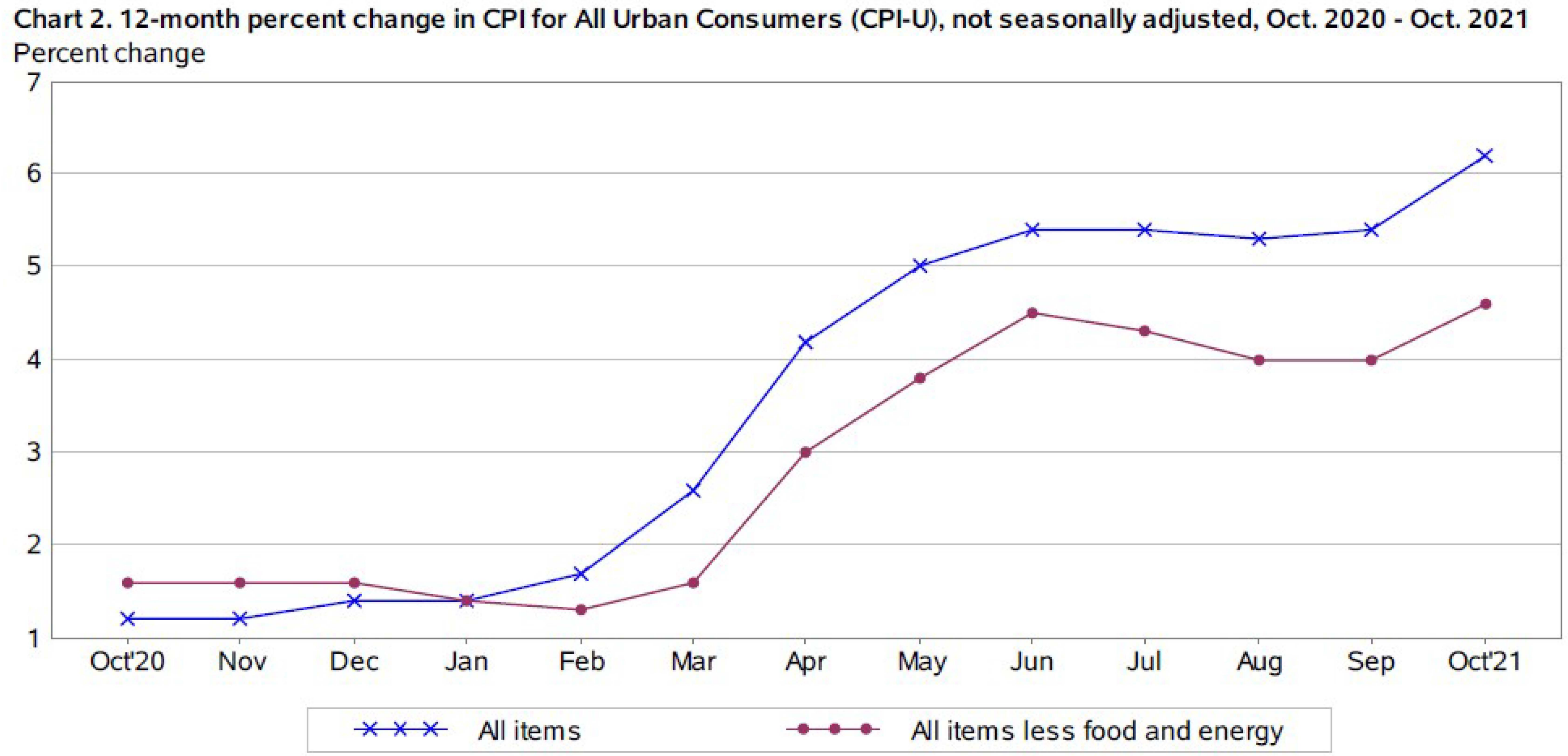
COST OF GOODS INCREASING



ALASKA UNEMPLOYMENT BY INDUSTRY

Employment By Industry, December 2021

	Average Monthly Employment			Compared to Dec 2020		December 2019	
	Dec 2021*	Nov 2021*	Dec 2020	Change	Percent	Jobs	Chg, 12/19 to 12/21
Total Nonfarm Employment	302,100	303,900	294,100	8,000	2.7%	314,500	-12,400
Total Private	224,400	226,300	216,400	8,000	3.7%	234,500	-10,100
Mining and Logging	10,800	10,400	10,000	800	8.0%	13,500	-2,700
Oil and Gas	7,100	6,700	6,400	700	10.9%	10,100	-3,000
Construction	14,700	15,500	14,300	400	2.8%	14,900	-200
Manufacturing	7,600	8,600	7,200	400	5.6%	6,800	800
Trade, Transportation, and Utilities	61,600	61,100	60,100	1,500	2.5%	62,100	-500
Wholesale	6,200	6,200	6,000	200	3.3%	6,600	-400
Retail	35,000	34,900	34,800	200	0.6%	35,000	0
Transp, Warehousing, Utilities	20,400	20,000	19,300	1,100	5.7%	20,500	-100
Information	4,800	4,800	4,800	0	0.0%	5,300	-500
Financial Activities	10,800	10,700	10,600	200	1.9%	11,200	-400
Professional and Business Services	25,500	25,700	25,300	200	0.8%	27,000	-1,500
Education and Health	51,100	50,700	50,500	600	1.2%	51,400	-300
Health Care	39,200	38,900	38,900	300	0.8%	39,300	-100
Leisure and Hospitality	26,900	28,300	23,600	3,300	14.0%	31,400	-4,500
Other Services	10,600	10,500	10,000	600	6.0%	10,900	-300
Total Government	77,700	77,600	77,700	0	0%	80,000	-2,300
Federal[1]	15,100	14,600	15,000	100	0.7%	14,700	400
State[2]	22,100	22,400	22,800	-700	-3.1%	22,600	-500
Local[3]	40,500	40,600	39,900	600	1.5%	42,700	-2,200

*Estimate
[1]Excludes uniformed military
[2]Includes the University of Alaska
[3]Includes public schools and tribal government

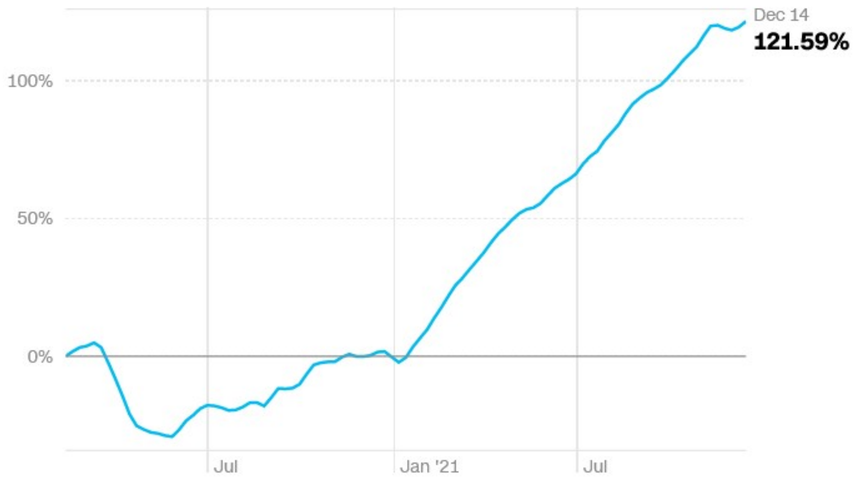
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

NATIONALLY, JOB POSTINGS ARE INCREASING

Job postings

All Industries

Early in the pandemic, LinkedIn noticed a huge decline in new job postings. Click the dropdown menu to see how job listings have changed since February 2020 in each industry.



Note: 14-day average indexed to the week ending February 12, 2020, based on the number of job postings on LinkedIn during this period
Source: Linkedin

Data as of December 21, 2021

Alaska Small Business Development Center

COVID-19 IS DRIVING RECORD WAGE GROWTH

Chart 3. Twelve-month percent change, not seasonally adjusted, private industry workers

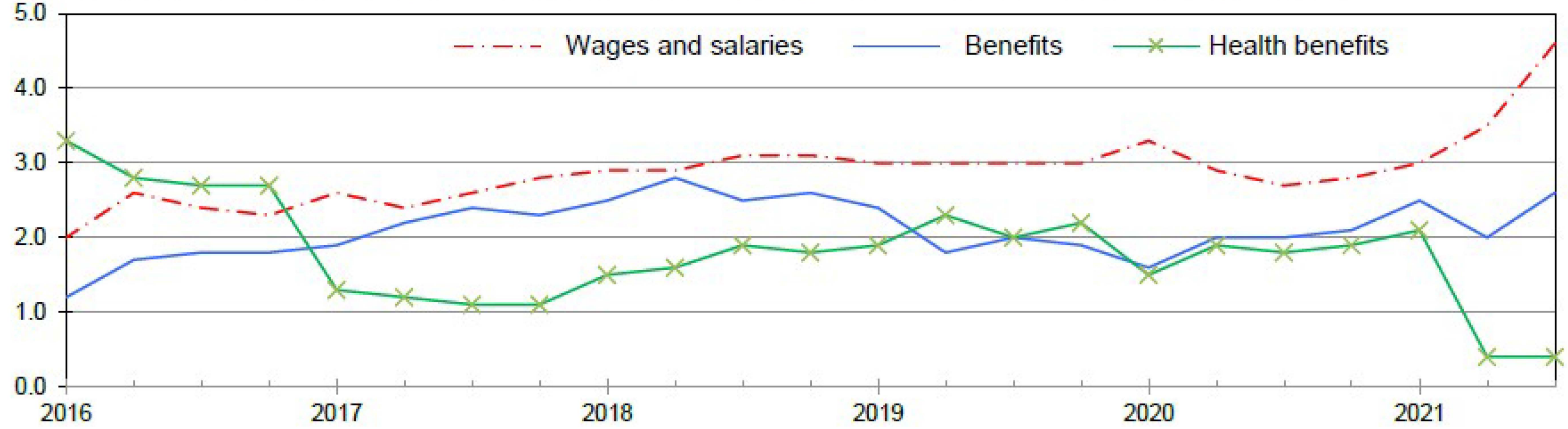
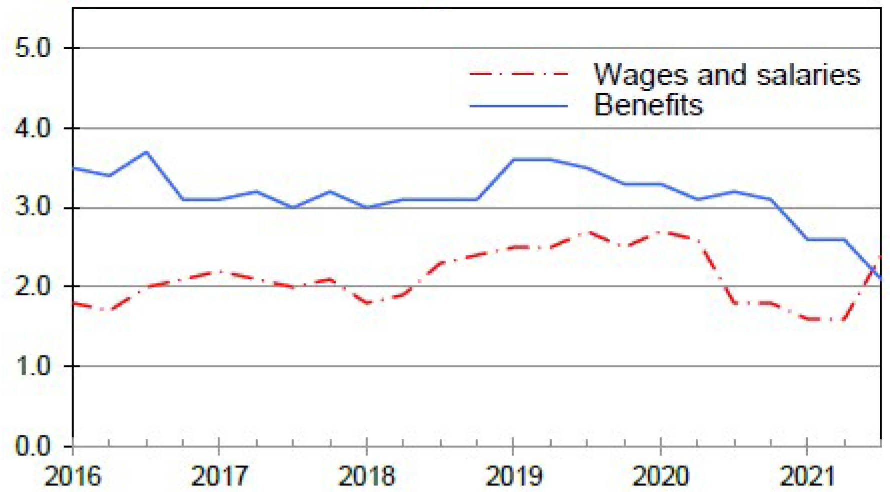
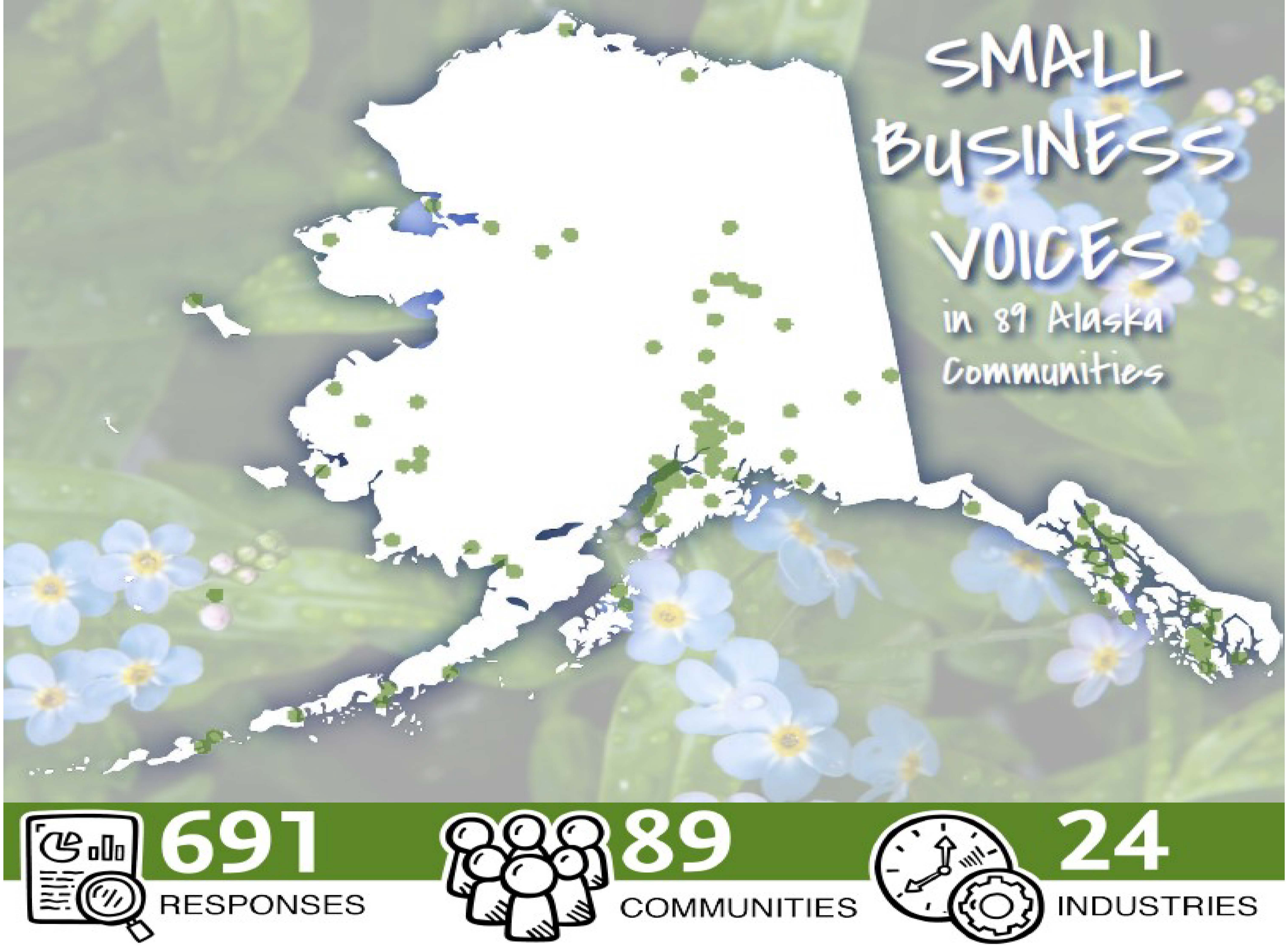


Chart 4. Twelve-month percent change, not seasonally adjusted, state and local government workers



SOURCE: U.S. Bureau of Labor Statistics, National Compensation Survey



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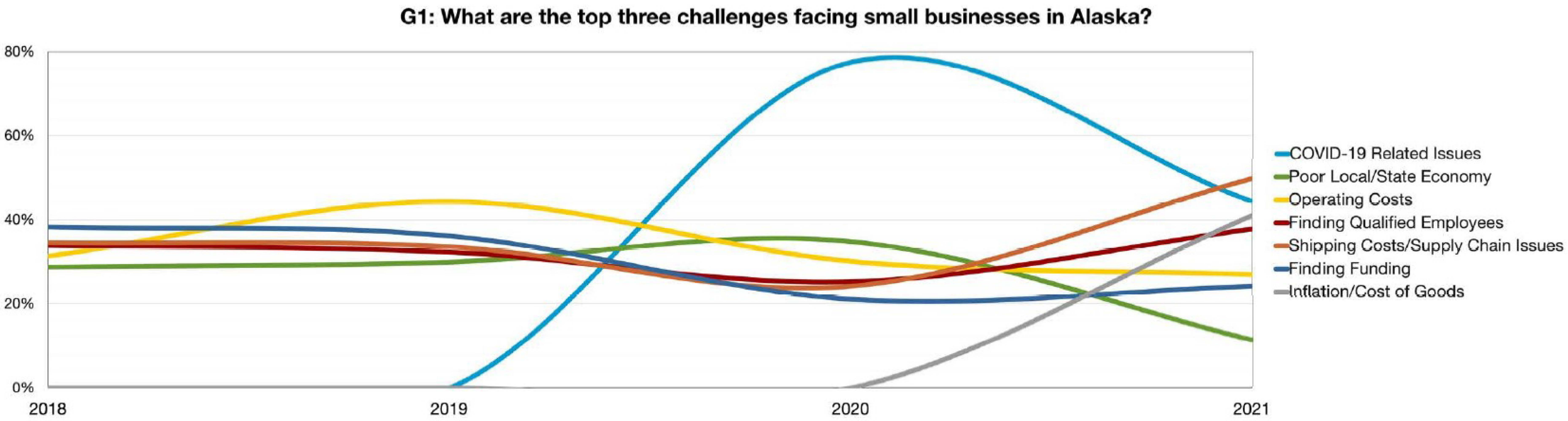
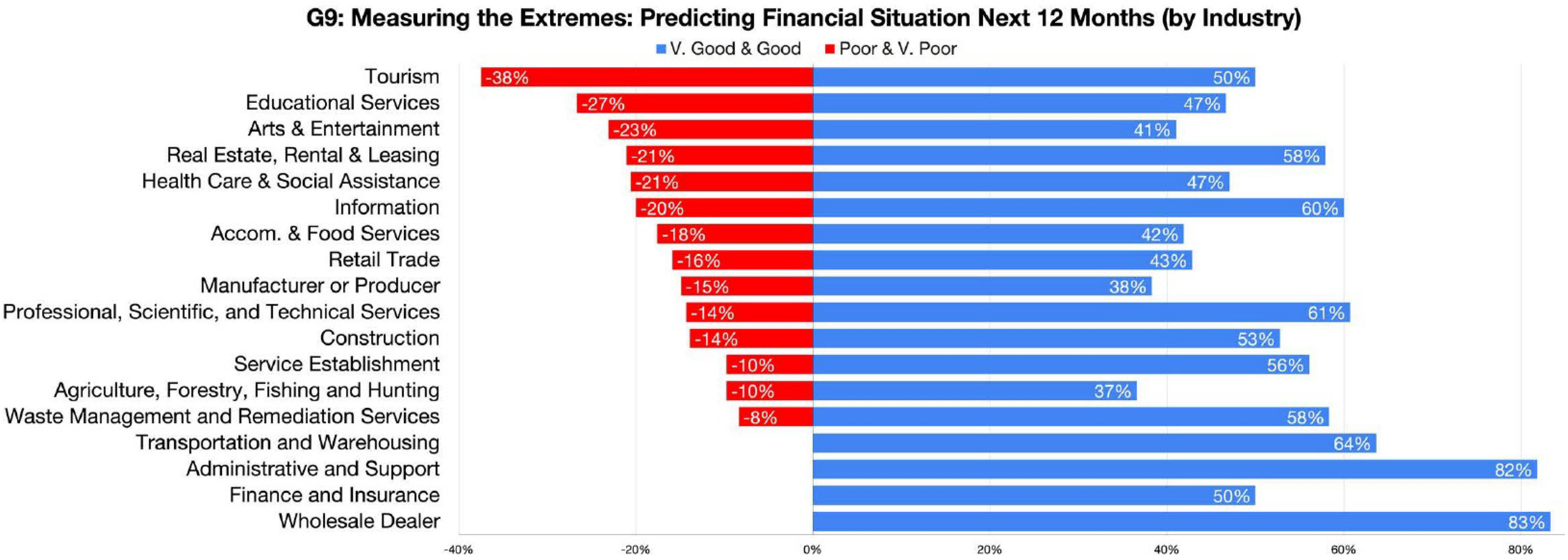
ALASKA SBDC SMALL BUSINESS SURVEY DATA



ALASKA SBDC SMALL BUSINESS SURVEY DATA



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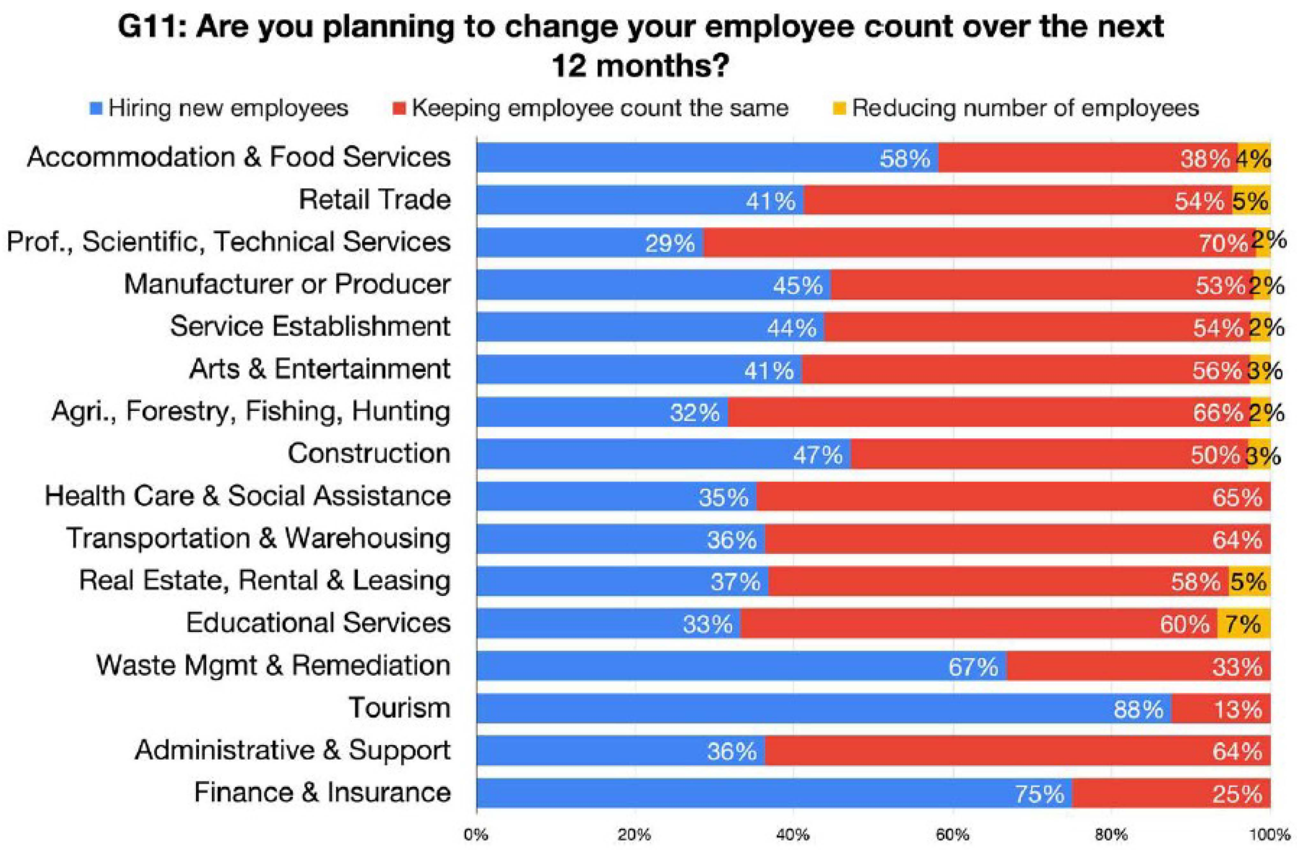
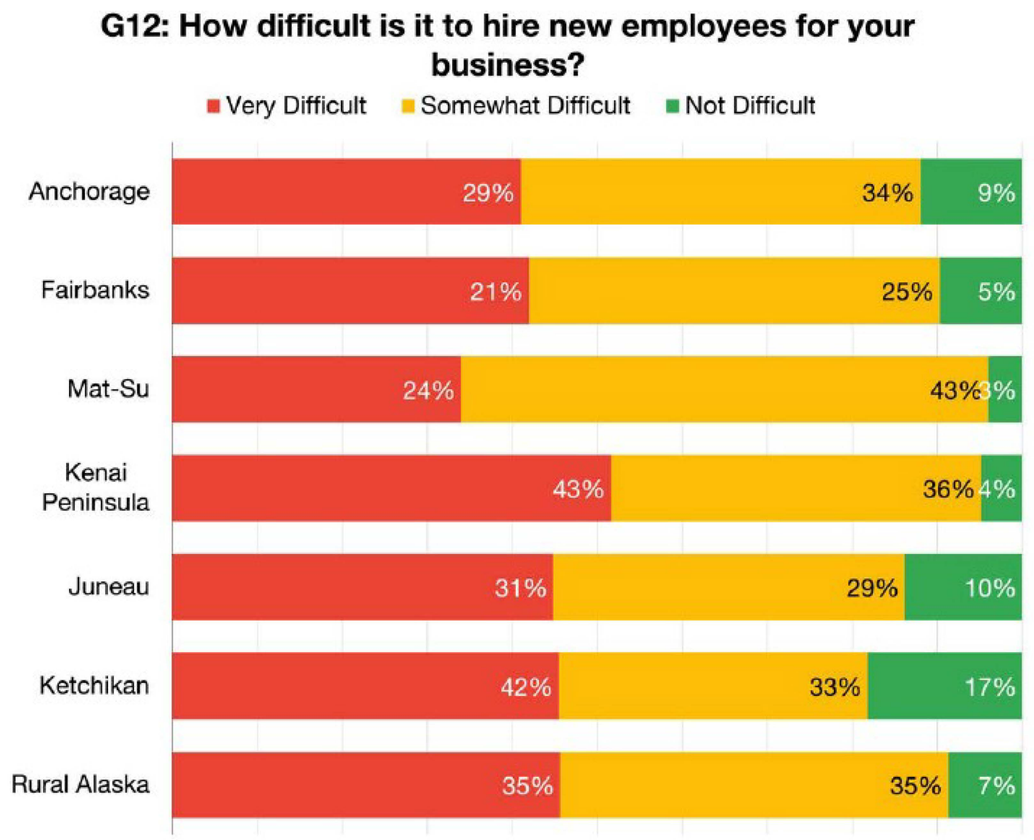
ALASKA SBDC SMALL BUSINESS SURVEY DATA





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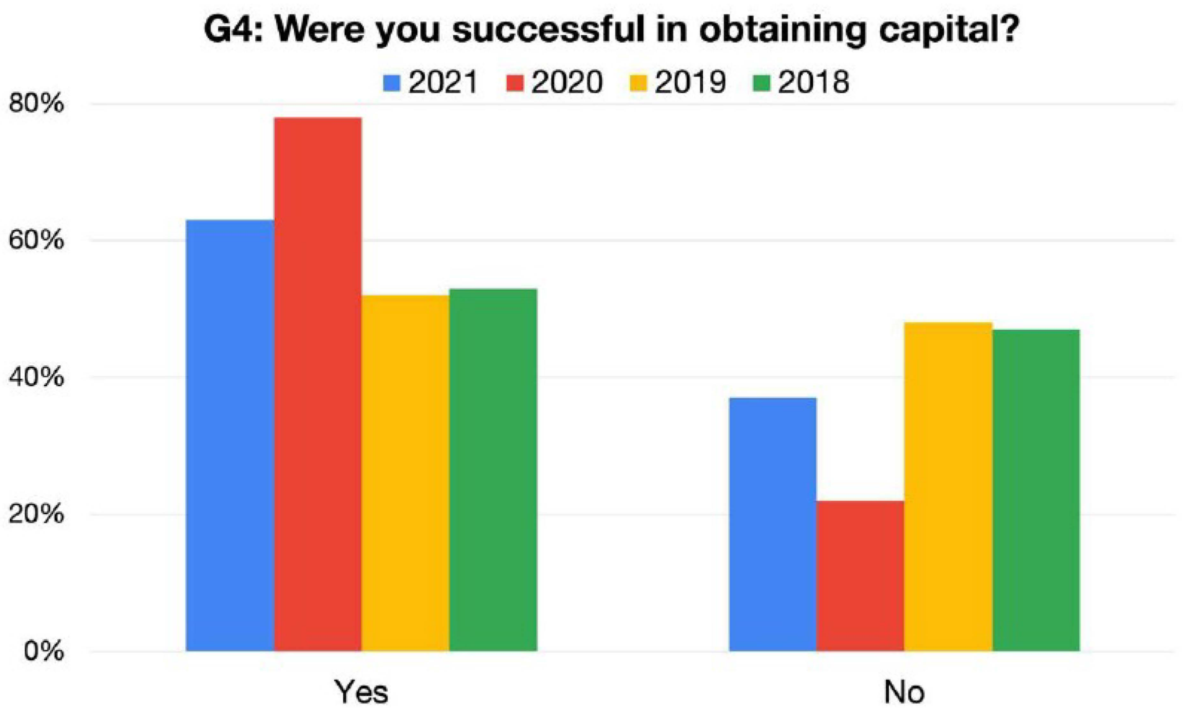
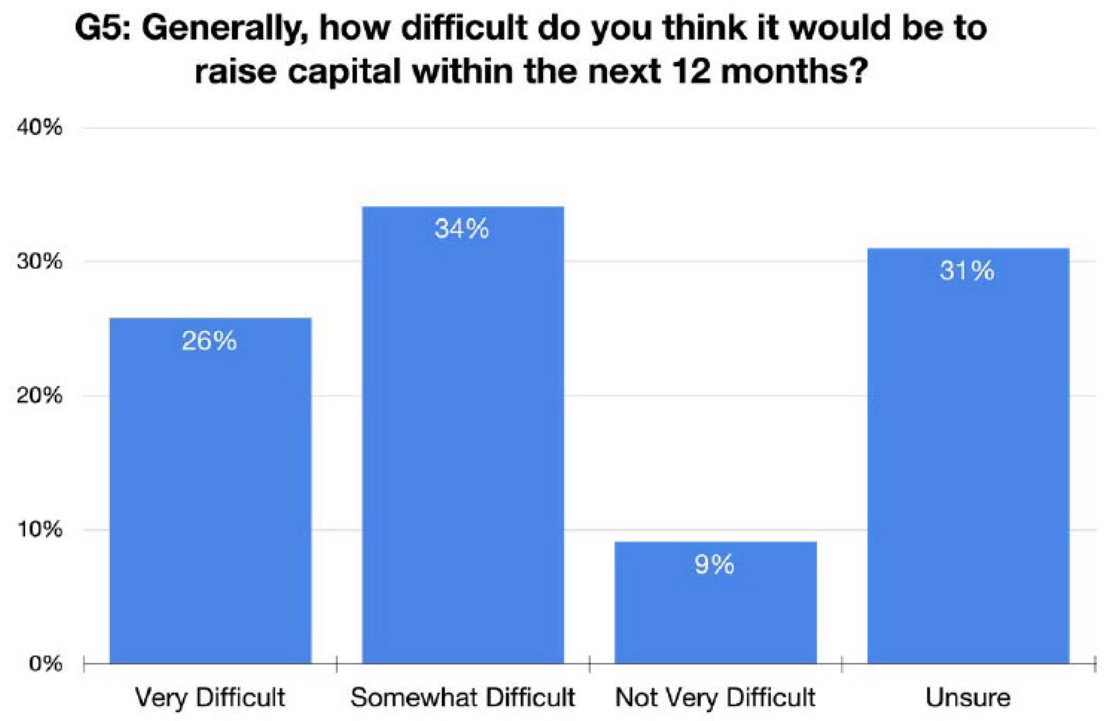
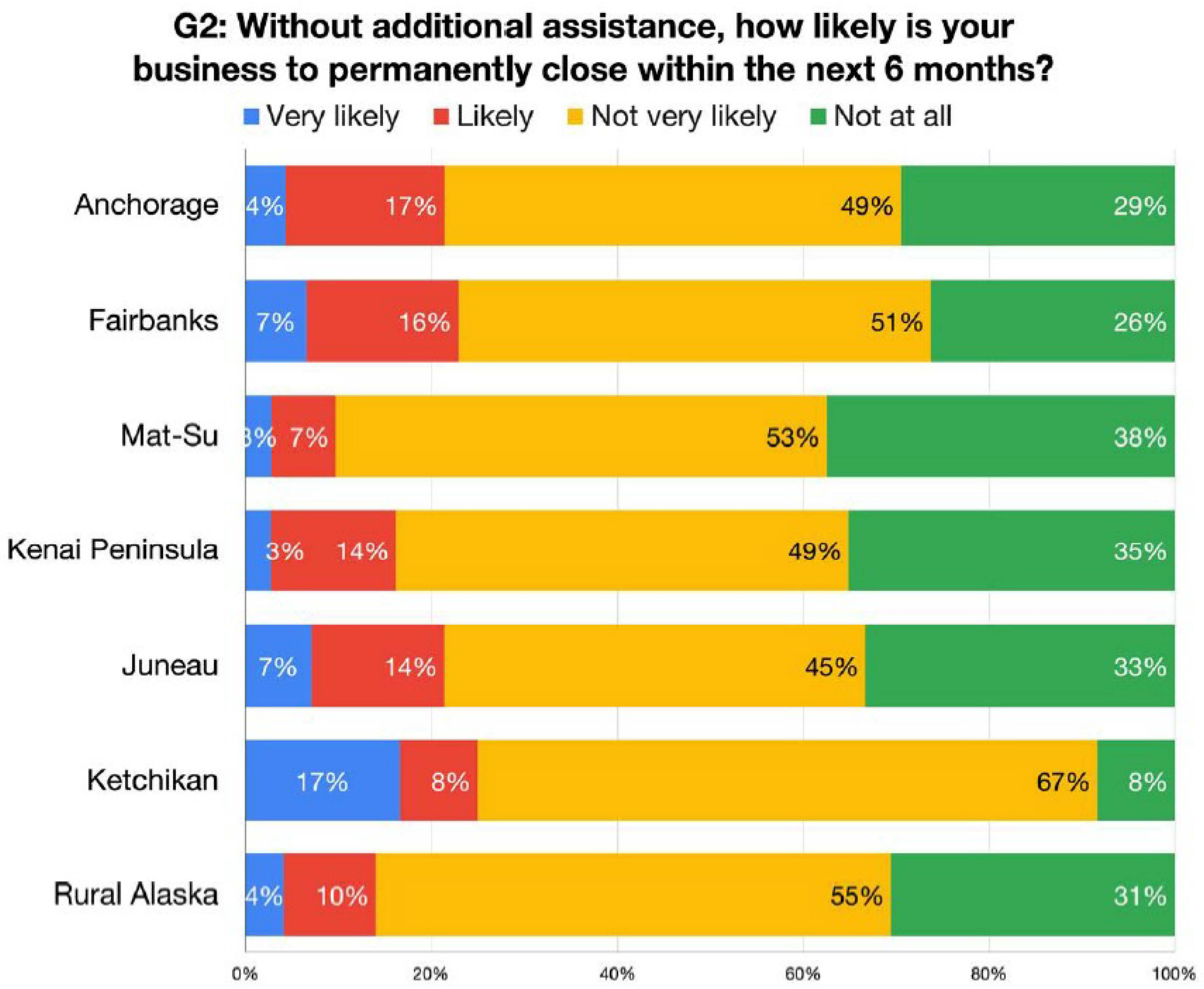
ALASKA SBDC SMALL BUSINESS SURVEY DATA





ALASKA SBDC SMALL BUSINESS SURVEY DATA



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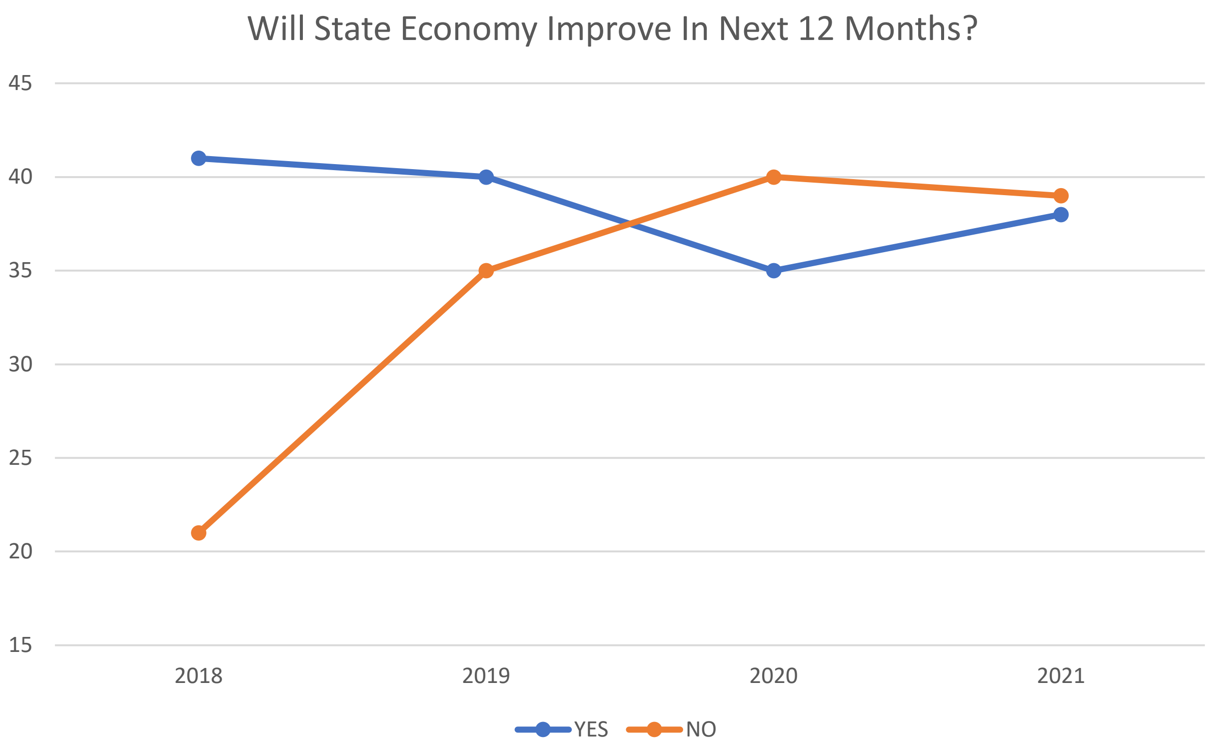
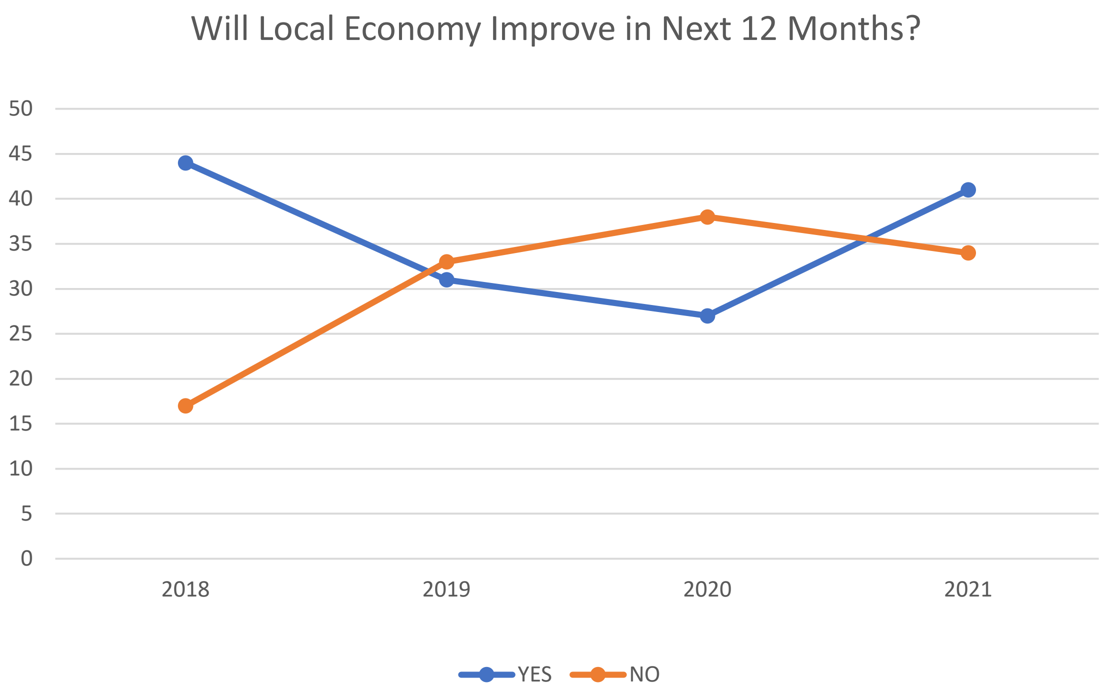
BUSINESSES ARE INCREASINGLY OPTIMISTIC





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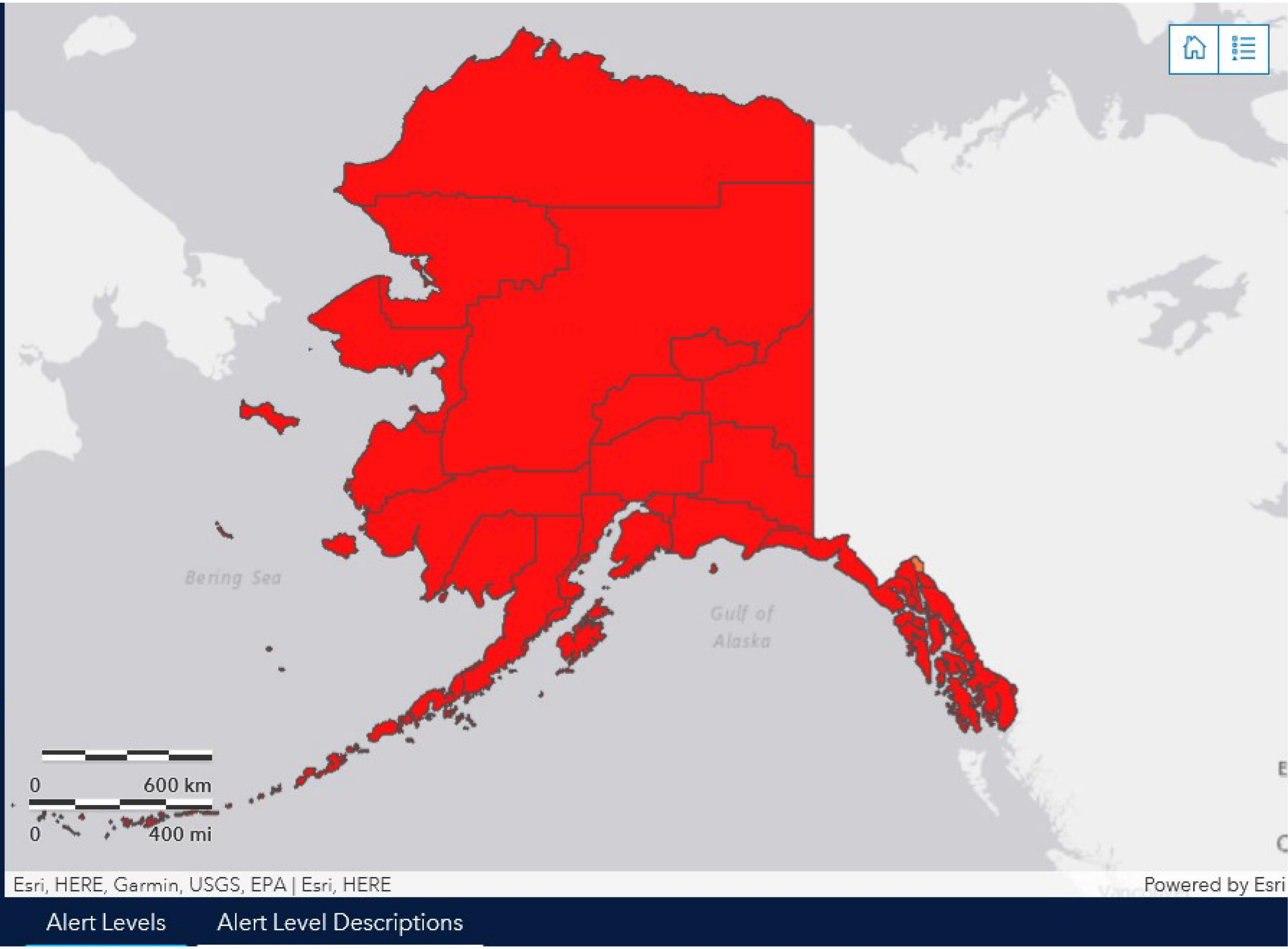
COVID-19 IS STILL A FACTOR

High
Caes Rate > 100 per 100,000

Substantial
Case Rate 50 - 100 per 100,000

Moderate
Case Rate 10 - 50 per 100,000

Low
Case Rate < 10 per 100,000



THANK YOU!

JON BITTNER
Alaska SBDC Executive Director
(907) 529-1103
Jon.Bittner@aksbdc.org

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For small business tools, resources, workshops, and no-cost advising

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MEMORANDUM

DATE: March 2, 2022

TO: Assembly Finance Committee

FROM: Jeff Rogers, Finance Director

105 Municipal Way
Juneau, AK 99801
Phone: (907) 586-5215
Fax: (907) 586-0358

SUBJECT: **The Case for Sequential Decision Making on Exempting Food from Sales Tax**

At its meeting on February 2, 2022, the Assembly Finance Committee expressed a consensus desire to fully consider and take the necessary steps to exempt food from the imposition of sales tax. As noted in the materials for that meeting, several prior Assemblies have repeatedly considered this issue and yet never accomplished the stated objective. The issue is complex and costly in terms of the lost revenue. The complexity creates "choice overload" where there are simply too many possible options and it becomes exceedingly difficult for nine members to come agreement.

Additionally, the timing of such Assembly consideration and decision making is challenging if a public vote is required. If the Assembly contemplates changing the sales tax rate, the decision must go on the October ballot, which requires an Assembly decision by July. Such consideration and decision making generally takes several months (or longer). The Assembly Finance Committee spends the majority of April, May and part of June focused on the future year operating and capital budgets, which means that Finance Committee consideration is limited to the period between November and March each year. In short, completing such a significant consideration is challenging due to the Assembly and budget calendars.

The two points of above—choice overload and constrained time for consideration—are the likely reasons why previous efforts haven't succeeded. If the current Assembly wishes to prevail, it would be wise to focus on a process that limits choice overload and can be acted upon in the time available.

I recommend that the Assembly consider a process of *sequential* rather than *concurrent* decision making.

With a concurrent decision-making framework, the Assembly would swim in the stew of all potential considerations. What (exactly) should be exempted? What other existing exemptions should be reconsidered? How much of the revenue must be replaced? What source of revenue should be used to replace the lost sales tax revenue? Should the sales tax rate be increased to make up lost revenue? If the rate is increased, should that increase be year-round or seasonal? This concurrent process keeps all of the potential decisions on the table at the same time. It's highly natural to approach the problem this way. In fact, the Sales Tax Model published by the Finance Department tends to lead the Assembly to this approach because it allows members to "move the levers" until a new balance of revenue is achieved. However, the challenge is self-evident. Nine Assembly members will likely move the levers in different ways to achieve balance. And then in the discussion to achieve at Assembly consensus, it is challenging to move the levers in such a way that meets every member's policy objectives.

Alternatively, a sequential decision-making process would ask the Assembly to come agreement on just one question at a time that leads to the next question, in order. The Assembly would generally agree not to revisit previous decisions in the flow. This process might look like:

1. What goods or services does the Assembly wish to exempt from Sales Tax?
   a. If food, how (exactly) is that defined?
   b. If utilities, how (exactly) is that defined?
   c. If other non-food/utilities, how (exactly) are those defined?
2. Does the Assembly wish to consider repealing or modifying other sales tax exemptions?

3. If #1 and #2 result in a reduction in sales tax revenue, does the Assembly wish to replace the revenue lost from the changes to the exemptions agreed upon in #1 and #2?
4. If #3 is yes, then does the Assembly wish to increase other (non-sales tax) revenues to replace the lost sales tax revenue?
5. If the combination of decisions 1-4 still results in lost sales tax revenue, then does the Assembly wish to change the sales tax rate to replace some or all of the lost revenue?
6. If #5 is yes, then should a change to the sales tax rate be applied seasonally or year-round?
7. Depending on the answers to #5 and #6, what sales tax rates should be proposed to voters?

There is no particular magic to the sequence described above. Perhaps the order is wrong. But the suggestion is that the Assembly may be more successful at avoiding choice overload by making one-decisions at a time in an established order, without revisiting prior decisions. Generally speaking, a decision about changing the sales tax rate (and by how much) should probably come *last*—after all decisions about what to exempt, how to change other exemptions, and whether to increase other municipal revenues have already been made.

There's nothing wrong with concurrent decision-making. In fact, it's probably the right approach with many decisions. But it's challenging to do so when the decisions at hand are mathematically interdependent. Take the budget process for example. The Assembly Finance Committee generally uses a sequential process, hearing and authorizing Enterprise budgets one-at-a-time, then hearing and deciding on the Manager's general government proposal, then hearing and deciding on proposed increments, then hearing and deciding on pending-list items, *and then setting a mill rate*. Generally, the Assembly sets the mill rate *last*, because it should be informed by all of the other decisions previously made. I am suggesting the same approach for the exemption of sales tax on food—work through all other decisions before you try to establish a new sales tax rate (it at all).

Meeting #1 – Reintroduce the concept of exempting food from sales tax *(February 2nd, 2022)*
Meeting #2 – Consider and agree upon a process/strategy for decision making *(March 2nd, 2022)*
Meeting #3 – Decide on what to exempt (exactly)
Meeting #4 – Decide on modifications to other exemptions
Meeting #5 – Decide on other non-sales tax revenues
Meeting #6 – Decide on the concept of seasonal vs. year-round sales tax rate(s)
Meeting #7 – Decide on a proposed change to the sales tax rate (if necessary)

Perhaps this process won't take another five meetings. Some of the decisions can be researched, reviewed, and discussed concurrently—but the decisions themselves should be made sequentially in some meaningful order without retreading previous ground and without revisiting prior decisions.

I have included the Sales Tax model in this packet. It will be helpful to your consideration, for sure. But I caution you that it may lead you to use concurrent thinking to reach a "grand bargain." Instead, I encourage you to use the sales tax model to field test the impact of your sequential decisions. So, it might look like this (sample only):

1. Exempt certain specific goods/services – loss of $6 million
2. Repeal certain exemptions – gain of $2 million, yields net loss of $4 million
3. Increase property tax by a fraction of a mill – gain of $1 million, yields net loss of $3 million
4. Recognize other new revenues as replacement – gain of $1 million, yields net loss of $2 million
5. Agree on a seasonally adjusted sales tax
6. Propose to increase seasonal sales tax by some percentage – gain of $2 million, yield net zero impact

Once all decisions have made, legislation can be adopted. If a rate change is necessary, I recommend that the Assembly adopt one or more ordinances implementing the non-rate changes that are each *contingent on passage of a ballot measure to change the rate*.

MEMORANDUM

105 Municipal Way
Juneau, AK 99801
Phone: (907) 586-5215
Fax: (907) 586-0358

DATE: March 2, 2022

TO: Assembly Finance Committee

FROM: Jeff Rogers, Finance Director

SUBJECT: **Defining Items to Be Exempted from Sales Tax**

Food

In most discussions, the Assembly has indicated that the simplest solution for an exemption of food is to exempt foods defined by the federal government as eligible for the Supplemental Nutrition Assistance Program (SNAP). This definition of food is already used by CBJ for the purpose of the senior exemption on foods. SNAP eligible foods can be viewed at this website https://www.fns.usda.gov/snap/eligible-food-items. And in summary:

Any food for the household, such as:
- Fruits and vegetables;
- Meat, poultry, and fish;
- Dairy products;
- Breads and cereals;
- Other foods such as snack foods and non-alcoholic beverages; and
- Seeds and plants, which produce food for the household to eat.

SNAP benefits cannot be used to buy:
- Beer, wine, liquor, cigarettes, or tobacco
- Vitamins, medicines, and supplements. If an item has a Supplement Facts label, it is considered a supplement and is not eligible for SNAP purchase.
- Live animals (except shellfish, fish removed from water, and animals slaughtered prior to pick-up)
- Foods that are hot at the point of sale
- Any nonfood items such as pet foods; cleaning supplies, paper products, and other household supplies; hygiene items, cosmetics

The advantages of using the SNAP definition are plain:
1. Consistent with existing CBJ code
2. Easily implemented and maintained by merchants
3. Easily understood by consumers

An exemption of SNAP-eligible foods is estimated to result in a $6.2 million loss of sales tax. It will be challenging (low confidence) for the Finance Department to estimate the revenue impact caused by exempting certain select items not already included in the SNAP definition.

Residential Utilities

Residential utilities may include any number of categories, and must be clearly defined by the Assembly. A 2020 analysis conducted by Sales Tax Administrator Clinton Singletary indicated approximately $41 million of taxable residential utility costs annually, resulting in approximately $2 million of sales tax. That study included all of the following: electricity, heating oil, wood pellets, water/wastewater charges, and garbage pickup/landfill expenses incurred by residential homes. Revenue impacts can be reasonably estimated by these individual utility categories.

I recommend that the Assembly adopt a decision early on in the consideration process regarding goods and/or services to be exempted from Sales Tax.

MEMORANDUM

105 Municipal Way
Juneau, AK 99801
Phone: (907) 586-5215
Fax: (907) 586-0358

DATE: March 2, 2022

TO: Assembly Finance Committee

FROM: Jeff Rogers, Finance Director

SUBJECT: **Consideration of Modification to Current Exemptions**

CBJ has approximately thirty individually defined optional exemptions from sales tax that are not mandated by state or federal law. Of those thirty, only a handful have been regularly consider for modification or repeal. This memo is not exhaustive, and only briefly addresses the foregone revenue of some of the more common exemptions that arise in discussion.

Exemption Category	Foregone Revenue	
Single Item Exemption "Cap"	$3.5 million	*cap is currently $12,800 per item*
Single Service Exemption "Cap"	$2.8 million	*cap is currently $12,800 per service*
Sales by Non Profit Organizations	$1.4 million	
Sales to Non Profit Organizations	$1.3 million	
Senior Citizens	$1.0 million	
Lobbyist	$0.2 million	
Commissions on Travel, Lodging, or Tours	$0.2 million	

Full repeals of any exemption should have relatively predictable revenue impacts because vendors are required to report their exempt sales alongside their taxable sales. However, partial repeals will be notoriously difficult to estimate. For example, the revenue impact of increasing the cap will be nearly impossible to determine because the sales tax office does not receive records of individual transactions. Gross estimates would be required and would be subject to significant estimation error. Also note that many individual sales reported here may have other overlapping exemptions. So, for example, repealing a non-profit exemption may result in less additional revenue than expected because some of those sales reported as exempt under the "non-profit" category will end up being exempted under some other category. This impact is difficult to estimate with any accuracy.

Ultimately, a decision to adjust existing sales tax exemptions lies solely with the Assembly. But the repeal of existing exemptions is highly emotionally charged. Every existing exemption has an impassioned constituency. And these exemptions all exist because prior Assemblies believed that they were in the public interest.

If the Assembly wishes to stay on track with its primary objective—the exemption of food from sales tax—I urge extraordinary caution with consideration of modifications to other existing exemptions. Perhaps consider acting individually on the primary objective—the exemption of food from sales tax—and returning at a later time for a more full examination of the necessity and public purpose of existing exemptions.

CBJ Property and Sales Tax Adjustment Model
Prepared by CBJ Finance - Taxes Preliminarily Estimated for FY23

Updated 2/25/2022

Property Tax

Optional Exemptions	Tax/Exmpt?	Property Value	Tax Revenue
Taxable Real	Taxable	$ 5,011,028,999	$ 52,916,466
Taxable BPP	Taxable	$ 401,544,775	$ 4,240,313
BPP - Standard	Exempt	$ 52,737,203	$ -
Community Purpose	Exempt	$ 14,932,647	$ -
BPP - Medical Aircraft	Exempt	$ 9,955,184	$ -
BPP - Community Purpose	Exempt	$ 4,372,946	$ -
BPP - Export Manufacturing	Exempt	$ 2,523,546	$ -
Subdivision	Exempt	$ 918,951	$ -

Mill Rate	
	10.56
Property Tax	
Status Quo	$ 57,156,779
As Adjusted	$ 57,156,779
Net Change	**$ -**

Sales Tax

Optional Exemptions	Tax/Exmpt?	Sales Activity	Tax Revenue
Taxable Food	Taxable	$ 124,686,805	$ 6,234,340
Taxable Non-food	Taxable	$ 907,313,195	$ 45,365,660
Goods Sold Out of Borough	Exempt	$ 542,748,327	$ -
Sales for Resale - Goods	Exempt	$ 228,294,592	$ -
Medical and Rx Drugs	Exempt	$ 162,104,992	$ -
Construction Material/Services	Exempt	$ 82,455,704	$ -
Single Item Exemption "Cap"	Exempt	$ 70,909,469	$ -
Single Service Exemption "Cap"	Exempt	$ 56,026,344	$ -
Sales by Non Profit Organizations	Exempt	$ 28,000,980	$ -
Sales to Non Profit Organizations	Exempt	$ 25,786,473	$ -
Resale of Services	Exempt	$ 25,451,043	$ -
Senior Citizens	Exempt	$ 19,886,997	$ -
Residential Rentals	Exempt	$ 16,821,120	$ -
Onboard Cruise Ships	Taxable	$ 13,136,019	$ 656,801
Aviation Fuel	Exempt	$ 11,314,833	$ -
Related Party Transactions	Exempt	$ 5,173,238	$ -
Lobbyist	Exempt	$ 4,652,913	$ -
Commissions on Travel, Lodging, or Tours	Exempt	$ 3,634,822	$ -
Warranty	Exempt	$ 2,533,498	$ -
State Licensed Counseling and Assisted Living	Exempt	$ 2,417,387	$ -
Financial Institutions	Exempt	$ 1,952,981	$ -
Membership Dues	Exempt	$ 1,049,791	$ -
Daycare	Exempt	$ 762,067	$ -
Funeral	Exempt	$ 723,203	$ -
Sales Agent Commissions	Exempt	$ 242,708	$ -
Tribal Sales	Exempt	$ 141,666	$ -
Advertising Services	Exempt	$ 104,746	$ -
Non Profit Youth Camps	Exempt	$ 61,645	$ -
School Groups and Cafeterias	Exempt	$ 55,734	$ -
Lease Purchase Option	Exempt	$ 30,565	$ -
Casual and Isolated Sales	Exempt	$ 27,104	$ -
Custom Medical Devices	Exempt	$ 17,614	$ -

Sales Tax Rate	
Jan/Feb/Mar	5.0%
Apr/May/Jun	5.0%
Jul/Aug/Sep	5.0%
Oct/Nov/Dec	5.0%
Sales Tax	
Status Quo	$ 52,256,801
As Adjusted	$ 52,256,801
Net Change	**$ -**

Property + Sales	
Status Quo	$ 109,413,580
As Adjusted	$ 109,413,580
Net Change	**$ -**

Excludes Tax Exemptions Mandated by State or Federal Law

Presented by:
Presented:
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-15 vAFC1

An Ordinance Amending the Uniform Sales Tax Code to Exempt Food.

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 is amended to read:

69.05.040 Exemptions.

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

…

<u>(44) Sales of "food" as defined by the Food and Nutrition Act of 2008, 7 USC § 2012(c).</u>

Section 3. Effective Date. This ordinance shall be effective on January 1, 2023, if the proposition required by Ordinance 2022-17 (summer sales tax increase) is approved by a majority of the qualified voters of the City and Borough voting on the proposition at the next regular municipal election.

Adopted this ________ day of ________________________, 2022.

Attest:

____
Beth A. Weldon, Mayor

____
Elizabeth J. McEwen, Municipal Clerk

Presented by:
Presented:
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-16 vAFC1

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

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 is amended to read:

69.05.040 Exemptions.

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

…

(12) ~~Sales,~~ <u>Services</u> ~~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) or 501(c)(4) 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.

…

Section 3. Effective Date. This ordinance shall be effective on January 1, 2023, if the proposition required by Ordinance 2022-17 (summer sales tax increase) is approved by a majority of the qualified voters of the City and Borough voting on the proposition at the next regular municipal election.

Adopted this ________ day of ________________________, 2022.

Attest:

____
Beth A. Weldon, Mayor

____
Elizabeth J. McEwen, Municipal Clerk

Presented by:
Presented:
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-18 vAFC1

An Ordinance Amending the Uniform Sales Tax Code to Increase the Single Item Exemption.

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 is amended to read:

69.05.040 Exemptions.

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

…

(21) That part of a selling price of a single item that exceeds $12,400.00. This amount will be adjusted in 2022 and every two calendar years thereafter consistent with the Consumer Price Index for all urban consumers for the Anchorage metropolitan area compiled by the United States Department of Labor, Bureau of Labor Statistics. Adjustments to the amount listed will be rounded to the nearest $100.00.

(a) For purposes of this subsection, a single item is:

(i) An item sold in a single sale consisting of integrated and interdependent component parts affixed or fitted to one another in such a manner as to produce a functional whole.

Optional accessories, including goods, services, and contracts for services, if used or essential for the operation of the item, shall be considered part of the functional whole; or

(ii) A single delivery of fuel oil in excess of 50,000 gallons delivered by marine transportation to a single customer.

(b) This section does not apply to the sale of jewelry. For purposes of this subsection:

(i) "Jewelry" is defined as any tangible item of personal property ordinarily wearable on a person consisting in whole or in part of any metal or gem customarily regarded as precious.

(ii) "Precious gems" means any gem that is valued for its character, rarity, beauty or quality, including, but not limited to, diamonds, rubies, emeralds, sapphires, opals, pearls or any other such precious gems or stones.

(iii) "Precious metals" means any metal that is valued for its character, rarity, beauty or quality, including, but not limited to, gold, silver, platinum, titanium, or any other such metals.

...

Section 3. Effective Date. This ordinance shall be effective on January 1, 2023, if the proposition required by Ordinance 2022-17 (summer sales tax increase) is approved by a majority of the qualified voters of the City and Borough voting on the proposition at the next regular municipal election.

Adopted this ________ day of _______________________, 2022.

Attest: ________________________________
Beth A. Weldon, Mayor

____
Elizabeth J. McEwen, Municipal Clerk

MEMORANDUM

105 Municipal Way
Juneau, AK 99801
Phone: (907) 586-5215
Fax: (907) 586-0358

DATE: March 2, 2022

TO: Assembly Finance Committee

FROM: Jeff Rogers, Finance Director

SUBJECT: **Update on 2021 Commercial Appeals**

Attached you will find a report from the State Assessor on the adjustments made by the CBJ Assessor to commercial property values in 2021. I requested this report from the State Assessor based on feedback from the Assembly and the community at large. The report does not indicate any error with the adjustments made to the 2021 commercial assessments. However, the report offers useful technical feedback to the CBJ Assessor about the potential limitations of ratio studies when only limited sales information is available (as in jurisdictions without mandatory disclosure requirements). Once sellers are complying with the recently enacted mandatory disclosure ordinance, the ratio study method will become an even more durable and trustworthy tool for testing and adjusting assessed values.

The Board of Equalization is almost finished with its review of more than 200 commercial appeals (an unprecedented number) from 2021. Here is the status of appeals:

	Parcels	Appellants
Closed – Board of Equalization Upheld Assessor's Determination of Value	95	32
Closed – Withdrawn by Appellant – Assessed Value Corrected by Assessor	82	38
Closed – Withdrawn by Appellant – No Correction to Assessed Value Warranted	25	21
Total Closed	202	91
Open – Scheduled for Hearing	4	3
Open – Heard by BOE, Remanded to Assessor, Awaiting re-Hearing	4	2
Total Open	8	5
Total Commercial Appeals	210	96

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS
Office of the State Assessor

550 West Seventh Avenue, Suite 1640
Anchorage, Alaska 99501
Main: 907.269.4581
Fax: 907.269.4539

MEMORANDUM

TO: Jeff Rogers, Finance Director, City and Borough of Juneau

DATE: Tuesday, February 22, 2022

FROM: Joseph Caissie, State Assessor

RE: CBJ Request for Assessment Review

Preamble

The Office of the State Assessor (OSA) is frequently asked to review assessments, and OSA usually politely declines. There is a well-established system in place to challenge assessments: the first challenge is before the local Board of Equalization, and an appeal is then available at the Superior Court. OSA, however, will comment on situations where a large systematic error is in question, rather than the value of an individual property. OSA also involves itself when state law regarding property tax has potentially been violated.

In this case, the local assessor increased the value of the majority of commercial land in the Borough by 50%. This has led to roughly 200 appeals. The volume of appeals has led to an inability to finalize the tax roll by June 1, 2021.[1] These factors make it appropriate for OSA to weigh in on this matter. The discussion below does not supersede the right of the Board of Equalization or the Superior Court on appeal to determine the outcome of any case before it.

Introduction

This review is examining the assessment of commercial property in the City and Borough of Juneau (CBJ). The International Association of Assessing Officers (IAAO) typically provides the best practices for mass appraisal of real estate. However, some of the methods prescribed by IAAO yield inconclusive or unconvincing results, particularly in Alaska, and particularly for commercial property. For example, IAAO encourages heavy reliance on sales data and ratio studies. In order to conduct a meaningful ratio study, the assessor must have a sufficient number of arm's-length transactions – that is, property transfers that took place between a willing buyer and a willing seller. The small size of many Alaska communities renders these transfers few and far between. The lack of mandatory sales disclosure further reduces the number of sales known to the local assessor. Another IAAO approach is to use

[1] The failure to complete the tax roll by June 1 is not the subject of this audit, and it is an issue that OSA will be working with the Borough on in the future.

the income of a business to estimate property value. In Alaska, the variation from year to year in things like fish runs, mineral prices, or number of tourists might make the income approach to valuation similarly subject to uncertainty.

While ratio studies with too few sales may not be conclusive evidence, they can still be one piece of the puzzle in determining market value. We emphasize their limited use in Alaska here because too often, assessors are reluctant to use alternative evidence to back up changes to assessed value. It is important to not swing too far in the other direction and say that the information from a handful of market transactions is completely useless.

The Juneau Ratio Study

CBJ conducted a ratio study prior to changing property values. It included 53 sales of commercial property, having taken place since 2016.[2] This included 12 sales of raw land. The mean and median sales ratio for raw land was around 40%, and the mean and median sales ratio overall for commercial property was in the low 70s. This indicates that the average raw commercial land parcel sold for around 2.5 times its assessed value. The average commercial property overall sold for nearly 50% more than its assessed value.

Based solely on the results of this ratio study, the 50% increase in assessed commercial land values could theoretically be labeled at conservative as the ratio study indicated nearly a 150% increase. Two sales per year, or twelve sales over the course of five years, would not ordinarily be sufficient evidence to justify a large annual increase. The CBJ Assessor was aware that commercial land values had not been increased in 10 years. From the introduction to their 2021 Annual Valuations Report:

> *"…commercial properties will see increases that should have occurred in smaller increments for the past 10 plus years being applied in a few years. Because the increases will represent multi-year corrections they may seem to be significant increases."*

It is important to emphasize that while the CBJ ratio study provides an indicator that supports raising assessed values, the stronger support for a large increase is the fact that values had not been increased in 10 years. An assessor, correctly, should and would hesitate to make a 50% adjustment to a subcategory of property based off two sales in a single year.

The situation CBJ finds itself in, with a long period of unchanged assessed values, followed by a large, controversial increase to bring assessments up to market value, is a cautionary tale. OSA does not prescribe specific methods to local assessors, but the issue that has been observed in many jurisdictions, and seemingly also present in CBJ's case, is that assessors use a 0.0% change as a presumption, and look for evidence in the form of market sales to push them off the 0.0% change. In cases where there are few sales, OSA recommends that the local assessor use their intimate knowledge of the local market to arrive at a preliminary proposed change, and then utilize available sales to adjust the value accordingly . At the limit, sufficient sales would provide enough evidence to make this preliminary change irrelevant. But absent any data, the preliminary change should hold significant weight. The preliminary change may be derived from basic statistics such as the Consumer Price Index, sales tax receipts, cruise ship passengers, fishing revenue, a different market subset with sufficient market sales, or a different community with sufficient market sales. It is important that the source of this preliminary change be principled and consistent from

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[2] The IAAO Standard on Ratio Studies (2013) part 4.4 notes that ideally sales should be drawn from one year, but in order to get sufficient data, sales can be drawn from up to 5 years prior. CBJ was pushing the limits of how far to go back in time to look for market sales, a reflection of how little data there was.

year to year, but it is up to the local assessor to determine what data goes into it. Assessors are free to appraise by whatever recognized method of valuation it choses for land so long as there was no fraud or clear adoption of a fundamentally wrong principle of valuation it.

Conclusion

In Alaska, with a relatively low number of properties and a lack of mandatory sales disclosure, it is important for assessors to use means other than sales ratios to arrive at, and justify, market value. This could take many shapes depending on the unique attributes of a municipality, and local assessors with intimate knowledge of their local markets are afforded broad latitude to make these decisions. A fixation on only using ratio studies with sufficient sales to justify an increase can lead to situations, such as this one currently faced by the CBJ, where assessed values remain stagnant for too long.

Ordinance 2021-08(b)(am)(AB)
Manager's Report

An Ordinance Appropriating $5,500,000 to the Manager as Funding for City and Borough of Juneau and Juneau School District Deferred Maintenance Capital Improvement Projects; Funding Provided by General Funds.

This ordinance would appropriate $5,500,000 of general funds for City and Borough of Juneau (CBJ) and Juneau School District (JSD) deferred maintenance capital improvement projects, to be appropriated as follows:

School Roof Replacements (S02-104)	$ 1,124,000
JSD Deferred Maintenance and Imprv. (S02-105)	$ 876,000
CBJ Deferred Building Maintenance (P44-090)	$ 1,600,000
Downtown/Glacier Fire Station Mechanical/Electrical Upgrades (F21-041)	$ 800,000
CBJ Deferred Building Maintenance (P44-089)	$ 600,000
Parks & Playground Maint. And Repairs (P41-093)	$ 500,000

This appropriation provides for deferred maintenance of HVAC systems at the Downtown, Douglas, and Glacier Fire Stations, Treadwell Arena, and Douglas Library, as well as moisture control at Riverbend Elementary School, the replacement of the Dzantik'i Heeni Middle School roof, and city-wide park maintenance.

This appropriation brings CBJ and JSD's deferred maintenance spending closer to the minimum recommended industry standards and supplements major deferred maintenance projects that are coming in higher than originally estimated due to current market escalation.

The Public Works and Facilities Committee reviewed this request at the February 14, 2022 meeting.

Presented by: The Manager
Introduced: February 28, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2021-08(b)(am)(AB)

An Ordinance Appropriating $5,500,000 to the Manager as Funding for City and Borough of Juneau and Juneau School District Deferred Maintenance Capital Improvement Projects; 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 $5,500,000 as funding for City and Borough of Juneau and Juneau School District deferred maintenance capital improvement projects, to be appropriated as follows:

School Roof Replacements (S02-104)	$ 1,124,000
JSD Deferred Maintenance and Imprv. (S02-105)	$ 876,000
CBJ Deferred Building Maintenance (P44-090)	$ 1,600,000
Downtown/Glacier Fire Station	
Mechanical/Electrical Upgrades (F21-041)	$ 800,000
CBJ Deferred Building Maintenance (P44-089)	$ 600,000
Parks & Playground Maint. And Repairs (P41-093)	$ 500,000

Section 3. Source of Funds

General Funds	$ 5,500,000

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

Adopted this ________ day of ____________, 2022.

____
Beth A. Weldon, Mayor

Attest:

____
Elizabeth J. McEwen, Municipal Clerk

Ordinance 2021-09(A)
Manager's Report

An Ordinance Appropriating $10,000 from the Treasury for FY22 School District Operations.

CBJ's Parks and Recreation Department provides the Juneau School District (JSD) $20,000 annually in facility rentals at Treadwell Arena at no cost. JSD is requesting an additional $10,000 of ice time to support the Juneau Douglas High School hockey team. This ordinance would appropriate $10,000 to the School District, not subject to the local funding cap, to purchase additional ice time at the rink from Parks and Recreation.

This request was reviewed by the JSD Board on January 11 and February 8, 2022.

Presented by: The Manager
Introduced: February 28, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2021-09(A)

An Ordinance Appropriating $10,000 from the Treasury for FY22 School District Operations.

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

Section 2. Estimated Funding Sources. This Ordinance will make the following changes to the City and Borough of Juneau School District Operating Budget for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

Estimated Revenue	
CBJ General Fund Support:	$ 10,000
Total Changes	**$ 10,000**

Section 3. Appropriation. The following amounts are hereby changed for the fiscal year beginning July 1, 2021, and ending June 30, 2022.

Student Activities:	$ 10,000
Total Changes	**$ 10,000**

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

Adopted this ________ day of ____________, 2022.

____
Beth A. Weldon, Mayor

Attest:

____
Elizabeth J. McEwen, Municipal Clerk

JUNEAU SCHOOL DISTRICT

10014 Crazy Horse Drive
Juneau, AK 99801-8529

January 11, 2022

Mr. Rorie Watt
City Manager
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Mr. Watt:

I would like to formally request a transfer of $10,000 from the City and Borough of Juneau's Park and Recreation department to the Juneau School District's Student Activities fund for funding to pay Treadwell Arena for ice time as it relates to the JDHS expanding hockey team.

The Juneau School District appreciates the support the City and Borough of Juneau has continually extended to education and remains grateful for our positive partnership with the Assembly.

Sincerely,

Bridget Weiss

Dr. Bridget Weiss
Superintendent

Ordinance 2021-09(B)
Manager's Report

An Ordinance Appropriating and Deappropriating Funds from the Treasury for FY22 School District Operations.

The Juneau School District's (JSD) projected student enrollment has decreased by 146 students in FY22. The decrease in students constitutes a reduction in the City and Borough of Juneau's funding for general school operations by $35,750. JSD requests that this funding instead be used for purposes outside the local funding cap. Possible areas that the funding could be moved to would be Transportation, Rally, Food Service, Student Activities, Community Schools, or other areas.

This request was reviewed by the JSD Board on January 11 and February 8, 2022.

Presented by: The Manager
Introduced: February 28, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2021-09(B)

An Ordinance Appropriating and Deappropriating Funds from the Treasury for FY22 School District Operations.

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

Section 2. Estimated Funding Sources. This Ordinance will make the following changes to the City and Borough of Juneau School District Operating Budget for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

CBJ Transfers

Operations:	$ (35,750)
Special Revenue:	$ 35,750

Section 3. Appropriation and De-Appropriation. The following amounts are hereby changed for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

General Operations:	$ (35,750)
Other (Outside the Cap):	$ 35,750

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

Adopted this ________ day of ____________, 2022.

____
Beth A. Weldon, Mayor

Attest:

____
Elizabeth J. McEwen, Municipal Clerk

CITY AND BOROUGH OF JUNEAU SCHOOL DISTRICT

BOARD AGENDA ITEM

___INFORMATION

DEPARTMENT: ADMINISTRATIVE SERVICES 8.3

X ACTION

TITLE: REQUEST TO CBJ ASSEMBLY TO MOVE FUNDING FROM LOCAL APPROPRIATION TO OUTSIDE OF THE CAP DURING FY 2022 (FINAL READING)

STRATEGIC INITIATIVE: N/A

BACKGROUND:
The District submitted its FY 2022 OASIS report to the Alaska Department of Education & Early Development (DEED) on November 5 and reconciled duplicate students with other districts on December 2. After reconciliation, we have a decrease of one hundred forty-six (146) students under projected enrollment for this year and claimed three (3) more students as qualifying for intensive needs funding than budgeted.

The decrease in students constitutes a reduction in the City & Borough of Juneau funding for general school operations by $35,750.

Possible areas that the funding of $35,750 could be moved to would be Transportation, Rally, Food Service, Activities (Middle or High School), Community Schools, and other areas.

Also, before the board is a letter from the Superintendent Weiss requesting $10,000 from the City and Borough of Juneau Parks and Recreation Department to the JSD's Student Activities for ice time for the JDHS hockey team at Treadwell Arena.

CURRENT ISSUE BEFORE THE BOARD:
Whether to seek approval from the Assembly to move local contribution funding to over the cap funding. Also seeking endorsement from the board to move ahead with the letter from Dr. Weiss.

RECOMMENDATION:
The administration supports this request.

PROS/CONS:
Decrease of funds from the City would decrease the resources available for District operations. But it would move the funding to items outside of the CAP.

EQUITY CONSIDERATIONS: N/A

BUDGET IMPLICATIONS:
Decrease of $37,570 in operating funds. Increase of $37,570 to outside the Cap. Increase $10,000 to Student Activities.

NEXT STEPS:
This funding request will be communicated to the Assembly Finance Committee members. If funded, then the Board will be asked to where they would like the funding moved to outside of the CAP.

<u>MOTION:</u> I move that we request the City & Borough of Juneau Assembly to move $35,750 to outside of the CAP funding instead of the local appropriation.

Attachment – Letter from Dr. Weiss

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS

455 Third Avenue, Suite 140
Fairbanks, AK 99701
Main: 907.451.2731
Fax: 907.451.2742

February 15, 2022

FEB 22 2022
CBJ Manager's Office

Rorie Watt, City Manager
City and Borough of Juneau
155 S. Seward Street
Juneau, AK 99801

RE: State Fiscal Year 2022 Local Government Lost Revenue Relief Grant

Dear Mr. Watt,

I am pleased to notify you the City and Borough of Juneau has been awarded funds appropriated from the state's American Rescue Plan Act (ARPA) COVID State and Local Fiscal Recovery Funds towards "Grants to local governments with significant revenue loss due to COVID-19." The amount awarded to the city is $9,261,458.72.

Grants were awarded to cities and boroughs across the state. The grant distribution prioritized municipalities that suffered the highest percentage of revenue losses in the calendar year 2020, according to the federal formula provided by the United States Department of the Treasury for state and local lost revenue relief. The threshold for significant revenue loss was set at 10 percent.

The Alaska Legislature appropriated $50 million in the Fiscal Year 2022 budget to DCCED. It was determined that if qualifying awards exceeded the $50 million appropriated, the award amounts would be calculated on a proportional basis, with higher percentages of award amounts going to municipalities that experienced higher loss percentages.

The formula is a three-tiered calculation. Tier I include applicants showing a calculated loss of greater than 50 percent, Tier II calculated loss of between 25 and 50 percent, and Tier III calculated loss of between 10 and 25 percent. Preliminary awards are based on 75 percent of calculated losses awarded to Tier I, 50 percent to Tier II, and 25 percent to Tier III. These amounts are then proportionally adjusted upward to total the available $50 million.

There are significant reporting requirements and limitations on the expenditure of these funds. Page 2 of this letter lists the links to the LGLR program Handbook and federal guidance regarding the (ARPA) COVID State and Local Fiscal Recovery Funds, which should answer any questions you have regarding management and use of these grant funds.

In order to receive grant funds, a grant agreement must be executed. Please provide the following information within 30 days:

- A scope of work for this project which includes a detailed description of how the funds will be used in accordance with federal guidance, proposed timeline and budget narrative.
- Original completed Signatory Authority Form (enclosed).

Upon receipt of the requested information, our office will prepare and send the grant agreement for signature. Once the grant agreement has been executed, funds will be disbursed.

Congratulations on this award. If you have any additional questions, contact me via phone at (907) 451-2731 or email judy.haymaker@alaska.gov.

Sincerely,

Judy Haymaker
Grants Administrator II

Enclosures - 2/8/22 Press Release 22-003
Signatory Authority Form (Revised 2/22)

Links to the LGLR program Handbook and federal guidance regarding the (ARPA) COVID State and Local Fiscal Recovery Funds

DCRA LGLR Handbook
https://www.commerce.alaska.gov/web/Portals/4/pub/ARPA-LGLR/Handbook_ARPA_LGLR_Relief_programs.pdf

Treasury's State and Local Fiscal Recovery Fund Non-Entitlement units
https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-fund/non-entitlement-units

Treasury's Reporting Requirements
https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf

Julie Sande
Commissioner

www.Commerce.Alaska.Gov

Department of Commerce, Community, and Economic Development

Anchorage, Alaska

STATE OF ALASKA **PRESS RELEASE**

For Immediate Release **22-003**

ARPA Local Government Lost Revenue Relief Awards

February 8, 2022 (ANCHORAGE, AK) – The Alaska Department of Commerce, Community, and Economic Development (DCCED), Division of Community and Regional Affairs has awarded a total of $50 million to forty-one Alaska municipalities in grants for local governments with significant revenue loss due to COVID-19.

These Local Government Lost Revenue Relief funds will enable Alaska cities and boroughs, whose revenues were most affected by the pandemic and subsequent economic downturn, to partially replace this lost revenue and continue to provide local government services and projects.

"Many of Alaska's local governments were severely impacted by the pandemic," **said DCCED Commissioner Julie Sande.** "By distributing these federal funds under U.S. Treasury guidelines, we can assist Alaska cities and boroughs to provide vital services like water, sewer, fire, police, and roads."

Grants were awarded to cities and boroughs across the state. The grant distribution prioritized municipalities that suffered the highest percentage of revenue losses in the calendar year 2020, according to the federal formula provided by the United States Department of the Treasury for state and local lost revenue relief. The threshold for significant revenue loss was set at 10 percent.

The Local Government Lost Revenue Relief grant funds were made available to local governments through an appropriation of $50 million from the State's American Rescue Plan Act (ARPA) funds in Governor Dunleavy's Fiscal Year 2022 Operating Budget: House Bill 69.

###

Media Contact: Victoria Caltagirone, DCCED PIO, (907) 269-7396, victoria.caltagirone@alaska.gov

ARPA Local Government Lost Revenue Relief Calculation
DCRA 2.8.22

Community	Loss	Total Award
Hoonah	$ 1,044,223.68	$ 810,420.05
Denali Borough	$ 4,099,321.94	$ 3,181,476.12
Saxman	$ 553,219.43	$ 429,352.57
Skagway	$ 11,642,144.35	$ 9,035,446.54
Adak	$ 889,874.15	$ 690,629.67
Selawik	$ 420,057.00	$ 326,783.88
Napaskiak	$ 129,986.00	$ 67,254.59
Sand Point	$ 781,736.86	$ 404,469.68
Dillingham	$ 5,385,248.92	$ 2,786,321.10
Atka	$ 20,584.09	$ 10,650.18
Shungnak	$ 42,858.74	$ 22,175.06
Gustavus	$ 312,187.91	$ 161,525.64
Gambell	$ 151,859.25	$ 78,571.79
Ketchikan GB	$ 14,091,379.00	$ 7,290,861.99
Ouzinkie	$ 77,340.96	$ 40,016.12
Lake and Pen	$ 1,151,537.94	$ 595,804.30
Huslia	$ 79,983.98	$ 41,383.61
Chevak	$ 209,270.43	$ 108,276.26
Seward	$ 3,491,342.49	$ 1,806,416.27
Mekoryuk	$ 93,354.03	$ 48,301.26
Whittier	$ 1,731,443.96	$ 447,923.48
Ketchikan	$ 17,225,349.00	$ 4,456,187.09
Tanana	$ 133,760.00	$ 34,603.63
Wrangell	$ 1,815,949.54	$ 469,785.02
False Pass	$ 348,176.13	$ 90,072.69
Fort Yukon	$ 442,879.04	$ 114,572.53
Port Alexander	$ 30,240.70	$ 7,823.25
Kodiak	$ 7,444,699.00	$ 1,925,939.01
Cordova	$ 2,576,370.00	$ 666,505.32
St. Paul	$ 968,214.52	$ 250,476.49
Haines Borough	$ 2,386,040.00	$ 617,267.07
Klawok	$ 391,762.08	$ 101,348.61
Petersburg	$ 5,531,102.00	$ 1,430,892.65
NW Artic Borough	$ 7,436,990.00	$ 1,923,944.69
Akutan	$ 547,033.26	$ 141,517.16
Juneau	$ 35,800,081.00	$ 9,261,458.72
Galena	$ 99,356.75	$ 25,703.53
McGrath	$ 15,938.84	$ 4,123.37
King Cove	$ 267,380.00	$ 69,171.04
Pelican	$ 94,890.00	$ 24,547.98
		$ 50,000,000.00

MEMORANDUM OFFICE OF THE ASSESSOR

155 S Seward Street
Juneau, AK 99801
Phone: (907) 586-5215 Ext 4906
Fax: (907) 586-4520
E-Mail: Mary.Hammond@juneau.org

Date: February 22, 2022

To: Mayor and Assembly

From: Mary Hammond, Assessor

RE: Economic Development – Export Manufacturing Exemption

The Assessor's Office received the following 2022 Export Manufacturing Exemption Applications for business personal property used in manufacturing. The Assembly must approve any export manufacturing exemption for real or business personal property, CBJ 69.10.020(1)(c).

The property owners listed below have had Assembly approval in the past. It is recommended that their new applications be approved.

2022	**AK GLACIER SEAFOOD INC**	**AKBEV GROUP LLC**	**FORBIDDEN PEAK BREWERY**	**DEVILS CLUB BREWING CO**
Total Assessed Value	2,764,953	9,914,326	362,639	155,048
Standard Exempt Amount	100,000	100,000	100,000	100,000
Taxable Value	2,664,953	9,814,326	262,639	55,048
Tax Amount @ FY22 Estimated Mill Rate (10.66)	**28,408**	**104,621**	**2,800**	**587**
Prior Years Export Mfg Exempt Value	217,979	1,465,176	228,351	-
New Export Mfg Exempt Value	421,794	662,718	34,288	55,048
Total Export Mfg Exempt Value	**639,773**	**2,127,894**	**262,639**	**55,048**
Taxable Value Before Standard Exemption Value	2,125,180	7,786,432	100,000	100,000
Standard Exempt Value	100,000	100,000	100,000	100,000
Total Taxable Value after both exemptions	**2,025,180**	**7,686,432**	**0**	**0**
Total Amount Paid@ FY22 Estimated Mill Rate (10.66)	**21,588**	**81,937**	**0**	**0**
Total Prior YearsExport Mfg Tax Exempt	2,324	15,619	2,434	-
Total New Export Mfg Tax Exempt	4,496	7,065	366	587
Total Tax to be Exempted	**6,820**	**22,683**	**2,800**	**587**

Attached are copies of their applications.

A. Export Manufacturing

CBJ 69.10.020(10) provides for exempting qualifying manufacturing property from assessment and taxation. Qualifying property may receive a declining five-year percentage exemption from the property's market value as follows:

• 100% exemption in year 1
• 80% exemption in year 2
• 60% exemption in year 3
• 40% exemption in year 4
• 20% exemption in year 5

Property owners seeking an exemption must file a request with the Assessor's Office on or before January 31 of each year. The code places the authority for approving the manufacturing exemption requests with the Assembly.

The Assessor's Office has received three property manufacturing exemption requests for the 2022 tax year (FY23 budget year).

1. Alaska Glacier Seafood's, Inc. filed a manufacturing exemption for machinery, equipment totaling $421,794 ($4,496 in property tax).

In addition, Alaska Glacier Seafood's has $217,979 in property qualifying from prior years, for a total 2022 assessment exemption of $639,773 or ($6,820 in property taxes).

The Assessor's Office has determined that the property exemption request meets the code requirements and recommends approval of this exemption request.

2. Alaskan Brewing Company, LLC filed a manufacturing exemption for machinery, equipment, furniture and fixtures, computers and software, and vehicles totaling $662,718 ($7,065 in property tax).

In addition, Alaskan Brewing has $1,465,176 in property qualifying from prior years, for a total 2022 assessment exemption of $2,127,894 ($22,683 in property taxes).

The Assessor's Office has determined that the property exemption request meets the code requirements and recommends approval of this exemption request.

3. Forbidden Peak Brewery filed a manufacturing exemption for machinery, equipment totaling $34,288 ($366 in property tax).

Forbidden Peak Brewery has $228,351 in property qualifying from prior years, for a total 2022 assessment exemption of $262,639 ($2,800 in property taxes).

The Assessor's Office has determined that the property exemption request meets the code requirements and recommends approval of this exemption request.

4. Devils Club Brewing filed a manufacturing exemption for machinery, equipment totaling $55,048 ($587 in property tax).

Devils Club Brewing has no prior years, for a total 2022 assessment exemption of $55,048 ($587 in property tax).

The Assessor's Office has determined that the property exemption request meets the code requirements and recommends approval of this exemption request.

I recommend approval of these exemption requests.

Mary Hammond 2/22/2022
Mary Hammond Date
Assessor

Presented by: The Manager
Introduced: 03/14/22
Drafted by: Bond Counsel

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Resolution No. 2980

A Resolution Providing For Interest Rates For The Hospital Revenue Bond Being Issued Through The Alaska Municipal Bond Bank.

WHEREAS, on February 7, 2022, the Assembly of the City and Borough of Juneau, Alaska (the "City and Borough"), passed Ordinance Serial No. 2021-43 authorizing the issuance and sale of its Hospital Revenue Bonds (Bartlett Regional Hospital Project) in the aggregate principal amount of not to exceed $20,000,000 (the "Authorized Bonds"); and

WHEREAS, pursuant to Section 10 of said Ordinance Serial No. 2021-43, the City Manager of the City and Borough or his/her designee shall be authorized to negotiate the sale of all or a portion of the Authorized Bonds (hereinafter defined as the Bond) to the Alaska Municipal Bond Bank (the "Bond Bank"); and

WHEREAS, Section 10.2(b) of the Charter of the City and Borough provides that the Assembly shall by resolution prescribe the rate or rates of interest on the Bond;

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

Section 1. **Bond Sale**. The sale of the Authorized Bonds is hereby authorized and approved under the terms prescribed in this resolution (the "Bond"). The Bond shall be designated as the Hospital Revenue Bond, 2022 (Bartlett Regional Hospital Project). Capitalized terms in this resolution which are not otherwise defined shall have the meanings given such terms in Ordinance Serial No. 2021-43 of the Assembly (the "Bond Ordinance").

Section 2. **Bond Date, Maturity; Payments; Designation**. The Bond shall be dated the date of delivery, expected to be April __, 2022, shall mature in the principal amounts prescribed on Schedule A attached hereto and by this reference made a part hereof and shall bear interest payable on June 1, 2022 and semiannually thereafter on the first days of each June and December at the rates prescribed on Schedule A. At the time of sale of the Bond, the City Manager or his/her designee may increase or decrease the estimated principal amounts on Schedule A within the parameters specified in the Bond Ordinance, and may decrease the interest rates shown on Schedule A depending upon orders received for particular maturities, so long as (i) the net proceeds of the Bond (principal amount, plus net premium, less costs of issuance) does not exceed $20,000,000; and (ii) the true interest cost (as described in Schedule A) of the Bond (in the aggregate) does not exceed ____%. The authority granted to the City Manager and his/her designee pursuant to this Section shall be effective from the date of adoption of this resolution until April 14, 2022. If the Bond Bank has not made a final offer of terms approved by the City Manager or his/her designee consistent with the prescriptions of this resolution by April 14, 2022, the authority granted by this resolution shall be rescinded. Both principal of and interest on the Bond shall be paid as provided in the Bond Ordinance and in the Loan Agreement between the Bond Bank and the City and Borough.

Section 3. **Delivery of the Bond**. The proper officials of the City and Borough are authorized and directed to execute all documents and to do everything necessary for the preparation and delivery of the Bond in definitive form to the Bond Bank.

Section 4. **Continuing Disclosure Undertaking**. The City and Borough acknowledges that, under the Securities and Exchange Commission Rule 15c2-12, the City and Borough may now or in the future be an "obligated person" with respect to the Bond Bank

Bonds. In accordance with the Rule and as the Bond Bank may require, the City and Borough shall undertake to provide certain annual financial information and operating data as shall be set forth in the Loan Agreement. The City Manager or his/her designee is hereby directed and authorized to review, approve and execute a continuing disclosure undertaking if required by the Bond Bank.

Section 5. **Ratification**. All actions taken by the City Manager or his/her designee relative to the sale of the Bond are hereby in all respects ratified and confirmed. The City Manager of the City and Borough or his/her designee is hereby authorized to do all things necessary for the prompt execution, issuance and delivery of the Bond and for the proper application and use of the Bond proceeds; is hereby authorized to review and approve on behalf of the City and Borough portions of the final Official Statement relative to the Bond and the City and Borough with such additions and changes as may be deemed necessary or advisable; and his/her approval of portions of the Preliminary Official Statement is ratified and confirmed.

Section 6. **Severability**. The covenants contained in this resolution shall constitute a contract between the City and Borough and the owner of the Bond. If any one or more of the covenants or agreements provided in this resolution to be performed on the part of the City and Borough shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, shall be null and void and shall be deemed separable from the remaining covenants and agreements of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the Bond.

Section 7. Effective Date. This resolution shall be effective immediately upon adoption.

ADOPTED this 14th day of March, 2022.

____
Mayor

Attest:

____
Clerk

CERTIFICATE

I, the undersigned, Clerk of the City and Borough of Juneau (herein called the "City and Borough") DO HEREBY CERTIFY:

1. That the attached Resolution No. 2980 (herein called the "Resolution") is a true and correct copy of a resolution of the City and Borough as adopted at a meeting of the Assembly of the City and Borough (the "Assembly") held on March 14, 2022 and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Assembly voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of March, 2022.

____

Clerk
City and Borough of Juneau

Schedule A

City and Borough of Juneau, Alaska
Hospital Revenue Bond, 2022 (Bartlett Regional Hospital Project)

Prescribed Maturity Schedule

Maturity Years (December 1)	Principal Amounts	Coupon Interest Rates	Maximum Effective Interest Rates
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
Total:	$		