

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

October 23, 2017, 5:00 PM.

Municipal Building Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. August 28, 2017 Minutes

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. AGENDA TOPICS

A. 2nd and Franklin Negotiated Sale Update

B. Proposed Amendment to Title 49, the Land Use Code, regarding Privately Maintained Access Roads (PMAs) within the Urban Service Area

C. Indian Point Update

VI. STAFF REPORTS

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

August 28, 2017 5:00 PM
City Hall, Assembly Chambers

I. ROLL CALL

Debbie White, Chair, called the meeting to order at 5:02 pm.

Members Present: Chair Debbie White; Assembly members: Norton Gregory; Jesse Kiehl; Mary Becker

Liaison Present: Paul Voelckers, Planning Commission; Weston Eiler, Docks and Harbors

Liaison Absent: Chris Mertl, Parks & Recreation

Staff Present: Greg Chaney, Lands Manager; Beth McEwen, Deputy Clerk; Dave Scanlan, Eaglecrest Manager; Alan Steffert, Engineering/Public Works

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

A. August 7, 2017 Minutes

MOTION by Ms. Becker to approve the minutes of the August 7, 2017 Lands Committee meeting. Hearing no objection, the minutes were approved.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mr. Albert Shaw spoke to the committee regarding his past work with the borough boundaries when they were originally drawn up. He encouraged the Assembly to annex the properties on Admiralty Island to include Cube Cove, then going to the corner of the Sitka Borough, and then up north to the corner of the Haines borough. He stated that the boundary lines need to be clarified such that they follow the ridge lines. His main reasons for the annexation of these lands is that the people using them, come through the City and Borough of Juneau for their services and in addition to the timber resources, there are also mineral resources that he feels should fall within Juneau's jurisdiction.

IV. AGENDA TOPICS

A. West Douglas Pioneer Road Management Proposal

Mr. Chaney gave a broad overview of the project. He stated that Alan Steffert is the project/construction manager and available to answer questions if the committee had any.

Mr. Chaney explained that this pioneer road is currently a one lane gravel road with one bridge and a couple of large culvert crossings. He said it is a pretty ambitious project since it is all brand new and that they had received a grant from the state to build this road. He said that assuming they get the necessary permits from the Corps of Engineers and Department of Fish and Game, they can continue as far as the money takes them and needs to be spent by the end of this fiscal year. With the proposal in the packet, it is likely to run out before the fiscal year.

He also explained that in the long range plan for N. Douglas, there are four areas for development and that any waterfront development to be done will require a

partnership or agreement with Goldbelt. Mr. Chaney said he is hoping the Lands Committee will provide him with direction on how they wish to manage this asset once it is no longer a construction zone. Presently it is not eligible for public road access and is basically just a construction road at this point. He suggested that the best way to manage this would be to secure a gate and allow for non-motorized access along the road. He included a draft administrative policy for interim public use until it is developed for future use as a road.

Committee discussion took place regarding whether or not motorized vehicles such as snowmobiles, ATVs or other motorized apparatus would be permitted. Mr. Chaney said they looked at that as an option but felt that the liability would be pretty high but if there was a good plan in place, they may be able to review the matter on a case by case basis for the types of apparatus. He said it is not currently Parks and Recreation managed lands but rather managed by the Lands Dept. but they realize that it will likely be used in a park type manner.

Mr. Kiehl asked if they had approached or consulted the N. Douglas residents about this road or proposal. Mr. Chaney stated that it was a low key project and they had not made direct contact with the N. Douglas residents regarding the project. Addition discussion and questions were answered regarding the types of traffic, parking, as well as whether this was classified as a "road" for purposes of the discharging of firearms ordinance. Ms. White expressed a desire for this to go through a Law Department review for some clarification as to the restrictions and uses that may or may not be applied to this "road."

MOTION by Ms. Becker for The Lands Committee to recommend the Assembly adopt the attached CBJ West Douglas Pioneer Road Extension Interim Use Policy as the official policy for managing the West Douglas Pioneer Road until it is upgraded to safely accommodate public transit and asked for unanimous consent. Motion carried without objection.

V. STAFF REPORTS

There were no staff reports.

VI. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Docks and Harbors Board Liaison Weston Eiler reported that there would be a meeting on Tuesday, August 29 at 5pm in the Chambers of the Docks and Harbors Board to discuss the Urban Plan with respect to the area from Marine Park to the Taku Dock.

Planning Commission Liaison Paul Voelckers reported that the Lemon Creek Area Plan is getting close to being submitted to the Planning Commission in the next week or so. He said it is a good document that includes some reasonable vision for Lemon Creek and possible CIP actions for community affairs.

VII. ADJOURNMENT

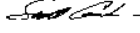
There being no further business, the meeting was adjourned at 5:28 p.m.

Respectfully submitted,
Beth McEwen, Deputy Clerk

MEMORANDUM



TO: CBJ Lands Committee

FROM: Scott Ciambor, Chief Housing Officer 

DATE: October 23, 2017

SUBJECT: 2nd and Franklin Negotiated Sale Update

Purchase and Sales Agreement Extension

Eagle Rock Ventures (ERV) has contacted the City and Borough of Juneau to request an extension to the Purchase and Sale Agreement (PSA) for the 2nd and Franklin property. The current PSA has a mutual execution date of March 31, 2018.

ERV has been invited to participate in the competitive funding round for the Alaska Housing Finance Corporation (AHFC) LIHTC (Low Income Housing Tax Credit) program which serves people with incomes up to 60% area median income. (In Juneau, 60% AMI for a 1-person household is \$42,660 and a 4-person household is \$60,900.) One requirement of the AHFC LIHTC program is to show evidence of site control for all applicants through May 17, 2018. ERV requests an extension of the Purchase and Sales Agreement to May 18, 2018 in order to be eligible to compete for AHFC LIHTC financing.

Background

After engaging in a public process pursuant to CBJ 53.09.260 for the negotiated sale of CBJ property, the Assembly adopted Ordinance 2016-39(b) authorizing the Manager to enter into a purchase and sale agreement with Eagle Rock Ventures.

The original Purchase and Sales agreement was signed and recorded on March 30th, 2017 with a closing date of June 27, 2017.

The Purchase and Sale agreement requires ERV to develop the property consistent with its June 13, 2016 Letter of Intent and July 28, 2016, proposal to build workforce housing (*letter and proposal attached*). (Paragraph 17.1) ERV's communications described their updated proposal as:

- *A mixed use development with "safe, clean, affordable and well-located apartments for working people in Juneau."*
- *Studio apartments on floors two and above and commercial (e.g. retail/restaurant) space on the first floor and/or live/work units.*
- *The apartments would be relatively small residential units furnished with bed, desk, and chair, with a private bathroom and an "amenity area" (sink, refrigerator, and microwave).*

Eagle Rock Ventures (ERV) did meet with the Community Development Department (CDD) for a pre-application conference meeting on April 17, 2017. Note that *the developer did not submit final plans for permit review.*

The Purchase and Sales agreement includes language on the Investigation Period and the Closing Date. In June 2017, ERV requested an extension to continue its work on the project and address issues discussed at the pre-application conference with CDD. ERV has contacted staff about

Page 2

continued work on housing demographics, financing, design/fire code, soil testing, and loan and state tax credit options. Based on the following language and because ERV demonstrated due diligence, the Manager agreed to a new closing date of April 30, 2018:

7. Closing

7.1 Closing Date. The purchase and sale transaction contemplated in this Agreement will close ("Closing") on or before the later of (i) June 27, 2017, or (ii) such later date as Seller (specifically the City Manager) may consent to from time to time, which consent shall not be unreasonably withheld, conditioned, or delayed. It will be deemed unreasonable for Seller to withhold its consent to any Closing Date extension requested by Buyer if (1) Buyer has (a) made reasonably diligent efforts to obtain Final Approval of the Development Approvals, (b) kept Seller reasonably informed regarding Buyer's progress with respect to obtaining Final Approval of the Development Approvals, and (c) responded to Seller's inquiries regarding the Development Approvals; or (2) absent such extension, the Closing would be scheduled to occur fewer than 30 days after Buyer's delivery of the Development Approval Notice. The Property will be delivered to Buyer on the date of Closing (the "Closing Date").

Alaska Housing Finance Corporation LIHTC program

ERV has indicated from the outset the intent to pursue a wide-range of financing options in order to develop workforce housing in Juneau. With the announcement of the LIHTC funding round in July, ERV indicated a desire to pursue this potential funding stream.

LIHTC funding availability will shape the final outcome of the ERV project. The current goal is to provide 46 units of workforce housing consistent with the original proposal. Based on the requirements of the funding source, 40 units would be income restricted at no higher than 60% Area Median Income. 6 units would be fair market rentals. The developer has not submitted architectural plans and would prepare those for review based upon the success (or not) of obtaining LIHTC approval.

If ERV is successful in acquiring LIHTC financing, final plans for permit review would need to be submitted to CDD and taken to the Planning Commission.

The most recent LIHTC project developed in Juneau is Phase II of the Terraces at Lawson Creek operated by Volunteers of America.

I have raised this issue with the City Manager and we agree that the applicant has continued to make diligent efforts to develop a project and that the closing deadline should be extended as requested to May 18, 2018. This item is informational today, so that the Assembly is aware of this change.



Eagle Rock Ventures LLC

2621 2nd Ave., Suite 1005

Seattle, WA 98121-3216

206-999-5088 *phone*

206-374-8298 *fax*

scott@eaglerockventures.com

June 13, 2016

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

Re: 310 & 324 Second St.

Dear Mr. Watt:

Eagle Rock Ventures LLC ("ERV"), in a new single purpose entity, is interested in purchasing the fee simple interest of the City's property located at 310 and 324 Second Street in Juneau commonly known as the North Franklin Parking Lot (the "Property"). Our goal is to build well-designed and much-needed affordable workforce housing on this site.

The attached term sheet ("Term Sheet") and this letter (collectively this "Letter of Intent") outline the general terms under which ERV would be interested in acquiring the Property.

Except as expressly set forth below, this Letter of Intent is not contractually or legally binding on the parties and represents only an expression of our present desire to further evaluate and underwrite the opportunity and to negotiate definitive agreements that might be entered into in connection with the purchase of the Property ("Definitive Agreements"). The execution of any and all Definitive Agreements is subject in all events to the prior approval of ERV and City and Borough of Juneau ("Seller"). Neither party may rely on this Letter of Intent as creating any legal obligation of any kind, subject to the understandings described in paragraphs 1 through 7 below.

We confirm our mutual agreement to be bound by the following understandings:

1. For the term of this Letter of Intent, neither Seller nor any of its agents, affiliates or related companies shall negotiate, work or consult with any other potential investor or buyer with regard to the Property.
2. This Letter of Intent remains in effect until the earliest of (i) execution of the Definitive Agreements; (ii) sixty (60) days after the date of mutual execution of this Letter of Intent; or (iii) any written agreement by the parties to terminate this Letter of Intent.

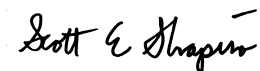
3. No manager, employee, attorney or other agent of ERV will ever have any personal liability for any obligations entered into on behalf of ERV.
4. Any public announcement indicating ERV's association with the Property, and the timing of such announcements, must be discussed and agreed to in advance by ERV and Seller.
5. ERV and Seller each agree to respect and observe the confidentiality of all "Confidential Information" received from the other. "Confidential Information" means (i) the existence and contents of the Letter of Intent, and (ii) any information of a proprietary or confidential nature relating to business or the assets of ERV, Seller, or any of their respective affiliates or related companies that is not public information known by the other party before the date of this Letter of Intent. Neither party will disclose Confidential Information of the other party except as may be required by applicable law, by court order, or as required to be disclosed to attorneys and other professionals engaged by a party for this matter.
6. Seller shall indemnify ERV and its affiliates and related companies against all claims, damages, losses and expenses of any nature, including legal fees, asserted against or incurred by ERV or their affiliates or related companies in any legal proceeding brought by any third party arising from any assertion that ERV's signing of this Letter of Intent or negotiation or execution of the Definitive Agreements interfere with or breach any third-party contractual commitment or other relationship entered into by Seller or any of its affiliates, related companies, principals, or agents.
7. Paragraph 7 of the Term Sheet is binding in accordance with its terms.

If this letter accurately sets forth our understanding, please signify your agreement by signing this Letter of Intent and returning it to us at your earliest convenience. Unless we receive the signed copy on or before July 15, 2016, this Letter of Intent will expire on that date and will have no further force or effect.

We look forward to working with you on this project.

Very truly yours,

Eagle Rock Ventures LLC



By: _____
Name: Scott E. Shapiro
Title: Managing Director

ACKNOWLEDGED, ACCEPTED AND AGREED:

City and Borough of Juneau

By: _____
Name: _____
Title: _____
Date: _____

Eagle Rock Ventures LLC

Term Sheet – Summary of Proposed Terms

Except as specifically set forth in Paragraph 7, this Term Sheet does not constitute a binding agreement. It is presented for the purpose of outlining the terms under which Eagle Rock Ventures LLC and/or assigns (“ERV”) would be willing to further negotiate with respect to the purchase of the Property, as further defined herein.

1. Description of Transaction.

The Property. The property (the “Property”) that is the subject of this transaction is the fee simple interest in the North Franklin Parking Lot, located at 310 and 324 Second Street, Juneau, AK 99801, Parcels 1C070A 110010, 1C070A 110020, and 1C070A 110040, and includes approximately 13,261 square feet (sf) of fee simple land.

A. Seller: City and Borough of Juneau
c/o Rorie Watt
155 South Seward Street
Juneau, AK 99801

B. Buyer: Eagle Rock Ventures LLC and/or assigns (“ERV”)
c/o Scott E. Shapiro
2621 2nd Ave., Suite 1005
Seattle, Washington 98121-3216

C. Definitive Agreements. On or before fifteen (15) days after the execution of this Letter of Intent, Buyer will provide Seller with a draft of the Purchase and Sale Agreement of the Property (“Definitive Agreements”). The parties will use their reasonable best efforts to mutually execute the Definitive Agreements on or before the 15th day after delivery of the draft. The Definitive Agreements shall contain such terms, conditions, representations and warranties as are customary for this type of transaction and are mutually acceptable to the parties.

D. Closing. Closing shall occur, at Buyer’s sole discretion, the earlier of i) on or before sixty (60) days following the City issuance of all land use approvals and building permits, which shall not be unreasonable delayed, conditioned, or withheld or ii) sixty (60) days written notice by Buyer to Seller of intent to close (“Closing Date”). Title to the Property shall be conveyed at Closing as a fee interest in favor of Buyer, free and clear of all liens, claims and encumbrances, other than those permitted by Buyer.

2. Due Diligence. Buyer shall have a ninety (90) day due diligence review and feasibility period (“Due Diligence Period”) from the date of mutual execution of the Definitive Agreements to approve the physical and economic condition of the Property, title to the Property, and any leases, licenses, agreements, environmental issues, permits, entitlements, zoning matters, fire safety ordinances and requirements, and other issues affecting the Property. In connection with such inspection process, Seller shall immediately make the Property, books and records, and all other documents affecting the Property available to Buyer, its accountants, lenders, attorneys, and other representatives, subject to reasonable advance notice, and Seller shall reasonably cooperate with the inspection process.

3. Purchase Price. The purchase price for the Property shall be Five Hundred Thirty Thousand Dollars (\$530,000), and includes all rights, title, interests, approvals, plans, drawings, estoppel letters, inventories and other items of this nature pertaining to the Property.
4. Deposit. Upon mutual execution of the Definitive Agreements, Buyer will deposit a good faith deposit in the amount of Twenty Five Thousand Dollars (\$25,000) with First American Title Insurance Company. If the conditions under the Definitive Agreements are not satisfied in Buyer's sole discretion prior to the end of the Due Diligence Period, then the deposit, plus all interest thereon, shall be returned to Buyer. After the Due Diligence Period, and upon satisfaction in Buyer's sole discretion of the conditions to be included in the Definitive Agreement, the deposit shall be non-refundable and shall be paid to Seller as part of the purchase price at Closing. In the event that Buyer does not purchase the Property, then this deposit would serve as liquidated damages and as Seller's sole remedy, if Buyer fails to complete the purchase of the Property therein provided, unless such failure is by reason of default by Seller.
5. Expenses. Each party to this Letter of Intent shall be responsible for its own expenses in connection with the transaction described in this Term Sheet. Closing costs shall be paid pursuant to local custom.
6. Conditions to Closing. The consummation of the transaction described in the Term Sheet will be contingent on the satisfaction of certain conditions, including, but not limited to the satisfaction of any and all conditions identified in the Definitive Agreements and those that might arise during the Due Diligence Period which would have been agreed to by the parties as conditions precedent to closing but which could only be accomplished after the Due Diligence Period.
7. Non-Solicitation. Buyer and Seller agree to proceed in good faith and with all dispatch to complete all due diligence inspections and analyses and to negotiate the terms of the Definitive Agreements. Upon execution of this letter of intent and so long as negotiations are proceeding in good faith, Seller agrees not to solicit, market, tour or show the property to any other prospective purchasers and not to solicit, entertain or accept any offers for the purchase of the Property, and not to disclose to any other party (other than those persons having a need to know) any information concerning the terms of this letter. Neither of the parties will make any press release, statement to employees or other disclosure of this letter of intent or the purchase contemplated hereby without the prior written consent of the other party, except as required by law.
8. Floor Area Ratio (FAR) – There will be no limit of FAR for the Property.
9. Zoning – Mixed Use (MU) zoning remains, and no setbacks, height restrictions, or residential density limits will apply.
10. Parking – Neither parking nor Fee-In-Lieu of Parking required.
11. Property Taxes – For providing affordable workforce housing, the City will provide a 20-year tax abatement on all improvements. The land value will still be taxed.

**Negotiated Sale of North Franklin Parking Lot
Letter of Interest & Application Form
Response from Eagle Rock Ventures LLC**

1. PROPERTY INFORMATION

2. APPLICANT IDENTIFICATION

Legal Entity: LLC
 Applicant Name: Eagle Rock Ventures LLC
 Mailing Address: 2621 2nd Ave., #1005, Seattle, WA 98121-3216
 Phone: 206-999-5088
 Fax: 206-374-8298
 Email: scott@eaglerockventures.com
 Applicant's Federal I.D.: 91-2075842

FINANCE PURCHASING
2016 JUL 28 AM 9:18

Eagle Rock Ventures LLC ("ERV") is the parent company. For each project, we set up a separate single-purpose entity that develops and owns the property. We will do the same on this site once we have completed our feasibility and prior to purchasing the property.

3. APPLICANT EXPERIENCE

Eagle Rock Ventures LLC ("ERV") is a real estate investment and development firm founded in 2000 and based in Seattle. We develop and redevelopment all types of real estate with a focus on creating projects that fit three criteria: 1) they need to make financial sense to our investors and lenders who need a reasonable return of and on their financial capital based on the risk; 2) they need to be good for the community, whether that is creating much-needed workforce housing, providing affordable well-located lodging at our hostel, or originating dynamic retail and restaurant spaces; and 3) they must be fun and we want to work with good people.

In the last few years, we have completed seven multifamily projects in Seattle totaling approximately 250 units. Our BASE Capitol Hill project was an Urban Land Institute (ULI) Finalist for the Jack Kemp Excellence in Affordable and Workforce Housing Award (<http://uli.org/awards/base-capitol-hill/>). These workforce housing projects, which are comprised of small studios, are similar to what we envision for this Juneau site.

We have an experienced team at ERV. We also rely on and value talented professionals (e.g., architects, engineers, contractors, consultants, lenders, public employees) to ensure the success of our projects. Key team members at ERV are as follows:

Scott E. Shapiro
Managing Director

Before returning to his home state of Washington from New York, Scott was with Related Urban Development (formerly The Palladium Company) and Related Lodging Group, real estate development affiliates of The Related Companies, L.P. Prior to that, Scott co-founded Cityfeet, a leading online commercial real estate network that was sold to LoopNet.

While in business school, Scott was a financial analyst at MAX Capital Management Corporation, handling real estate acquisitions and financings. He was also a summer associate at Paine Webber Real Estate Securities, providing principal lending and investments for opportunity funds and other real estate clients.

Before attending graduate school, Scott worked in Washington, DC, conducting property management and marketing at The JBG Companies, management and strategic consulting with KPMG, and government affairs and policy analysis with Preston Gates Ellis & Rouvelas Meeds. Scott received his BA with honors in government and American studies from Wesleyan University and his MBA in real estate and finance from Columbia Business School.

Jena Thornton
Managing Director

Jena Thornton is a hospitality expert with over 20 years in the industry. She led the U.S. hotel division of Bentall Kennedy LP (formerly known as Kennedy Associates Real Estate Counsel LP) as a senior vice president, where she served since 2002. During that time she oversaw the acquisition, development, financing, asset management, and disposition of over a billion dollars of hotels. She also oversaw all U.S. real estate dispositions of all property types for the firm.

Prior to that, she was the vice president of acquisitions and business development for Noble House Hotels & Resorts, overseeing the acquisition and financing of a few hundred million dollars of hospitality projects. Previously, she was a development manager at Westin Hotels & Resorts, now part of Starwood Hotels & Resorts. She has also worked for PKF Consulting, IHA, and Hyatt Hotels & Resorts.

Jena, who is a member of Urban Land Institute and sits on its hotel development council, received her BSBA in International Business & Marketing from American University. She is also a LEED AP, which is a U.S Green Building Counsel Accredited Professional.

Teri Towne, CPA
Controller

Teri has been the controller for Eagle Rock Ventures LLC since 2008. Prior to working for ERV, Teri was the controller for The Seneca Real Estate Group from 2002 to 2008 where she managed the cost reporting, budgeting, and cash flow management for many major development projects in the Puget Sound region.

While Teri's background is mainly in real estate development, she was also the controller for Fonte Coffee Roaster from 1999 to 2002, the northwest business manager of Universal Concerts from 1995 to 1999, and assistant controller for KING AM/FM from 1992 to 1995. Teri is a native of Washington State, received a BS in accounting from Central Washington University and is a licensed Certified Public Accountant.

Natalie Gualy
Project Manager

Natalie Gualy has seven years of experience working at architecture firms in the US and China. She worked on an international design team at the United Design Group in Shanghai. While in Shanghai, she worked with various real estate developers designing mixed-use and multi-family properties in China and Taiwan. In the U.S., she has worked for various design firms including the Charleston Civic Design Center in Charleston, SC and Gresham, Smith, and Partners in Nashville, TN. She has led projects ranging from a 500 sf in-house music studio to a 400,000 sf conversion of a shopping mall to a medical office building for Vanderbilt University Medical Center. Within Seattle, Natalie was the project manager of design/development at OneBuild, Inc. where she managed Seattle's first multi-family modular project located on Capitol Hill.

Natalie serves as the Development Representative on the City of Seattle's East Design Review Board. She was selected as a 2011 Runstad Fellow at the University of Washington. Her research explored and analyzed real estate trends, growth management, and urban sustainability in Istanbul, Turkey. She received a BA in architecture at Clemson University and earned a Master of Architecture and Master of Science in Real Estate at the University of Washington, College of Built Environments.

In the last few years, we have developed seven apartment projects in Seattle that are similar to what we would build in Juneau. Here is a brief overview of projects in reverse order of completion:

BASE Ballard

This 42-unit apartment project will open in early August 2016.



Ravenna Court

This 16-unit apartment project opened in July 2016 just north of the University of Washington in the Ravenna neighborhood and will be fully leased by the end of August.



5902

This is a 35-unit apartment project in Ballard that opened in the fall of 2015 and is fully leased.



2418

This 42-unit apartment project in Ballard opened in the summer of 2015 and is fully leased.



Ramiro's Place

This 22-unit apartment project across the street from the Link Light Rail station on Capitol Hill opened in August of 2014 and is fully leased.



BASE Capitol Hill

This 32-unit apartment project with one restaurant space opened in July of 2014 and is fully leased.



ONEONE6

This 57-unit apartment project on Capitol Hill opened in June of 2013 and is full leased.



For more information on our company, our team members, and our relevant experience, please visit our website at www.eaglerockventures.com.

For additional photos of our apartment projects, please go to our property manager's website at www.karmaresidential.com.

We do propose a mixed-use development. Once selected and prior to acquisition of the site, our new LLC for this project will secure all required licenses in the State of Alaska and appropriate insurance for this project. As we do on all of our projects, we will hire a local licensed, bonded, and insured general contractor to build the project.

4. PURCHASE AND REDEVELOPMENT PROPOSAL

Stated Price: \$530,000

No, we do not own or control an adjacent property.

Type of Redevelopment Proposal: Mixed-Use

Project Narrative:

We envision a mixed-use project on this site with studio apartments on floors two and above, and commercial (e.g., retail/restaurant) space on the first floor and/or live/work units. The residential units will be relatively small but will provide everything one needs to live comfortably, including a private bathroom (with toilet and shower) and an amenity area within the living/sleeping room that will have a sink, refrigerator, and microwave. We typically furnish the apartments with a bed, desk, and chair so as to make it easier and less expensive for a renter to move in. We also typically include the basic utilities in the rent, which again makes it simpler for a tenant to move in. Parking is expensive to build and does not pay for itself so higher apartment rents usually subsidize parking. Therefore, like our other small apartment projects, we will not build parking for this urban project. That will save the tenants rent. Also, this will allow us to get more apartment units on the site, thereby reducing our land costs and soft costs (e.g., architecture & engineering) per unit. Finally, because the units are relatively small, they cost less to build than a larger unit (on a per unit basis), allowing us to charge less rent for the units. For those with limited incomes, all these factors make this type of well-located housing affordable to them. There is a lack of supply of workforce housing but a strong demand in Juneau and other cities across our country. Our apartment buildings stay fully leased. Our tenants are a mixture of working citizens, from people in the service industry to early-career professionals to people new to the region who are looking to land in a safe, clean, affordable and well-located property.

The construction will be wood-frame on the upper floors with perhaps one or two lower floors made from concrete. The exact design will commence once we secure the site and know we can move forward. Since we are long-term holders, we want to develop buildings that both look good (to attract tenants and reflect well on us as developers) and will last. We value good materials and solid construction that will minimize future repairs and maintenance. Our existing seven multifamily properties all carry Built Green certification. We will implement sustainable building design, practices, and materials into this project.

Our financing is a mix of debt and equity. From the equity, it is our own capital plus the capital of our investors (who are friends and family), many of whom have done previous projects with us over the past fifteen years. The majority of the capital will come in the form of debt from a lender. We typically work with the local community banks and anticipate the debt will come from either a lender in Alaska or bank with whom we have worked in Seattle.

5. PUBLIC BENEFIT

Affordable Rental Housing
Market-rate apartments

Describe the public benefits.

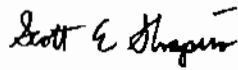
As discussed in section 4, we will provide safe, clean, affordable, and well-located apartments for working people in Juneau. There is strong demand for workforce housing in Juneau, and we plan to meet some of that need with a new supply of quality apartments on this site.

6. SIGNATURE

I, the undersigned, affirm that the information I have provided in this application is true and complete to the best of my knowledge.

I/we, am/are authorized to apply for purchase of property from the City and Borough of Juneau on behalf of the applicant.

By signing and delivery of this application, I/we hereby waive any rights to object to or prevent the disclosure to the public of the contents of the application as it moves along the negotiated sales process.



Signature

Date July 28, 2016



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: October 17, 2017

TO: The Lands Committee of the Assembly

FROM: Laura A. Boyce, AICP, Senior Planner
Community Development Department

A handwritten signature in black ink, appearing to read 'L. Boyce', is placed to the right of the 'FROM:' field.

FILE NO.: AME2017 0015

PROPOSAL: Proposed Amendment to Title 49, the Land Use Code, regarding Privately Maintained Access Roads (PMAs) within the Urban Service Area

GENERAL INFORMATION

ATTACHMENTS

Attachment A Title 49 Code Excerpt – PMAs - CBJ 49.35. Division III

INTRODUCTION

At the April 3, 2017 Assembly meeting, during discussion of the shared access ordinance, Ordinance 2016-26(b), three members of the Assembly indicated interest in allowing Privately Maintained Access within undeveloped rights-of-way within the Urban Service Area. When this subdivision access option was approved as part of the 2015 Subdivision re-write of the Land Use Code, the Urban Service Area was excluded.

BACKGROUND

Privately maintained access roads are essentially private driveways in unbuilt public rights-of-ways. Historically, the CBJ did not require developers to construct roads when they were platted as part of subdivisions. These unbuilt rights-of-way were essentially “paper platted” only; they existed on the plat, but had not been built.

There are a number of existing platted, but unbuilt rights-of-ways within the CBJ, both within and outside the Urban Service Boundary. The expense of building the road was left to the CBJ, not the developer. In cases where the rights-of-ways are still not constructed, the CBJ allowed a “driveway in a right-of-way” permit to be issued. This permit allowed the homeowner, whose only access to their lot is through an unbuilt right-of-way, to be able to construct a driveway at their own expense within the

Lands Committee
File No.: AME2017 0015
October 17, 2017
Page 2 of 3

platted right-of-way. The property owner maintains the private driveway at their own expense. When multiple owners have driveways in the same right-of-way, an agreement is required whereby the owners collectively maintain the driveway; the CBJ is not responsible for the maintenance of these private driveways. Further subdivision of those lots was not allowed until the right-of-way was improved to current CBJ street standards, and accepted for maintenance by the CBJ. In a few cases, variances and/or non-code ordinances were sought, and approved, to relieve the property owner from the construction requirement.

In September, 2015, the major rewrite of the CBJ subdivision rules went into effect. This work had been ongoing for a number of years. These changes were substantial and affected almost every aspect of subdivisions: the process, the requirements, the standards, and access options. One of the project goals was to make subdivisions more predictable for developers, as well as to provide flexible and less costly development options.

Many of the subdivision rules that were in place, prior to the 2015 Code change, originated in the 1960s. Earlier requirements allowed developers/property owners to record a subdivision plat, but were not required to install the needed infrastructure, such as roads, sidewalks, water, and sewer. Over the years, the CBJ has constructed these unbuilt roads in dedicated rights-of-way as needed. A number of these unbuilt rights-of-way still exist, such as Bauer Lane. A number of the lots along Bauer Lane could be further subdivided, but unless the street is built to CBJ standards and accepted for maintenance, this will not happen.

Prior to the 2015 Code changes, the Code allowed for the following access options:

- Driveways in the Right-of-Way - a new driveway to access an existing lot of record could be constructed in an unbuilt public right-of-way. This required a hold harmless agreement with the CBJ and it was the owner's responsibility to maintain the private driveway located in the public right-of-way. No new subdivision of any lots could occur unless the right-of-way was built to current CBJ street standards and was accepted for maintenance by the CBJ.
- New Street Construction - Any new subdivision required a street to be dedicated and built if publicly maintained access was not already provided to the property. If a subdivision included a proposed street, then it was required to be built by the developer.

The 2015 Code changes expanded the "private driveways in public rights-of-way" and proposed that new minor subdivisions – those subdivisions resulting in less than fourteen lots – could plat the required right-of-way, but instead of constructing a road to full public street standards that included sidewalks, the developer could build a gravel road in the right-of-way, and all owners would share the maintenance of it. In order for any of those lots to further subdivide creating that fourteenth lot, then the right-of-way would need to be improved to the current CBJ street standard and be accepted for maintenance. This concept was proposed Borough-wide. The Planning Commission supported this concept and recommended it to the Assembly for consideration as an option to make subdivisions more affordable

Lands Committee
File No.: AME2017 0015
October 17, 2017
Page 3 of 3

for developers. When this came before the Assembly, gravel roads weren't considered as an "urban" amenity and changes were made to only allow this as an option in our rural areas, located outside of the Urban Service boundary, where it was a more fitting with the neighborhood character.

Recently, another access option – Shared Access - has been added to the Land Use Code that allows for small subdivisions, of up to four lots, to share the ownership and maintenance of a private gravel road. These can be located anywhere within the CBJ, within single-family residential zoned districts. It was at that public hearing that some members of the public who live within the Urban Service Area asked for reconsideration of PMAs to be located anywhere within the CBJ.

Title 49 Committee of the Planning Commission

At the June 28, 2017, regular meeting, the Title 49 Committee of the Planning Commission supported the concept to amend current code requirements that restrict PMAs from being considered within the Urban Service Area. The Title 49 Committee unanimously supports this additional subdivision option to be considered throughout the entirety of the CBJ.

DIVISION 3. - PRIVATELY MAINTAINED ACCESS IN A RIGHT-OF-WAY

49.35.270 - Purpose.

A privately maintained access road serving 13 or fewer lots located outside the urban service area may be constructed within a public right-of-way and constructed to less than full public street construction standards.

(Serial No. 2016-26(b), § 11, 4-3-2017, eff. 5-3-2017)

49.35.271 - Application.

On a preliminary plat application, the applicant must submit the following to request approval for a privately maintained access in a right-of-way:

- (1) A preliminary plan and profile of the proposed privately maintained access road and any proposed public or private utilities; and
- (2) A proposed access agreement as required by 49.35.272.

(Serial No. 2016-26(b), § 11, 4-3-2017, eff. 5-3-2017)

49.35.272 - Access agreement.

(a) An access agreement must be executed between the City and Borough and all property owners proposed to be served by a privately maintained access road. The agreement must identify the parties and the property, all signatures must be notarized, and the agreement must include the following provisions:

- (1) In exchange for the grantee not being required to construct a road that can be accepted for maintenance by the City and Borough, and for the City and Borough not being responsible for maintaining the privately maintained access road, the parties execute this agreement with the intent for it to run with the land and bind all heirs, successors, and assigns consistent herein;
- (2) The grantee acknowledges that the City and Borough is not obligated to provide any maintenance, including snow removal, for the privately maintained access. The grantee is required to arrange for year-round reasonable maintenance for the privately maintained access, including snow removal, sufficient to meet weather conditions and to allow for safe vehicular traffic;
- (3) The grantee and the grantee's heirs, successors, and assigns will defend, indemnify, and hold harmless the City and Borough from any claim or action for any injury, loss, or damage suffered by any person arising from the location, design, maintenance, or use of the privately maintained access;
- (4) The grantee will ensure that use of the privately maintained access road will not block vehicular or pedestrian access by the public in the right-of-way;
- (5) The City and Borough will have unimpeded access in the right-of-way.
- (6) The grantee is required to arrange for maintenance of the right-of-way. The grantee and the grantee's heirs, successors, and assigns will maintain the privately maintained access road and public right-of-way according to the conditions established in this agreement;

- (7) The City and Borough will record a copy of the agreement, at the grantee's expense, with the state recorder's office for each lot or parcel of land either, in the case of existing lots, those adjoining the segment of right-of-way in which the privately maintained access is to be located; or, in the case of lots created by subdivision and served by the privately maintained access, those lots so created;
 - (8) The owners of the lots subject to this agreement are required to pay for right-of-way upgrades when existing or proposed development served by the privately maintained access exceeds 211 average daily trips as determined by the director;
 - (9) The owners of the lots subject to this agreement are prohibited from subdividing unless the privately maintained access is upgraded or all the property owners served by the privately maintained access execute a new access agreement;
 - (10) Any development that increases the estimated traffic above 211 average daily trips, as determined by the director, shall pay a proportionate share of the costs of the right-of-way upgrades, which will offset the costs imposed on the existing owners served by the privately maintained access. The proportionate share shall be the percentage increase in average daily trips;
 - (11) The owners of the lots subject to this agreement authorize the City and Borough to amend this access agreement by adding a new owner only upon presentation of a written and fully executed maintenance agreement between all the existing property owners subject to the original access agreement and the new property owner proposing to be served by the existing privately maintained access. Any amended access agreement supersedes an existing access agreement. After recording, the new access agreement shall be sent to all the owners subject to it; and
 - (12) The owners agree to maintain in full force and effect any insurance policy required by the City and Borough until and unless the roadway is accepted for maintenance by the City and Borough.
- (b) Prior to the City and Borough executing the access agreement:
- (1) The owners of the lots subject to the agreement shall create an owner's association for the purpose of continuing the duties contained in the agreement; and
 - (2) The association shall obtain liability insurance of a type and in the amount deemed necessary by the City and Borough to provide coverage for claims arising out of or related to the use, occupancy, and maintenance of the privately maintained access road. The City and Borough shall be named as an additional insured on any required policy.

(Serial No. 2016-26(b)), § 11, 4-3-2017, eff. 5-3-2017)

49.35.273 - Standards.

- (a) Agency review. The director shall forward the complete application to the fire department and to the engineering and public works department for review.
- (b) Approval criteria. A subdivision may be approved, with or without conditions, with privately maintained access in a public right-of-way if all of the following criteria are met:
 - (1) The subdivision is located outside of the Urban Service Boundary;
 - (2) The proposed privately maintained access would abut and provide access to 13 or fewer lots each limited to a single-family residence, or the proposed access road could serve 13 or fewer lots;

- (3) The proposed privately maintained access will be located in a public right-of-way that has not been accepted for public maintenance;
 - (4) The proposed privately maintained access does not endanger public safety or welfare;
 - (5) The proposed privately maintained access will be improved to provide for emergency service access;
 - (6) A privately maintained access shall only serve property in which the maximum allowable residential density uses do not exceed 211 average daily trips as determined by the director; and
 - (7) Property served by the privately maintained access shall include accessory apartment traffic, if allowed with or without a conditional use permit, even if accessory apartments are not currently proposed.
 - (8) Privately maintained access is prohibited unless:
 - (A) The abutting parcels have alternative and practical frontage on a publicly maintained right-of-way; or
 - (B) The property owners of all abutting parcels are signatories of the access agreement required by CBJ 49.35.272.
- (c) Approval process.
- (1) All of the requirements of this Title and the conditions identified in the preliminary plat notice of decision have been satisfied.
 - (2) Area for the right-of-way has been dedicated to the City and Borough. The privately maintained access has been constructed consistent with corresponding standard in 49.35.240 for a roadway with zero to 211 average daily trips.
 - (3) The access agreement is recorded prior to recording the final plat.
 - (4) The director may impose conditions necessary for public, health, safety, and welfare upon approving the subdivision.
- (Serial No. 2016-26(b), § 11, 4-3-2017, eff. 5-3-2017)

49.35.274 - Other requirements.

- (a) If a preliminary plat with a privately maintained access in the public right-of-way is approved, the applicant must apply to the engineering and public works department for a permit to construct the privately maintained access as required by CBJ 62.05, accompanied by final construction plans. Additional fees and bonding may be required for final plan review, inspection, and construction of the access road and utilities.
 - (b) The applicant shall install a street sign, to be provided by the City and Borough, which shall indicate that the privately maintained access is not maintained by the City and Borough.
 - (c) The director shall determine the placement location of mailboxes. The director may require additional improvements and design changes to enable efficient mail delivery and minimize traffic interferences.
- (Serial No. 2016-26(b), § 11, 4-3-2017, eff. 5-3-2017)



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-5240 | Facsimile: 586-5385

DATE: October 19, 2017

TO: Mary Becker, Chair Assembly Lands Committee

FROM: Rorie Watt, PE, City Manager

RE: Indian Point Update

At the Assembly meeting on September 18th, the Mayor reported that he had met with officials of Goldbelt Corporation and Elder Marie Olson of the Aak'W Kwaan to discuss Indian Point and West Douglas properties and asked the Lands Committee to work on these issues.

Suggested Role of the Lands Committee:

I recommend that the Lands Committee complete the following tasks on behalf of the Assembly and forward its work when complete. On these topics, I believe that the Assembly should make decisions together, as an entire body. Tasks for the Lands Committee include:

1. The Committee should consider whether the land should be conveyed, or if the status quo should be maintained (land remains under CBJ ownership).
2. Review a synopsis of the history of the lands under discussion, and allow an opportunity for the public to add history/comment on it. A draft synopsis is attached. The purpose is to inform the public and ensure that we are trying to work from a shared understanding of the land issues.
3. The land is currently owned by CBJ and the National Park Service. It has been suggested that the CBJ's portions should be transferred to the Auke Kwan, Goldbelt Heritage Foundation, Goldbelt Corporation the Douglas Indian Association, or the Department of Interior, Bureau of Indian Affairs. The Lands Committee can work on the pro's and con's of conveyance to the possible parties.
4. It has been suggested that the lands on Indian Point be conveyed so that the land can be placed into trust. It has also been suggested that the lands be conveyed in a manner that limits future development opportunities. The Committee should work to understand the details of these two very different approaches.

5. Of the potential parties, it is Goldbelt Corporation that has the significant land assets and the ability to do a trade. The obvious trade proposal would incorporate property in West Douglas, where Goldbelt Corporation has extensive land holdings. The CBJ and Goldbelt Corporation have long worked together to find a way to mutually develop lands on the “back of Douglas.” Staff can prepare trade concepts for review at a future Lands Committee meeting.
6. Consider whether to attempt to include the Federal Government in the land discussion for two reasons. First, the National Park Service owns a portion of Indian Point. Second, the CBJ owns a portion of Indian Point because of a 1998 land trade. That trade included the expenditure of \$4M by CBJ to purchase Lena Point property that was then conveyed to NOAA for the Ted Stevens Marine Research Institute (TSMRI) and the conveyance by NOAA of the 28 acre Lot 2 of Indian Point to the CBJ. The Committee should consider the question of whether or not there are federal or State lands that the CBJ might want to receive in exchange for its holdings at Indian Point.

Tonight's Action:

I recommend that the Committee take no action tonight, except to ask for the public to submit comments or questions to the Lands Division by November 15th. Working with staff, I will compile those comments, update the synopsis and will bring this topic back to the Lands Committee for further work.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Greg_Chaney@ci.juneau.ak.us
Voice (907) 586-0205
Fax (907) 586-5385

TO: Mary Becker, Chair Assembly Lands Committee

FROM: Greg Chaney, Lands and Resources Manager

DATE: October 19, 2017

SUBJECT: Historical Synopsis

Greg Chaney

The City and Borough of Juneau owns 52 acres along the north shore of Auke Bay on the peninsula known as Indian Point or *X'unáxi*. This property is composed of three lots that occupy approximately 2/3 of the point.



DRAFT HISTORICAL SYNOPSIS of INDIAN POINT

Prehistorical Setting

According to oral history provided by A'ak'w Kwa'an elder Phillip Joseph in the 1960's, the A'ak'w people first established a village along the beach at Indian Cove adjacent to Indian Point. The village location was chosen in part because the rocky shoreline along Indian Point was the center of a large herring spawn. This spawning activity attracted other wildlife such as salmon, sea birds and marine mammals. This made Indian Point an excellent subsistence location. In part to avoid disturbing the herring spawn, the village was relocated to the beach along Auke Rec and the new village was named *Aanchgaltsoow* (the village that moved).

The herring spawn was so significant that people came from Klukwan and Taku Kwa'an to share in the bounty. Indian Point was used for a variety of traditional activities and Native graves have been documented in the region.

Mining Era

From the time the first European explorers came to Southeast Alaska until the 1880's the A'ak'w people lived a traditional subsistence lifestyle supplemented by trading. The end of the 1800's brought tremendous changes to the A'ak'w Kwa'an homeland with the establishment of some of the largest gold mining complexes in the world. As the A'ak'w people transitioned to a cash economy, they moved to the mine sites for employment and no longer lived full time at the traditional *Aanchgaltsoow* village site although they continued to use the location for gardening and subsistence especially during herring spawning time.

When the Tongass National Forest was created by presidential proclamation in 1907, the Federal government did not recognize the A'ak'w Kwa'an's seasonal occupation along the north shore of Auke Bay as significant, and the area became Federal property.

With few exceptions, Alaskan Natives at this point in history were not afforded citizenship and therefore were unable to vote, own land, utilize the homestead act or file mining claims. Therefore, early attempts by A'ak'w people to claim this region were unsuccessful. Alaska Natives became US citizens upon adoption by Congress of the Citizenship Act of 1924.

1959 National Park Service Withdrawal of Lot 1

In 1959 the National Park service proposed to withdraw 23 acres of land on west side of Indian Point to build a headquarters for Glacier Bay National Monument. The Alaska Native Brotherhood (ANB) and Alaska Native Sisterhood (ANS) organizations lodged a formal protest against the proposal and wrote a letter stating that they had claimed this

Page 3

area for generations, had been used for subsistence activities historically and that the area was currently be used for subsistence. The land transfer was approved with the following provision:

This order shall not be construed to affect or impair any rights or privileges the natives of the area may have to the use and enjoyment of their established campsite on the south shore of Herring (Indian) Cove in their customary manner.

There was no provision for exclusive use of the larger tract as requested in the ANB/ANS letter. Buildings were built for Park Service use and by 1972 a dock had been added for Park Service use.

1968 Selection of a Portion of Indian Point by the Greater Juneau Borough

In 1968 the Juneau Borough was granted title to Lots 3 and 4 encompassing 24 acres of the southern portion of Indian Point.

1969 Proposed Rezoning of Indian Point For Recreation

Indian Point was zoned for residential development and in 1969 an ordinance to rezone Indian Point exclusively for recreational uses was adopted.

1971 Alaska Native Claims Settlement Act (ANCSA)

There appeared to have been an opportunity for the Native Community to have claimed the area in the 1970's as a component of the Alaska Native Claims Settlement Act however two factors resulted in this area not being selected:

1. Lots 3 and 4 had already been transferred to the Borough in 1968. Since these were municipal lands, they were not eligible for consideration under the ANILCA land selection process. In addition, these lots were not involved in the Point Stevens NOAA land trade.
2. Lot 2 was briefly considered during the ANILCA land selection program however there was a strong preference for qualifying cultural sites to include physical evidence of occupation. Since there was a strong desire for selected areas to be approved, properties selected for cultural reasons were prioritized for selection based on clear evidence of occupation. The survey of Indian Point did not turn up any clear evidence of house pits, middens etc. so even though there was strong oral history evidence that the site was culturally important, the site was not forwarded as a 14(1) selection.

1980 - Herring Spawn Collapse

As a result of aggressive commercial herring fishing, herring stopped spawning at Indian Point by 1980. Although not specifically tied to land ownership, herring were a foundational species for the ecosystem in this area. When the herring spawn was lost, Indian Point became less attractive for subsistence activities. Consistent traditional use of this area for subsistence activities by the A'ak'w Kwa'an faded as well.

1987 Rezoning

In 1987 a new structure for zoning was adopted within the City & Borough of Juneau. The new system did not have a *recreational* classification and Indian Point along with the neighboring area was rezoned to D3(T)D5 for residential development.

1996 Recreational Park Designation

In 1996 the City property encompassed by Lots 3 and 4 were included in the newly adopted Juneau Parks and Recreation Plan. These lots were designated for natural open space recreation.

1996 Proposed NOAA Research Facility, Lot 2

In September 1996, NOAA/NMFS released the draft Environmental Impact Statement for a proposed NOAA/NMFS Consolidated facility at Indian Point. Representatives from the A'ak'w Kwa'an, Tlingit & Haida Central Council and SEALASKA Corporation expressed strong opposition to the proposal.

A complex 3 way land trade was executed. The result of this land trade was that the City and Borough gained title to Lot 2 which included 28 acres of the northeast portion of Indian Point. This increased the City ownership to 2/3rds of Indian Point for a total of 52 acres. This area was placed in Natural Area Park land management status.

NOAA received the site of an active rock quarry at Lena Point which became the site of the Ted Stevens Research Facility. Red Samm Inc. which operated the quarry was given access to another source of rock which became the Stabler Rock Quarry and \$4 million dollars from the CBJ.

Currently Adopted Plans

2013 CBJ Comprehensive Plan

The **2013 Comprehensive Plan** recommends for Subarea 3, in Guideline and Consideration 13 that the area be developed as a cultural park. This directive is also included in Chapter 8 of the **Parks and Recreation Comprehensive Plan**.

2015 Auke Bay Area Plan

An extensive neighborhood plan was undertaken by the CBJ Planning Department for the Auke Bay region was adopted by Ordinance 2015-13. Chapter 3 of this plan is largely dedicated to A'ak'w Kwa'an's cultural use of Auke Bay.

The newly adopted **Auke Bay Area Plan** contains several references to Indian Point. Among the Goals and Policies are:

Goal 2 Preserve and protect Auke Bay's history.

Policies

2.1 Preserve Indian Point through rezones, easements, or other preservation methods with limit activities allowed on the site, and amend the CBJ Parks and Recreation Comprehensive Plan to further limit activity at Indian Point.

2016 Land Management Plan

In the Land Management Plan these properties were designated LND-0203 and LND-0205 and "...should be managed and protected to in manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people." These parcels are being managed by the Parks and Recreation Department as a natural area park.

Alaska Tidelands Survey 239 (LND-0204) is a 4.7 acre tideland parcel in this region that is also owned by CBJ but is being managed by Dock and Harbors and is currently leased to the National Park Service.

Overland access to the property is via an access easement through Lot 1 which is currently owned by the National Park Service.

The 2016 Land Management Plan contains the following provision for LND-0203 and LND-0205:

This parcel should be managed and protected in a manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people.

August 2016 National Register of Historic Places

The Indian Point region was recently recognized by being listed on the “National Register of Historic Places”. This designation is an honorific title and does not pose any restrictions on the property. However, if Federal funds are used for any purpose on the site, then development would have to comply with the provisions of the *National Historic Preservation Act*.

Acknowledgement:

The majority of the information about prehistory and cultural values contained in this memo was obtained from the report; “*Traditional Cultural Property Investigation for Auke Cape, Alaska*” by Thomas Thornton, August 15, 1997. This document was foundational for the listing of Indian Point on the “National Register of Historic Places”. This report cannot yet be distributed because it contains sensitive information about archeological sites. The Lands Division is currently reaching out to the author, Thomas Thornton, for permission to provide copies of a version of the report with sensitive information removed.

Attachments:

Aerial image of Indian Point with CBJ upland parcels and access easement highlighted (shown at beginning of memo)

US Survey No. 3811

1968 State of Alaska Patent, to the Greater Juneau Borough for Lots 3 and 4

Ordinance 85-76am “*An Ordinance Preserving Certain Municipal Land For The Juneau Open Space and Park System*”

1996 NOAA Facility Plan for Indian Point

1998 CBJ Ordinances 97-17(AH) and 97-17(AX)

2001 US Department of Interior Patent to the City and Borough of Juneau for Lot 2

2001 US Department of Interior Patent to the City and Borough of Juneau for road easement.

June 17, 2016 Marie Olson and Bob Sam Letter to Mayor

July 11, 2016 Letter from Mayor to Marie Olson and Bob Sam

Page 7

August 7, 2017 Goldbelt Heritage Foundation Letter, Funding Chart, Project History

August 15, 2017 Goldbelt Heritage Foundation Letter to Mayor

September 1, 2017 Randy Wanamaker Letter to Mayor and Assembly

October 10, 2017 Gretchen Bishop Letter

October 17, 2017 Rosa Miller Letter

October 17, 2017 Tom Chapple E-mail

October 17, 2017 Richard Beasley E-mail

October 18, 2017 Dr. Steven and Colleen Torrence Letter to Lands Committee

October 19, 2017 Jeanie and M. Scott Macaulay E-mail

Lots 1, 2, 2-A, 3 and 4,

ADJOINING

HOMESTEAD ENTRY SURVEY No. 120

(U. S. SURVEY No. 1370)

SITUATED

ON INDIAN POINT

ON THE NORTHERLY SHOULDER OF ADKE BAY

ABOUT 16 MILES NORTHWESTERLY

OF

JUNEAU, ALASKA

APPROXIMATE GEOGRAPHIC LOCATION

LATITUDE $50^{\circ} 22\frac{1}{2}'$ N. LONGITUDE $134^{\circ} 42'$ W.

AREA: 69.25 ACRES

EXECUTED BY

CLAUD M. HOFFMAN, CADASTRAL SURVEYOR

APRIL 4 to 13, 1960

UNDER SPECIAL INSTRUCTIONS

DATED MARCH 4, 1960

AND

APPROVED MARCH 19, 1960

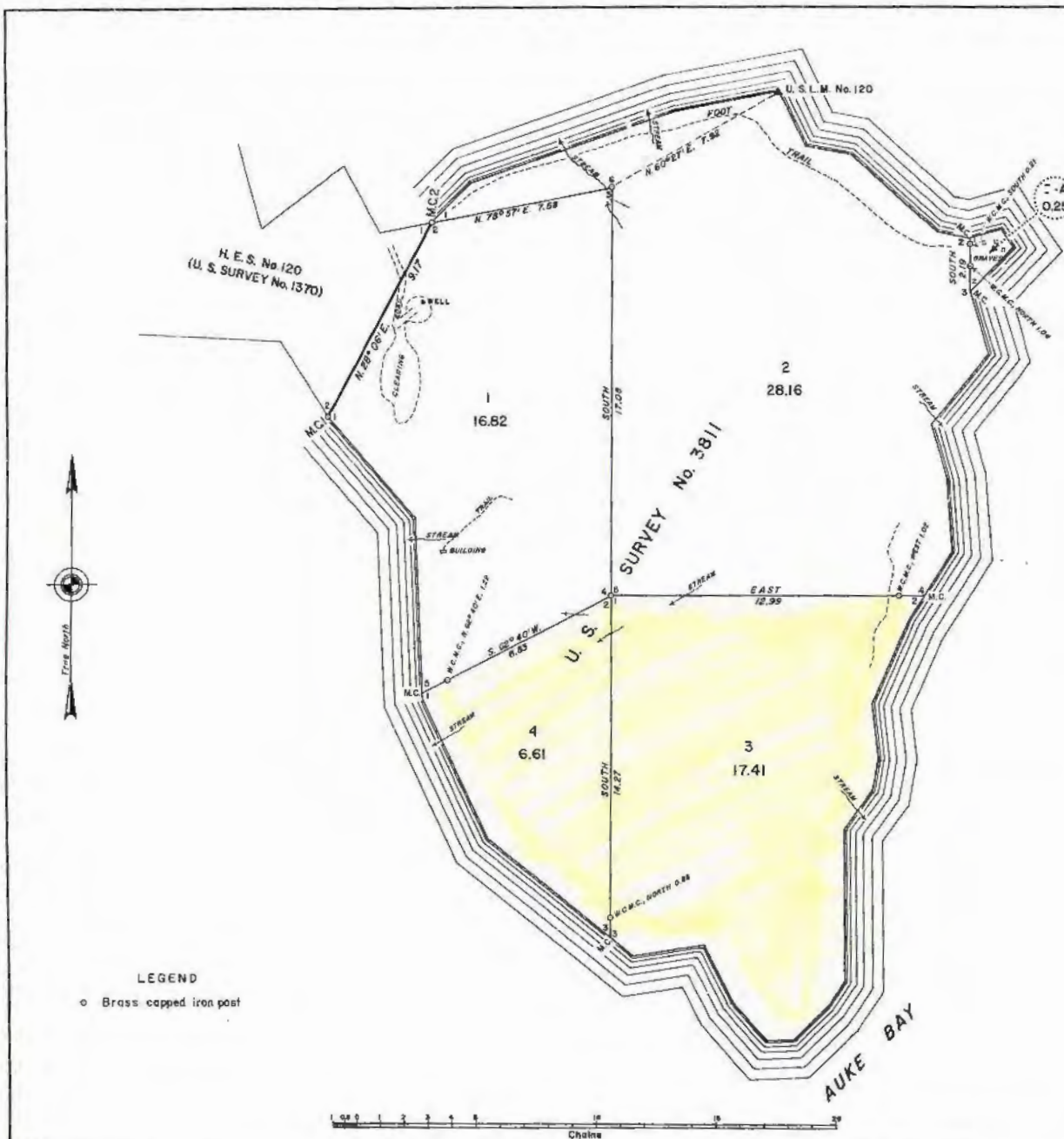
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington D.C. July 2, 1962

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

E. Hemington

Chief, Division of Engineering



83-676
Jensen (8-3)

State of Alaska

Patent

No. 722

Packet Page 37 of 76

RECORDED - FILED	
REC. DIST.	
DATE	8-27 1968
TIME	11:05 A.M.
Requested by	MTB
Address	

Know All Men By These Presents that the State of Alaska in consideration of the sum of
ONE AND NO/100-----DOLLARS,

lawful money of the United States and other good and valuable consideration, now paid, the receipt
whereof is hereby acknowledged, does hereby grant to GREATER JUNEAU BOROUGH

A FIRST CLASS BOROUGH ORGANIZED AND EXISTING PURSUANT TO THE LAWS OF THE

STATE OF ALASKA

its successors

and assigns all the real property situated in the Borough of GREATER JUNEAU
State of Alaska, described as follows:

LOTS THREE (3) AND FOUR (4) EMBRACED IN U. S. SURVEY
3811, LOCATED WITHIN TOWNSHIP FORTY (40) SOUTH, RANGE
SIXTY-FIVE (65) EAST, COPPER RIVER MERIDIAN, CONTAINING
24.02 ACRES MORE OR LESS.

Subject to valid existing rights and existing rights-
of-way and easements.

Township 40 SOUTH Range 65 EAST COPPER RIVER Meridian,
Alaska, according to the official survey thereof save and except those restrictions appearing in the Federal Patent or
other conveyance by which the Grantor acquired title and further, Alaska, the Grantor, expressly reserves, out of
the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals,
fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above
described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable
materials and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its
lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon
said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and
working mines or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal,
ores, minerals, fissionable materials and fossils, and to that end it further expressly reserves out of the grant hereby
made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys
at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, power-
lines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part
thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such
purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights
and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render
beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have and to Hold the said land with the appurtenances thereof unto the said Grantee and
its successors
and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director
of the Division of Lands, Department of Natural Resources, State of Alaska, this NINTH
day of FEBRUARY A.D. 1968.

Acting Director, Division of Lands

State Record of Patents

Vol. VIII

Page 22

JUNEAU
Serial No. 68-1711

Presented by: Lands Committee
Introduced: 10/07/85
Drafted by: Lands Committee

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 85-76am

AN ORDINANCE PRESERVING CERTAIN MUNICIPAL LAND
FOR THE JUNEAU OPEN SPACE AND PARK SYSTEM.

WHEREAS, the establishment of a municipal open space and park system would permit the more efficient and effective management and use of land classified for such purposes, and

WHEREAS, in accordance with CBJ 53.09, the Planning Commission has previously classified as "public use" those lands included in the list attached hereto as Appendix 1 and the maps attached hereto as Appendix 2, and

WHEREAS, such lands appear to be well suited for inclusion in an open space and park system, and

WHEREAS, the Planning Commission has reviewed and concurs with the objectives of this ordinance;

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

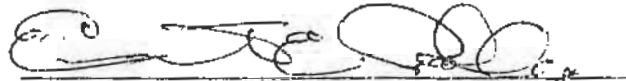
* Section 1. Classification. This ordinance is a non-code ordinance.

* Section 2. Preservation of Land. (a) Those parcels of land listed in Appendix 1 and depicted in Appendix 2 are preserved from all other uses for the purpose of inclusion in the Juneau Open Space and Park System; provided, however, waterlines, utilities, access, roads, easements and similar incidental uses may be allowed, and provided further that appropriate present uses and adequate future space for major right-of-way alignments shall be maintained in those parcels designated in Appendix 1 as 0412B and 0520A.

(b) The manager or his designee, upon a finding that circumstances so warrant, may by regulation issued pursuant

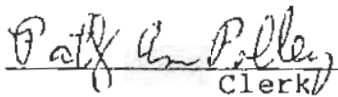
to CBJ 67.01.045 subject any of the aforesaid parcels to the application of CBJ 67.01, and such action shall be regarded as a dedication for the purposes of CBJ 67.01.030.

Adopted this 3rd day of March, 1986.



Mayor

Attest:



Clerk

PARK AND OPEN SPACE STATISTICAL SHEETS

General Location	CBJ Parcel Number	Property Description	Approx. Acreage	Classification	Comprehensive Plan Designation	Legal Description
Auke Nu Cove	0202	Indian Cove Island	1.54	Public Use - Waterfront Recreation	Open Space	Lot 2, USS 3810
	0203	Indian Point Shoreline	24.02	Public Use - Open Space Preserve	Existing Park	Lots 3 and 4, USS 3811
Auke Bay	0301	Auke Bay Shoreline Access	.36	Public Use - Beach Access	Urban Low Density Residential	Fraction of USS 3812
	0302	Auke Bay Shoreline Access	.14	Public Use - Beach Access	Beach Access	ROW, USS 2909
	0305	Spaulding Trailhead & Corridor	1.39	Public Use - Trail Access	Trail Corridor	Lot 1, USS 2391
Auke Lake	0400A	Spaulding Trail Corridor	4.10	Public Use -	Trail Corridor	Fraction of Lot 3, USS 3820, 50 feet each side of Spaulding Trail centerline
	0400B	Auke Lake Shoreline	1.50	Public Use -	Urban Low Density Residential	Fraction of Lot 3, USS 3820 south of Back Loop Road
West Mendenhall Valley	0404	Auke Lake Access	.67	Public Use -	Urban Low Density Residential	Lot 1, Tract A, USS 2392

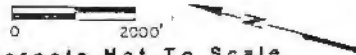
* Future road corridor will cross this parcel.

NOTE: Greenbelts for stream corridors are measured from HWL.

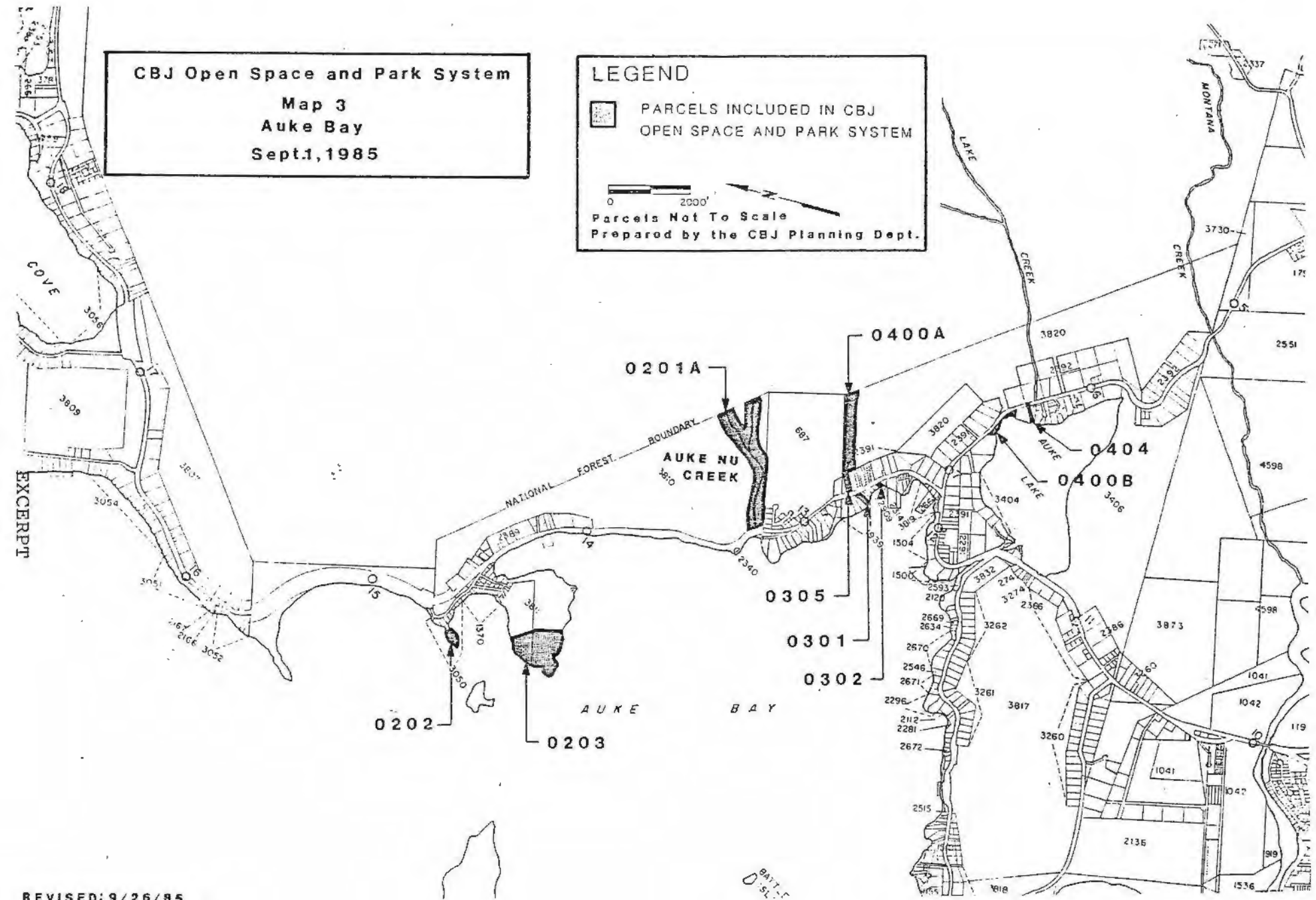
EXCERPT

Map 3
Auke Bay
Sept.1, 1985

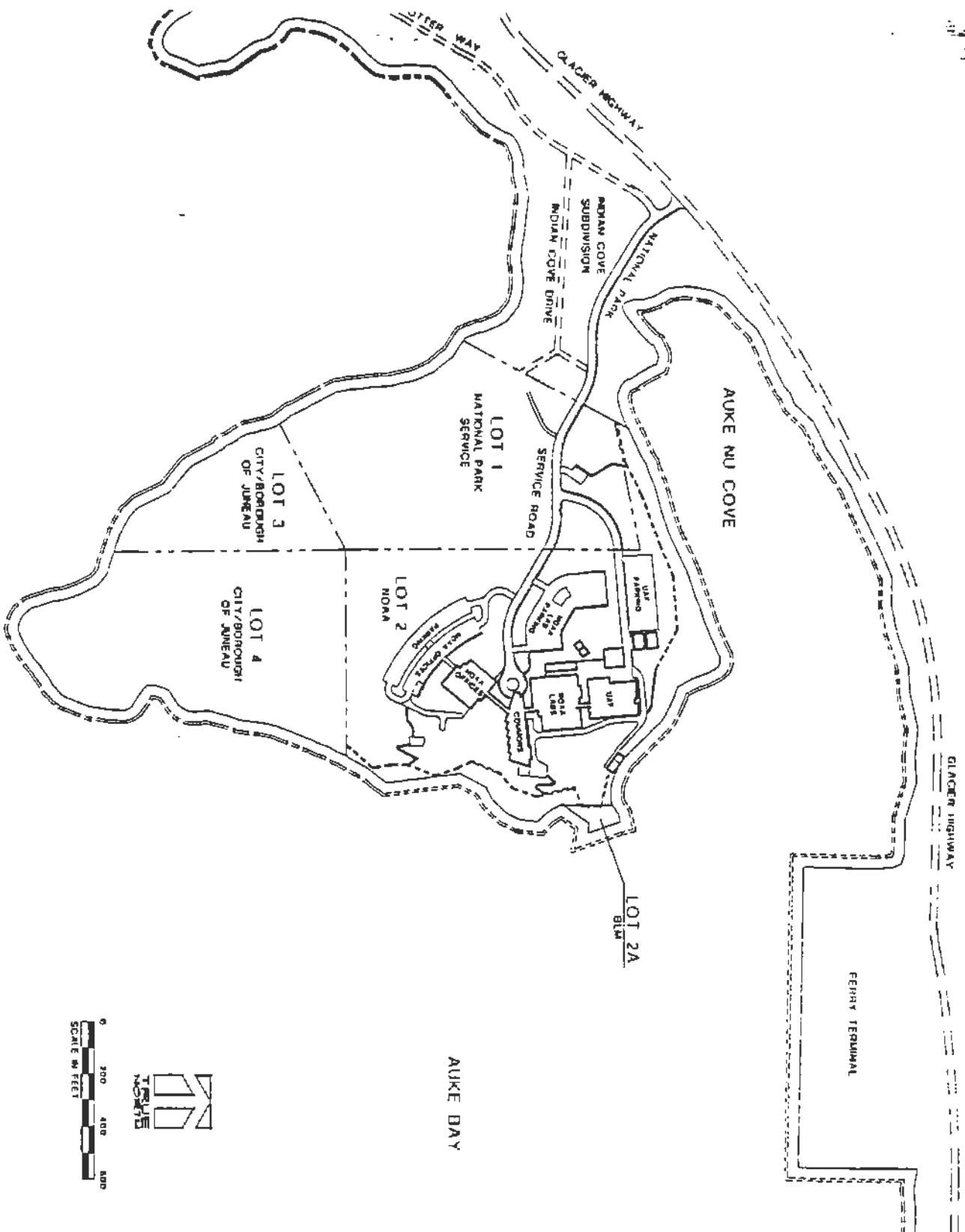
PARCELS INCLUDED IN CBJ
OPEN SPACE AND PARK SYSTEM



Parcels Not To Scale
Prepared by the CBJ Planning Dept.



Packet Page 41 of 76



NOAA
ALUIK CAFE MAP
w/ PROPOSED
NOAA
DEVELOPMENT
C0-1



**LIVINGSTON
STONE**

ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE

1000 NORTH COLLEGE
JUNEAU, AK 99801
TEL: 907.586.1000
FAX: 907.586.1001



**NOAA
CONSOLIDATED FACILITY**

JUNEAU, ALASKA

Figure 1. Auke Cape, showing the major lots and plan for the proposed NOAA facility

Presented by: The Manager
Introduced: 02/09/98
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 97-17 (AH)

AN ORDINANCE APPROPRIATING TO THE MANAGER THE SUM OF \$100,000 FOR AN OPTION TO PURCHASE LAND LOCATED AT LENA POINT. SUCH FUNDS PROVIDED BY THE SALES TAX BUDGET RESERVE.

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 \$100,000 for an option to purchase land located at Lena Point described as tract B amended plat R.C.A. Lena Point Subdivision according to plat 79-14. The property will be used for the National Oceanic and Atmospheric Administration's consolidated facility.

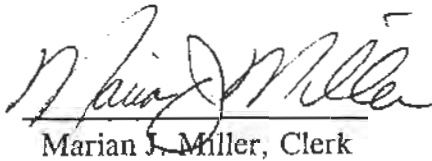
Section 3. Source of Funds

Sales Tax Budget Reserve	\$100,000
--------------------------	-----------

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

Adopted this 2nd day of March, 1998.


Dennis Egan, Mayor


Marian J. Miller, Clerk

Ordinance 97-17 (AH)

Manager's Report

This ordinance will appropriate \$100,000 for an option to purchase 22.59 acres of land at Lena Point on which the proposed consolidated National Oceanic and Atmospheric Administration facility is to be constructed. This option will allow the CBJ to purchase the Lena Point property as part of a three way land transaction between Secon Inc., NOAA, and the CBJ. Negotiations for the purchase of the Lena Point property are still underway but are expected to be completed by the public hearing date on this appropriation of March 2, 1998. The terms of the option agreement will be presented at that time.

The option agreement will allow time for the U. S. Congress to appropriate sufficient funds to construct the facility. At the present time, only design monies are available for the project. Once the option is exercised, additional funds will be required for the purchase of the Lena Point property.

After this ordinance is adopted the Sales Tax Budget Reserve will be approximately \$6,961,115.

I recommend this ordinance be introduced for public hearing at your next regular meeting.

Presented by: The Manager
 Introduced: 04/20/98
 Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 97-17 (AX)

AN ORDINANCE APPROPRIATING TO THE MANAGER THE SUM OF \$3,900,000 FOR THE PURCHASE OF LAND LOCATED AT LENA POINT. SUCH FUNDS, \$1,160,000, PROVIDED BY THE U. S. DEPARTMENT OF AGRICULTURE SOUTHEAST ALASKA ECONOMIC RELIEF FUNDS (SAEF), \$170,000 FROM INTEREST EARNED ON THE SAEF FUNDS AND \$2,570,000 FROM THE SALES TAX BUDGET RESERVE.

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

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

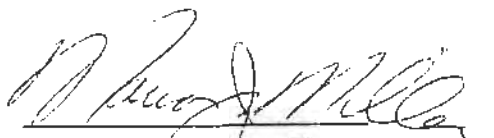
Section 2. Appropriation. There is appropriated to the Manager the sum of \$3,900,000 for the purchase of land located at Lena Point described as tract B amended plat R.C.A. Lena Point Subdivision according to plat 79-14. The property will be used for the National Oceanic and Atmospheric Administration's consolidated facility.

Section 3. Source of Funds

U.S. Department of Agriculture Southeast Alaska Economic Relief Funds	\$1,160,000
Interest Earned on SAEF Funds	170,000
Sale Tax Budget Reserve	<u>2,570,000</u>
	<u>\$3,900,000</u>

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

Adopted this 4th day of May, 1998.


 Marian J. Miller, Clerk


 Dennis Egan, Mayor



Ordinance 97-17(AX)

Manager's Report

This ordinance appropriates Southeast Alaska Economic Relief Funds (SAEF) and cumulative interest earned on those funds, and Sales Tax Budget Reserve funds to fund the purchase 22.59 acres of land at Lena Point. This is the proposed site where the consolidated National Oceanic and Atmospheric Administration/National Marine Fisheries Service (NOAA/NMFS) facility will to be constructed.

The Sales Tax Budget Reserve will be partially repaid by the \$1,030,000 in SAEF funds received in October, 1998, and accumulated interest earned on those funds at the time the purchase option is exercised. The purchase option allows the CBJ to purchase the property on or before December 31, 1999.

Negotiations are still underway for the Land Exchange Agreement between the CBJ and NOAA. The Agreement should be final by May 4, 1998 Assembly meeting; at that time a Resolution will be introduced seeking Assembly approval of the Agreement.

These funds will be used only in the event that NOAA receives the funding to construct the new NOAA/NMFS Consolidated Facility at Lena Point.

Sufficient additional unobligated 1% Discretionary Sales Tax funds are projected to be available in FY01 and FY02 to reach the \$10,000,000 budget reserve target.

BOOK 0569 PAGE 688

28848

The United States of America

To all to whom these presents shall come, Greeting:

Patent

AA-82039

This Patent is issued by the UNITED STATES, Department of the Interior, Bureau of Land Management, 222 West Seventh Avenue, #13, Anchorage, Alaska, 99513-7599, as GRANTOR, to the City and Borough of Juneau, 155 South Seward Street, Juneau, Alaska, 99801, as GRANTEE, for lands in the Juneau Recording district.

WHEREAS

The City and Borough of Juneau

is entitled to a Land Patent pursuant to Section 213 of Title II Department of Commerce and Related Agencies Appropriations Act, 1999, Pub. L. 105-277, 112 Stat. 2681-88, 2681-89 (1998), and the Exchange Agreement between the City and Borough of Juneau and the United States of America, effective May 31, 2001, for the following described lands:

Lot 2, U. S. Survey No. 3811, Alaska

Containing 28.16 acres as shown on plat of survey accepted July 2, 1962.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above-named grantee, the land above-described, TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said grantee, and to its successors and assigns, forever.

Patent No. **50-2001-0399**

BOOK 0569 PAGE 687

EXCEPTING AND RESERVING TO THE UNITED STATES:

- 1) A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 43 U.S.C. 945 (1994); and
- 2) A right of access to and across the property for use in any case in which a response or corrective action is found to be necessary after the date of this conveyance on the property or to carry out a response action or corrective action on adjoining property pursuant to Sec. 120(h)(4)(D)(ii) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9620(h)(4)(D)(ii) (1994).

THE GRANT OF THE ABOVE-DESCRIBED LAND IS SUBJECT TO:

- 1) The continued right of public access to grave sites located in Lot 2-A, U. S. Survey No. 3811, Alaska; and
- 2) The terms and conditions of the Exchange Agreement between the City and Borough of Juneau and the United States of America, effective May 31, 2001, as recorded June 5, 2001, in the Juneau Recording District, Book 0564, Pages 884 to 890, specifically including, but not limited to, the following:

The City and Borough of Juneau (CBJ), so long as it holds title to the Auke Cape Tract, shall comply with National Historic Preservation Act Section 106 requirements, applicable to federal agencies with respect to any future CBJ action concerning the Tract which may affect Auke Cape.

BOOK 0569 PAGE 688

The United States hereby warrants that pursuant to Sec. 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9620(h)(4)(D)(i) (1994), that any response action or corrective action found to be necessary on this property after this conveyance, which is caused by or based upon conditions which existed prior to the date of this conveyance, shall be conducted by the United States.



In TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in ANCHORAGE, ALASKA the TWENTY-SIXTH day of JULY in the year of our Lord Two Thousand One and of the Independence of the United States the two hundred and TWENTY-SIXTH.

By Margaret J. McDaniel
Margaret J. McDaniel
Acting Chief, Branch of State
and Project Adjudication

005793
JUNEAU
RECORDING DISTRICT
21.05

Location Index for Recording Information:

Lot 2, U. S. Survey No. 3811 is located within
Secs. 21 and 28, T. 40 S., R. 65 E.,
Copper River Meridian, Alaska.

Return Recorded Document to:

City and Borough of Juneau
155 So. Seward
Juneau, Alaska 99801
Attn: Steve Gilbertson

2001 JUL 31 AM 9:21
REQUESTED BY TIA

Patent No. **50-2001-0399**

BOOK 0575 PAGE 331

The United States of America

Road Easement Deed

AA-82039

This Deed is issued by the UNITED STATES, Department of the Interior, Bureau of Land Management, 222 West Seventh Avenue, #13, Anchorage, Alaska, 99513-7599, as GRANTOR, to the City and Borough of Juneau, 155 South Seward Street, Juneau, Alaska, 99801, as GRANTEE, for lands in the Juneau Recording District.

WHEREAS

The City and Borough of Juneau

is entitled to a Road Easement Deed pursuant to Section 149 of Title I—Department of the Interior, Pub. L. 105-277, 112 Stat. 2681-267, 2681-268 (1998), for the following described lands:

Lot 6, U. S. Survey No. 3811, Alaska, containing 0.67 acre, as shown on the Dependent Resurvey and Subdivision of Lot 1 into Lots 5, 6, and 7, officially filed February 14, 2000.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the City and Borough of Juneau, its successors and assigns, the above-described road easement; TO HAVE AND TO HOLD the said road easement with all the rights, privileges, and immunities, of whatsoever nature, thereunto belonging, unto the City and Borough of Juneau, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES:

- 1) The right of access and use of such road easement as provided for in Sec. 149, Pub. L. 105-277, 112 Stat. 2681-268 (1998); and

Deed No. **222**

BOOK 0575 PAGE 332

- 2) A right of access to and across the property for use in any case in which a response or corrective action is found to be necessary after the date of this conveyance on the property or to carry out a response action or corrective action on adjoining property pursuant to Sec. 120(h)(4)(D)(ii) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9620(h)(4)(D)(ii) (1994).

THE GRANT OF THE ABOVE-DESCRIBED ROAD EASEMENT IS SUBJECT TO valid existing rights, if any.

The United States hereby warrants, pursuant to Sec. 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9620(h)(4)(D)(i) (1994), that any response action or corrective action found to be necessary on this property after the date of this conveyance, which is caused by or based upon conditions which existed prior to the date of this conveyance, shall be conducted by the United States.

IN WITNESS WHEREOF, the undersigned authorized officer of the Bureau of Land Management has, in the name of the United States, set his hand and caused the seal of the Bureau to be hereunto affixed on the Seventh day of September, 2001, in Anchorage Alaska.



UNITED STATES OF AMERICA

John M. Toms, Jr.
John M. Toms, Jr.

Chief, Branch of State and Project Adjudication

Location Index for Recording Information:

U.S. Survey No. 3811 is located within
Sec. 28, T. 40 S., R. 65 E.,
Copper River Meridian, Alaska.

Return Recorded Document to:

City & Borough of Juneau
155 S. Seward St.
Juneau, AK 99801
Attn: Steve Gilbertson
Lands & Resources Division

Deed No. **222**

907492 1800
 JUNE 21 2001
 REQUESTED BY
 RECORDED DISTRICT

Wooshkeetaan & L'eeneidí Clans of Juneau, Alaska

Honorable Ken Koelsch, Mayor
City & Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

June 17, 2016

RE: Indian Point

Dear Mayor Koelsch:

Allow us to introduce ourselves. We are Marie Olsen^{MMB} and Bob Sam. We are cultural bearers from the Wooshkeetaan and L'eeneidí Clans of the Auk Kwaan respectively.

As the Sesquicentennial of the American presence in Alaska approaches we sense a unique opportunity to recognize and celebrate the joining of our cultures and traditions. Specifically we are inviting the City & Borough of Juneau to donate the land at Indian Point to the Goldbelt Heritage Foundation.

The Goldbelt Heritage Foundation is a non-profit organization committed to the revitalization and education of Tlingit language, culture, history and traditions in the Juneau Community, which includes the lands of the original Auk Kwaan sites. Indian Point is one of those traditional sites.

We understand that the City & Borough of Juneau has a land transfer process that is formal and distinct from the Tlingit way. Therefore we have asked former Juneau Deputy Mayor and Assembly member Randy Wanamaker to assist us with any technical land transfer processes that may be required. Rangy Wanamaker is a Tlingit of the Kaagwaantaan Clan and a Grandchild of the Auk Kwaan. He has agreed to help us. His cell phone number is 907-723-2228.

We look forward to your reply and we are willing to meet with you or your designated representatives to discuss this further. Please do not hesitate to contact us at any time. Our contact information is listed below.

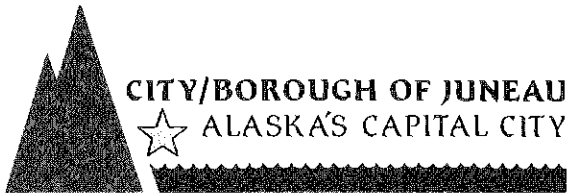
Respectfully,



Marie Olsen
P.O. 33557
Juneau, AK 99803



Bob Sam
448 Katlian Street
Sitka, AK 99835



OFFICE OF THE MAYOR

Telephone: (907) 586-5240; Facsimile: (907) 586-5385
Ken.Koelsch@juneau.org

July 11, 2016

Marie Olson
PO Box 33557
Juneau, Alaska 99803

Bob Sam
448 Katlian Street
Sitka, Alaska 99835

Dear Ms. Olson and Mr. Sam:

We have received your letter regarding Indian Point. You are most certainly correct in your observation that any CBJ land transfer goes through a formal process. We plan to forward your letter to our Lands Department and our Law Department and also plan to work with your designee, Randy Wanamaker.

Thank you for your correspondence and patience.

Sincerely,

A handwritten signature in black ink that reads "Ken Koelsch". The signature is written in a cursive, flowing style.

Ken Koelsch
Mayor, City and Borough of Juneau



August 7, 2017

Mayor Ken Koelsch
155 S. Seward Street
Juneau, Alaska 99801

Mayor Ken Koelsch,

Goldbelt Heritage Foundation, non-profit arm of the Goldbelt ANCSA Corporation, had previously sent a letter to the City and Borough of Juneau regarding the potential historic offer to return property in the Indian Point region to the Aakw Kwan. Goldbelt Heritage Foundation at that time indicated that as an Alaska Native organization that supports the Aakw Kwaan and Taaku Kwaan people, we would welcome being the cultural keeper of Indian Point on behalf of and in concert with the Aakw Kwaan.

As an extension of the GHF vision to support cultural and language preservation for future generations and to expand upon our educational initiatives, we are hoping to support at Indian Point the following endeavors for the continual building and engagement of community in the preservation of historic sites:

GHF seeks to preserve, protect, educate and promote the public awareness of Indian Point as a Resilient and Historic Landscape

In concert with the Aakw Advisory Panel, GHF would pursue the potential goal of a Historic Research Learning Center with the mission to promote research, historical and scientific understanding of this region.

Specific goals include:

- Facilitate research efforts inclusive of an Ethnographic Resource Study and establishing a Museum Resource Center Collections
- Establish a Historic Sites Education Program and Multidisciplinary Curriculum for Youth
- Work towards offering Interpretation, Preservation and Historical Analysis Education Internships

Goldbelt Heritage Foundation, 3200 Hospital Drive, Suite 203, Juneau, Alaska 99801

GHF would continue to establish partnerships to increase research opportunities and enhance historic and science literacy.

GHF has been working in concert with the Douglas Indian Association, and recently completed a Memorial Healing Totem Pole at the Gastineau Elementary School in recognition of the graves unearthed at this site. As an extension of this first Totem Pole raising which occurred this year, we are also working on the acknowledgement of historic sites including the Taaku Kwaan Douglas Indian Village in collaboration with the Douglas Indian Association, the federally recognized tribe of this area. As a part of our historic sites preservation efforts, GHF would affirm the support of the Aakw Kwaan and the Alaska native people of this area by establishing an advisory panel of Aakw Elders to inform the vision and care of Indian Point.

As affirmed in prior correspondence, we welcome the technical support of Randy Wanamaker, who has extensive experience with the oversight and facilitation of land transfers as well as CBJ processes. At the right time in the future, we would welcome meeting with you about plans for the area which will be guided by the Aakw Elders Advisory Panel. Thank you for your kind consideration.

Sincerely,



Dionne Cadiente-Laiti
Executive Director

cc: Randy Wanamaker
Greg Chaney



	Grants	Grant Funds
2007	None	0
2008	First Alaskans Institute	24,737
	ANA Language 1	18,698
		43,435
2009	First Alaskans Institute	22,361
	ANA Language 1	98,434
	TANF	15,733
	JSD Curriculum	7,000
	Youth Grant	2,686
	Path to Excellence	47,682
	Wooch.een	100,874
	ANA Language Through Generations	34,082
		328,852
2010	Expanding on Excellence	9,000
	Youth Grant	7,352
	Path to Excellence	275,778
	Wooch.een	663,318
	ANA Language Through Generations	203,111
		1,158,559
2011	Lingit Tundtanee	34,825
	Path to Excellence	303,859
	Wooch.een	706,772
	Youth Grant	6,796
	TANF	7,318
	ANA Language Through Generations	188,566
		1,248,136
2012	Path to Excellence	273,481
	Wooch.een	401,110
	ANA Language Through Generations	159,004
	Youth Grant	7,299
	TANF	8,909
	Lingit Tundtanee	251,965
	Aan Yatx'u Saani Deiyl	66,995
		1,168,763

2013	Path to Excellence	197,080
	Wooch.een	97,404
	TANF	6,346
	JSD Cultural Specialists	15,000
	Lingit Tundtanee	170,340
	Aan Yatx'u Saani Deiyi	703,352
		1,189,522
2014	Lingit Tundtanee	208,269
	Tlingit Words	2,500
	Juneau Community Foundation	5,000
	JSD Cultural Specialists	15,000
	Aan Yatx'u Saani Deiyi	745,227
	Lingit yoo X'atangi	40,040
	Haa Tlaagu	42,548
		1,058,584
2015	Lingit Tundtanee	198,788
	Aan Yatx'u Saani Deiyi	415,037
	Lingit yoo X'atangi	299,972
	Haa Tlaagu	499,749
	Time for Healing	48,126
		1,461,672
2016	Lingit Tundtanee	130,753
	Aan Yatx'u Saani Deiyi	167,863
	Lingit yoo X'atangi	299,767
	Haa Tlaagu	539,212
	Time for Healing	380,184
	I Kusteeyi	49,950
		1,567,729
2017	Lingit yoo X'atangi	259,727
	Haa Tlaagu	225,406
	Time for Healing	380,184
	I Kusteeyi	981,075
		1,846,392
	Grant Funds for Continuation Years:	3,377,982
		14,449,626

Goldbelt Heritage Foundation

Non-Profit Organization
Juneau, Alaska



*"Drink from the vessel of
traditional knowledge"*

Goldbelt Heritage Foundation



Our Mission

The Goldbelt Heritage Foundation is an Alaska Native, regional, non-profit organization founded by Goldbelt Corporation, a Native, for-profit corporation established by the 1971 *Alaska Native Claims Settlement Act*. Goldbelt Heritage Foundation's mission is to enhance and perpetuate the Tlingit language and culture, to provide economic opportunity in addition to promoting educational parity for Native students. We report to an all-Native Board of Directors, which represent Southeast Alaska Native people.



Our Team

Our distinctive team introduces and provides Alaska Native culture and language. We are inclusive of fluent-language elders, traditional knowledge bearers conversant in the Alaska Native culture, history and traditions, the executive director, financial and project managers, curriculum specialists, teachers who emphasize on culturally responsive teaching, language preservation and service to community.

Goldbelt Heritage Foundation aspires to include the community as much as possible in all projects. Goldbelt Heritage Foundation has received \$10,552,991 in grant funds since 2008 enabling us to work with the community to provide project services. We are appreciative and proud of the work that GHF implements and hope to accomplish more in the years to come.



Children's Celebration Hosted by
Goldbelt Heritage Foundation

The following information highlights how many people/communities were impacted through Goldbelt Heritage Foundation projects supported by Goldbelt Incorporated and federal and local grants.

Honoring Our Elders and Youth



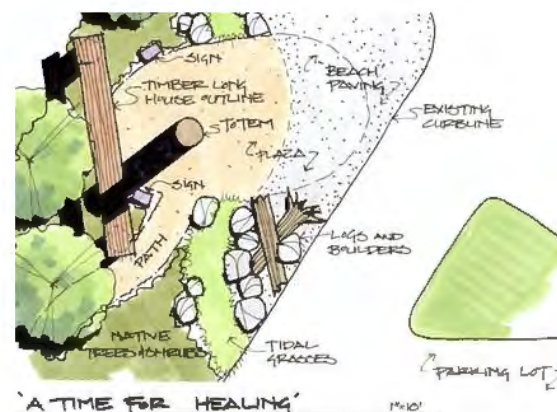
Goldbelt Heritage Foundation's first grant received in 2008 was from the First Alaskan's Institute. The "Honoring Our Elders and Youth" grant helped to support the first Canoe Welcome sponsored by Goldbelt Heritage Foundation in 2008. Since that time, GHF has proudly supported the One People's Canoe Society efforts to bring communities together through traditional gatherings that focus on strengthening us as Alaska Native people.



A Time for Healing: A Gaawooya Yei Shtoosneixhji

The goal of this project is to: provide a pathway for community healing and strengthening future generations of Alaska Natives through: 1) Documenting and sharing the history of this area; 2) Document and perpetuate traditional arts through a master/apprentice traditional arts program to restore and preserve traditional art forms; 3) Strengthening youth through education in traditional arts, history, Haa Aani, Our Land, migration and identity with education; and 4) Lifting the spirits of Native and non-Native people through artist and elder gatherings. Remedy and address historical trauma through annual Elders "Haa Wduwa.eex, We are Invited" Gatherings, which will undo the years of silence endured by this community of a traditional village and history almost completely forgotten. Two Memorial Totem Poles will be com-

⇒Project Benefits⇐



Location: Douglas Indian Village

750 Youth
20 Elders
23 Artists/
Educators

Start: 9/30/2014
to 9/29/2017
Award #: 90NA828301

Lingít Tundátanee: Pathway to Multi-Literacy

Start: 7/1/2011
End: 7/1/2016
Award #: T365C110007
Department of Education

Overview

Lingít Tundátanee's project efforts include supporting student academic success in the areas of literacy and heritage language instruction. The project also includes improving instructional practices by providing a series of professional development opportunities to teachers.

Project Impact Serves 244 Students and their Families

Tlingít Language Through the Generations



A team of curriculum specialists, language speakers and elders documented and developed Tlingit language curriculum that is readily available at: www.goldbeltheritage.org. The website houses educational resources and a database of over 550 Tlingit verb forms. Language revitalization initiatives by Goldbelt Heritage Foundation include documentation and teaching of Tlingit language for learners of all ages and working towards advanced fluency that assures language preservation for future generations. The language documented through this project with language teachers and fluent speakers was incorporated into Tlingit Language app that may be accessed at: www.goldbeltheritage.org

Haa Tlaagu, Haa Yoo X'atangi Education



Overview

Haa Tlaagu, Haa Yoo X'atangi is a project recently funded by the Department of Education which focuses on language preservation connected to our stories. The grant promises to establish language immersion in addition to working towards culturally responsive school environments. This project will fund house panels for our schools with this first year's implementation focusing on house panels that honor the T'aaku and Aák'w Tribes. Award #S356A140024 Department of Education. 8/23/2014 to 8/23/2017

⇒Project Impact⇐

Students Served Annually: 180	Families: 120
Elders and Artists in the Schools	Teachers Trained: 30
New Language Teachers: 7	Tlingit Language Curriculum

Lingít yoo X'atangi dei Deiyí: Pathway to Tlingít Fluency



Overview

Lingít Yoo X'atangi dei Deiyi is a project recently funded by the Administration for Native Americans which focuses on establishing 3 language nests to serve students from preschool to high school. The project builds upon past language preservation efforts towards creating a clear pathway for language learning for youth that supports advancing fluency in the Tlingit language.

⇒Project Impact⇐

Students Served Annually: 190

Language Preservation Efforts
with Youth and Families

Mentoring for New Language Teachers

3 Language Immersion Sites Established

Start: 8/1/2014 to 7/31/2017

Award #: 90NL058902

Administration for Native Americans

Scholarship Program

Overview

The scholarship program provides shareholders and descendants school funding in order to pursue a college education or vocational training of their choice. The Scholarship Program, which was reinstated in 2006, has awarded the following scholarships for



2006	38 Awards	\$45,600
2007	63 Awards	\$63,000
2008	86 Awards	\$86,000
2009	86 Awards	\$86,000
2010	82 Awards	\$82,000
2011	111 Awards	\$116,550
2012	107 Awards	\$108,513
2013	87 Awards	\$128,735
2014	73 Awards	\$115,000
2015	93 Awards	\$120,000

Aan Yatx'u Saani Deiyi, Noble People's Path

Overview

The project includes an emphasis on both academic literacy and heritage language education as key elements of scholastic success and to help the Reverse Language Shift: loss of Tlingit Heritage Language .

⇒Project Impact⇐

Students Served Annually: 550	Grades pre-K-10
Elders in the Schools	17 school sites
"Parents As Teachers"	Heritage Language -Curriculum

Projects

Prepare students to take advanced coursework; offer Heritage language curriculum; engage family and community with an annual "Koo.eex"; offer cultural and language immersion summer enrichment program's for our youth, and an early learning initiative for pre-K levels.

Start: 10/1/2012

End: 9/30/2016

Award #: S356A120069

Department of Education



Wooch.een

Award #: S35A090050

We are Stewards of the Air, Land and Sea

Overview

Wooch.een means "together we can" and this Tlingit word represents exactly what Goldbelt Heritage Foundation is striving to achieve through each of their programs. Through culturally-responsive curriculum development, inviting families into schools and enhancing opportunities for parent-collaboration, Goldbelt Heritage Foundation works toward providing recognition of Alaska Native languages and increased opportunities for student success

⇒Project Impact⇐

Students Served Annually: 750 Participating Elders: 50
Participating Instructors: 40

*number of elders and instructors are not limited to volunteers and attendees



Demonstration Path to Excellence Project

Overview

This project supported youth advancement on to college through sponsoring early college/ high school coursework for Alaska Native/ Native American Youth. Through this grant, culturally responsive science and math curriculum were developed and delivered to youth in Alaska schools.

Office of Indian Education Award #: S299A90070

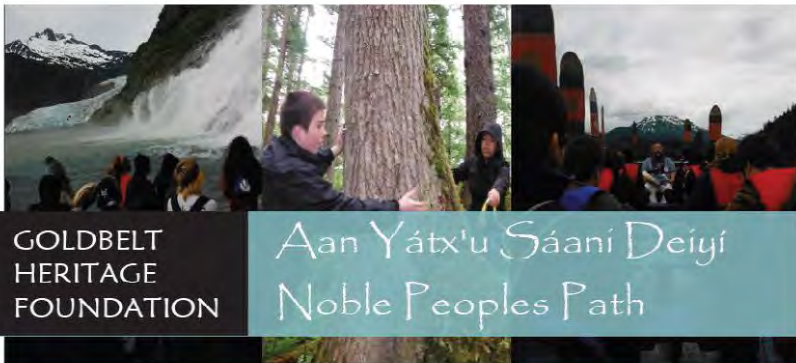


⇒Project Impact⇐

Participating Elders: 45
of Students Served Annually: 150
Participating Teachers: 59

Youth Academies

The Youth Academies focus on blending place-based academics with traditional knowledge. The academy connects youth with Tlingit elders, leaders and speakers. Goldbelt Heritage Foundation hosts three academies each summer for elementary, middle school and high school youth.



GOLDBELT
HERITAGE
FOUNDATION

Aan Yátx'u Sáani Deiyí
Noble Peoples Path



Goldbelt Heritage Foundation

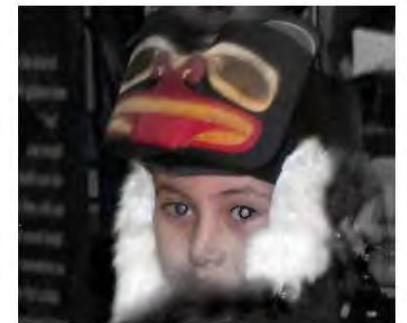


Toowú klagé haa t'aakx'í, ka haa naax sateeyí,
ka haa kusteeyí
Pride in Family, Clan and Traditions is found
in Love, Loyalty and Generosity

Gunalchéesh for Your Support



3200 Hospital Drive
Suite 203
Juneau, Alaska 99801
www.goldbeltheritage.org





August 15, 2017

Mayor Ken Koelsch
City of Juneau Assembly Members
155 S. Seward Street
Juneau, Alaska 99801

Mayor Ken Koelsch,

Goldbelt Heritage Foundation, a cultural non-profit 501 (c) 3, had previously sent a letter to the City and Borough of Juneau regarding the potential historic offer to return property in the Indian Point region to the Aakw Kwan. Goldbelt Heritage Foundation at that time indicated that as an Alaska Native organization that supports the Aakw Kwaan and Taaku Kwaan people, we would welcome being the cultural keeper of Indian Point on behalf of and in concert with the Aakw Kwaan.

Goldbelt Heritage Foundation welcomes the potential to reestablish cultural stewardship of this ancient Native site supported by the City and Borough of Juneau. As an extension of the GHF vision to support cultural and language preservation for future generations and to expand upon our educational initiatives, we are hoping to support at Indian Point the following endeavors for the continual building and engagement of community in the preservation of historic sites:

GHF seeks to preserve, protect, educate and promote the public awareness of Indian Point as a Resilient and Historic Landscape

In concert with the Aakw Advisory Panel, GHF would pursue the potential goal of a Historic Research Learning Center with the mission to promote research, historical and scientific understanding of this region.

Specific goals include:

- Facilitate research efforts inclusive of an Ethnographic Resource Study and establishing a Museum Resource Center Collections
- Establish a Historic Sites Education Program and Multidisciplinary Curriculum for Youth
- Work towards offering Interpretation, Preservation and Historical Analysis Education Internships

Goldbelt Heritage Foundation, 3200 Hospital Drive, Suite 203, Juneau, Alaska 99801

- Provide access for Elders to visit the site inclusive of handicap access assuring that all can visit the site and learn the historical significance of this site and participate in cultural activities.

GHF would continue to establish partnerships to increase research opportunities and enhance historic and science literacy.

GHF has been working in concert with the Douglas Indian Association, and recently completed a Memorial Healing Totem Pole at the Gastineau Elementary School in recognition of the graves unearthed at this site. As an extension of this first Totem Pole raising which occurred this year, we are also working on the acknowledgement of historic sites including the Taaku Kwaan Douglas Indian Village in collaboration with the Douglas Indian Association, the federally recognized tribe of this area. As a part of our historic sites preservation efforts, GHF would affirm the support of the Aakw Kwaan and the Alaska native people of this area by establishing an advisory panel of Aakw Elders to inform the vision and care of Indian Point.

As affirmed in prior correspondence, we welcome the technical support of Randy Wanamaker, who has extensive experience with the oversight and facilitation of land transfers as well as CBJ processes. At the right time in the future, we would welcome meeting with you about plans for the area which will be guided by the Aakw Elders Advisory Panel. Thank you for your kind consideration.

Sincerely,



Dionne Cadiente-Laiti
Executive Director

cc: Randy Wanamaker
Greg Chaney

Honorable Ken Koelsch, Mayor
And Assemblymembers
City & Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

September 1, 2017

RE: Indian Point

Dear Mayor Koelsch and Assemblymembers:

On behalf of Marie Olsen and Bob Sam, the cultural bearers from the Wooshkeetaan and L'eneidi Clans of the Auk Kwaan respectively, we are inviting the City & Borough of Juneau to transfer the land at Indian Point to the Goldbelt Heritage Foundation.

The Goldbelt Heritage Foundation is a non-profit 501c3 organization committed to the revitalization and education of Tlingit language, culture, history and traditions in the Juneau Community, which includes Indian Point, the historic village site. Due to the long history of the village and burials at the site, Indian Point was recently placed on the National Register of Historic Places. It is regarded as a sacred place by Alaska Natives and many others.

The City portion of Indian Point consists of approximately 52 acres which were received as a result of a land transfer from the State of Alaska and a three party land exchange. The approved Land Management plan requires that Indian Point be managed in a manner that is sensitive to the cultural heritage of the Auk Kwaan people.

The many cultural and historic characteristics of Indian Point essentially preclude the City & Borough from developing the site to provide beneficial use for the community at large. However, if the title to the site is held by Goldbelt Heritage Foundation it can provide appropriate cultural stewardship and beneficial uses for the Juneau community.

Over the past ten years, the Goldbelt Heritage Foundation has established a proven record of financial stability and administrative efficiency. The Foundation has secured and managed millions of dollars in grants to support their cultural and educational projects. Most of this money has been spent in the Juneau community by the Foundation employees who pay sales and property taxes. This grant funding and spending is certain to increase if the Foundation has title to Indian Point.

Attached is a letter from the Foundation expressing their willingness to own and manage Indian Point in a culturally appropriate manner and a list of grants they received which illustrates their financial stability.

Considering and honoring this request in the sesquicentennial year of 2017 would be particularly poignant as a means of acknowledging the shared history of all Juneau citizens.

If you have any questions please be sure to contact me.

Respectfully,
Randy Wanamaker
9041 9th Ave SW, Seattle, WA 98106
907-723-2228
berners@ak.net

Gretchen H. Bishop
P.O. Box 210836
Auke Bay, AK 99821

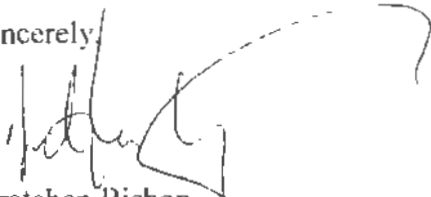
October 10, 2017

Dan Bleidorn
Deputy Lands and Resources Manager
City and Borough of Juneau
155 S. Seward St.
Juneau, AK 99801

Dear Mr. Bleidorn:

I am writing to express my reservations about the current proposal to transfer ownership of Indian Point to the Goldbelt Heritage Foundation. I am fully supportive of protecting the location and its cultural resources and believe that it is well protected under its current ownership. For the sake of full disclosure, I should add that I am a more recent user of Indian Point as I enjoy hiking and picking berries there. Indian Point also has a flourishing river otter population. In short, I'm not clear what problem is being solved by this transfer and believe that it could lead to excessive tourist development, inappropriate to a site of such cultural, natural, and recreational significance. I do not believe that construction of a glorified tourist facility (Historic Research Learning Center) is consistent with archaeological and anthropologic explorations of the area, for which there is no current impediment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gretchen Bishop', with a long, sweeping horizontal line extending to the right.

Gretchen Bishop
Gretchen.h.bishop@gmail.com
(907) 419-0014

OCT 17 2017

CBI Manager's Office

October 17, 2017

Honorable Ken Koelsch, Mayor
& Assembly Members
City & Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

RE: Indian Point

Dear Mayor Koelsch and Assembly Members:

Allow me to introduce myself. I am Rosa Miller, Tribal Leader, Elder and Cultural Bearer for the Aak'w Kwáan (Auk Kwáan).

I am writing to express our support for the return of the land called Indian Point to the Goldbelt Heritage Foundation to hold in trust for the Aak'w Kwáan. Juneau's Indian Point is now on the National Register as an Historical Site.

This return of the land will provide the opportunity to restore the appropriate cultural stewardship of this Sacred Site where many of our ancestors are buried. In addition, it will provide the protection and perpetuation of the rich history of our ancient village site.

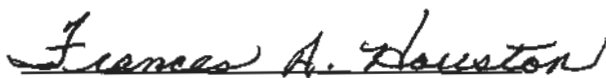
Thank you for recognizing the significant history of the Aak'w Kwáan and for your service to the community.

Respectfully,



Rosa L. Miller
Marine View Apartments, Apt. 702
Juneau, Alaska

Witnessed by Frances A. Houston, Daughter of Rosa Miller:



Frances A. Houston
9241 Emily Way
Juneau, Alaska 99801

From: Tom Chapple [twchapple2@gmail.com]
Sent: Tuesday, October 17, 2017 8:54 PM
To: Greg Chaney
Subject: Indian Point land swap

Hello: My name is Tom Chapple. My wife, Carla Goeransson, and I own a home at 3188 Indian Cove Drive. We have owned this home for some 25 + years and very much enjoy the quiet small neighborhood.

We are very blessed to have this piece of land and the tranquil area as our home. Not a week goes by that we do not recall that this property was once part of an active native settlement extending from Auke Rec to Indian Point. I certainly do not oppose the land swap and the return of the Point/Cape land back to native peoples. I would none-the-less suggest that whatever development does occur on that property not transform it into a commercial tourist destination site. Road access on this small isthmus of land between the glacier highway and Indian Point is narrow and relatively incapable of handling significant volume increases. Any significant road traffic increase stimulated by a native cultural visitor site would significantly alter the residential characteristics of National Park Road and possibly Indian Cove Drive.

My request is that the land transfer proceed, yet the property transfer is made in a manner to carry forward a use limitation that would prevent a demand for a high use roadway access. A significant traffic volume increase would dictate the need for a major enhancements to the road surface with likely widening and subsurface work. Many possible development options could stimulate the need for roadway enhancements. There needs to be some protections for existing landholders in this neighborhood to preserve its current attributes as a quiet residential district. Incidental minor vehicle increases is not the issue, yet substantive routine visitor traffic would permanently alter the pleasant residential character of this small area.

Thank you for listening and please incorporate my comments into the decision making records.

Tom Chapple
3188 Indian Cove Drive, Juneau

From: Ken Koelsch
Sent: Tuesday, October 17, 2017 1:07 PM
To: Debbie White; Jamie Bursell; Jerry Nankervis; Jesse Kiehl; Kate Troll; Ken Koelsch; Loren Jones; Maria Gladziszewski; Mary Becker
Cc: Rorie Watt; Mila Cosgrove; Amy Mead
Subject: FW: Indian Point

Forwarded as requested-kdk

From: richard beasley <rabeasley@gci.net>
Subject: Indian Point

Dear Mr. Koelsch;

Please forward this to the assemblymen.

Regarding Indian Point.

Long Term Vision for the property.

*. Columbarium with area development suitable for cultural burial activities.

Someday, we envision a large Indian Columbarium. Sealaska Village Corporations would each have an area to inter their deceased and to help pay to develop a columbarium for their shareholders. Juneau would have the central area for over 4000 decedents are in the area. Many of our Great great Grandparents are resting here. I imagine someday there will be a crematorium on the property. Nobody would be able to bury bodies due to future environmental and health problems.

The area would someday be a world class sanctuary for our deceased. We need to think in terms of 50 year increments. This location if planned properly, it could be the gem of Juneau.

When we get to the end of the century and look backwards, what was the best plan and who to manage that plan.

Right now the longevity of the property would be best given to the Douglas Indian Association. They are a Federally recognized tribe. They will weather time. The land would be protected in perpetuity. I don't know what kind of money they have.

But here are a few facts.

Goldbelt Heritage Foundation
Douglas Indian Association
Goldbelt Ancestral Trust
Sealaska Heritage Foundation
Sealaska
Tlingit and Haida

Burial assistance is on the forefront of issues for all the Native Corporations. We would like for the Native Community to develop a sanctuary to bury their remains somewhat like at the Shrine of St. Tress. I think a Native Corporation could accomplish this goal. They have the money. I heard Randy on the radio this am. His characterization is inaccurate. I don't know of any Native Corp that would ever develop on Ancestral Grave Yards. That is my opinion.

I don't quite know who owns either the Sealaska Heritage Institute nor the Goldbelt Heritage Foundation.

Well that is my two cents worth. Please pass on to the Assemblymen and women. Thank you,

Rick

City and Borough of Juneau Lands Committee
155 S. Seward Ave.
Juneau, AK 99801

Drear Madam Chair and Committee Members:

We would like to speak to the potential conveyance of Indian Point lands currently owned by the City and Borough of Juneau (CBJ) to the Aakw Kwaan people. Indian Point and Auke Cape have already been legitimized as sacred to the Aakw Kwaan, and intended to be held in their undisturbed state for perpetuity. We support this conveyance with protections clearly spelled out so that this land can always maintain its historical, cultural and sacred integrity. Constructions, accesses and commercial uses or developments are contrary to the intentions and desires of the Aakw Kwaan for preservation of these sacred grounds and can at least increase the likelihood of damage or loss of archeological sites and desecration of graves. In addition, commercial development would be contrary to the intention of CBJ Ordinance 69-3 and the 2015 CBJ-adopted Auke Bay Area Plan. Commercial development of any kind would also devastate the Indian Cove neighborhood as it has stood for over 80 years.

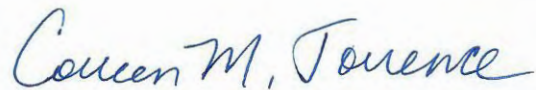
In speaking with and writing to Greg Chaney and Dan Bleidorn of CBJ Lands and Resources Department, they have assured us that the intent of Mr. Randy Wanamaker's and Goldbelt Heritage Foundation's request for Indian Point's title transfer to the Aakw Kwaan people is not to commercialize the area, but rather to preserve, celebrate, and teach cultural heritage and promote scientific research on the sacred lands. We are respectfully requesting the Lands Committee to consider an applicable legal-binding agreement, such as a land trust or protective easement, to accompany such a land title transfer to ensure the permanent, literally "forever," protection from commercial development to the area.

There are few areas left in Juneau that exist in this pristine state and it will not be possible to replace or repair, once altered. Centuries old canoe traces remain as evidence of traditional use; developments, no matter how small or carefully done, will be evidenced well beyond any of our lifetimes. In more recent years, the adjoining Indian Cove community has been a secluded, quiet neighborhood, and wishes to be enjoyed as such for years to come. Thank you for the careful consideration of the preservation of an ancient culture while considering the needs and wishes of multiple present and future cultures.

Respectfully submitted,



Steven M. Torrence



Colleen M. Torrence

Dan Bleidorn

From: Jeanie Macaulay <jslmac@alaska.net>
Sent: Thursday, October 19, 2017 10:25 AM
To: Greg Chaney; Dan Bleidorn
Subject: Indian Cove Land Transfer

We are residents of Indian Cove and are writing to request that consideration be given to legally protect our neighborhood from any sort of commercial development which will impact the residential nature of the community.

While the idea of using the property for a culture camp for children in a minimally invasive way is really appealing, the idea of a full blown tourism based cultural center is not. Take a drive through the neighborhood, get a feel for it, and see how the impact of bringing large numbers of vehicles and/or tour buses would negatively affect us all. Our bedroom windows are 30 feet from the road — it's not a huge issue now because of the small volume of traffic, but should traffic increase significantly -- especially in the form of buses trundling up the hill -- it would be a different story. The neighborhood was not planned out nor built to sustain that sort of traffic.

Additionally, the neighborhood association maintains National Park Road because neither the State or the CBJ will because it doesn't meet minimum road specifications — that in itself should speak volumes.

Thank you for your consideration.

Jeanie and M. Scott Macaulay
3251 National Park Road
(907) 789-9782

10/19/2017

FROM: MARCIA DONNELLY

3105 National Park Service Road, B6

Juneau, AK 99801

Re: Pending Auke Bay Zoning Requests and Land Transfers

I AM A CONDO OWNER AT THE AUK NU CONDOS AND HAVE OWNED HERE SINCE JUNE, 2001.

I HAVE NOT RECEIVED ANY FORMAL NOTICE BUT HAVE BEEN PRESENTED WITH INFORMATION REGARDING A REQUEST FOR LAND TRANSFER AT INDIAN POINT AND CHANGE IN ZONING ON GLACIER HIGHWAY NEAR SPAULDING BEACH CONDOS. THERE ARE CURRENTLY THREE LARGE PARCELS BEING EVALUATED BY OWNERS.

IF THESE AREAS ARE BUILT UP, WILDLIFE WILL RELOCATE. THAT WOULD BE UNFORTUNATE. WE BOUGHT OUR HOMES HERE ACCEPTING THE AREA AND VIEWS AS THEY HAVE BEEN FOR MORE THAN MY TWENTY YEARS HERE.

I WAS TOLD THAT INDIAN COVE ROAD IS NOT MAINTAINED BY ANYONE. MY INFORMATION IS THAT THE NATIONAL PARK SERVICE OWNED THE ROAD AND TURNED IT OVER TO THE CITY. THE CITY DOES NOT MAINTAIN THE ROAD, WHICH IS FULL OF POTHOLES, BECAUSE THE ROAD IS NOT UP TO CITY STANDARDS.

THE AREA IS NOT ON SEWER AND I HAVE HEARD NO PLANS TO ADD SEWER. AS A RESULT OF THE FISH PLANT, RAMP, LOADING DOCK, etc. ON GLACIER HIGHWAY, THE AUK NU CONDOS HAS INCURRED OVER \$100,000 IN DAMAGE AND REPAIR TO OUR WASTE TREATMENT PLANT. SHORTLY AFTER THE BOATS STARTED COMING IN , OUR PIPES WHICH ARE REQUIRED TO GO A CERTAIN DISTANCE OUT INTO THE WATER WERE REPEATEDLY BROKEN. AS A RESULT WE HAVE HAD TO REDO OUR TREATMENT SYSTEM TWICE.

I DO NOT BELIEVE ANY AREA NOT ON SEWER SHOULD BE EXPANDED OR REZONED.

IN MY OPINION AND CONSISTENT WITH PRIOR CITY DECISIONS, FOR HEALTH AND SAFETY, NO ZONING CHANGES SHOULD BE APPROVED WITHOUT SEWERS AND IMPROVED ROADS IN THE AUKE BAY AREA.

THIS AREA DOES NOT HAVE ROADS TO ACCOMMODATE ANY ADDITIONAL TRAFFIC TO INDIAN POINT. ADDITIONALLY, I AM NOT IN FAVOR OF ANY CHANGES BEING MADE AT INDIAN POINT WITHOUT NATIONAL PARK SERVICE ROAD BEING UPGRADED AND MAINTAINED ON A REGULAR BASIS.

I AM A REAL ESTATE BROKER IN JUNEAU AND RECALL THAT PERMITS AND BUILDING IN NORTH DOUGLAS WAS LIMITED UNTIL THERE WERE SEWERS. THE SAME SHOULD APPLY TO GLACIER HIGHWAY IN AUKE BAY AND INDIAN COVE.

I LIVE IN AUKE BAY FOR THE QUIET, NON COMMERCIAL ATMOSPHERE. I AM NOT IN FAVOR OF ADDITIONAL TRAFFIC AND OTHER AMENITIES. SOMETIMES DECISIONS SHOULD NOT BE MADE BECAUSE OF INCREASED REVENUE POTENTIAL.

RESPECTFULLY SUBMITTED,

Marcia Donnelly

907 723 9016