

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING AGENDA
For Wednesday July19th, 2017

- I. Call to Order** (5:00 p.m. in City Hall Conference Room 224)
- II. Roll Call** (Don Etheridge, Tom Donek, David Lowell, Mark Ridgeway, Bob Janes, and Budd Simpson)
- III. Approval of Agenda**

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED
- IV. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total)
- V. Approval of Thursday, June 21th, 2017 Operations/Planning Meetings Minutes**
- VI. Consent Agenda** - None
- VII. Unfinished Business** - None
- VIII. New Business**

- 1. Assembly Resolution – ADOT Harbor Facility Grant Application
Presentation by the Port Director

Committee Questions

Public Comment

Committee Discussion/Action

MOTION: TO RECOMMEND ASSEMBLY ADOPT A RESOLUTION OF SUPPORT FOR 50-50 HARBOR FACILITY GRANT TO RETROFIT DOUGLAS HARBOR AND HARRIS HARBOR WITH ZINC ANODES.

- 2. Central Council Tlingit & Haida Indian Tribes of Alaska (CCTHITA) - Immersion Park Development Plan Modification
Presentation by Ms. Myrna Gardner

Committee Questions

Public Comment

Committee Discussion/Action

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MOTION: THAT THE DOCKS & HARBOR BOARD APPROVE THE NEW IMMERSION PARK REDEVELOPMENT PLAN AND AUTHORIZE THE REQUEST OF CCTHITA TO RAZE THE EXISTING BUILDING ON CBJ LEASED LAND.

IX. Items for Information/Discussion

1. Assembly's 1% Sales Tax
Presentation by the Port Director

Committee Discussion/Public Comment

2. Auke Bay Marine Station Agreement
Presentation by the Port Director

Committee Discussion/Public Comment

3. FY17 Docks Enterprise Supplemental Appropriation
Presentation by the Port Director

Committee Discussion/Public Comment

4. Statter Harbor Live-A-Board (Continuation)
Presentation by the Port Director

Committee Discussion/Public Comment

5. FY18 Docks & Harbors Committees & Special Committees
Presentation by the Port Director

Committee Discussion/Public Comment

X. Staff & Member Reports

XI. Committee Administrative Matters

1. Next Operations/Planning Committee Meeting- **Wednesday, August 24th, 2017.**

XII. Adjournment

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING MINUTES
For Wednesday June 21st, 2017

- I. Call to Order** The meeting was called to order at 5:04 p.m. in City Hall Conference Room 224.
- II. Roll Call** The following members were present: Tom Donek, Bob Janes (via phone), and Budd Simpson.

Also Present: David Borg – Harbormaster, Gary Gillette – Port Engineer.

III. Approval of Agenda

MOTION By MR. DONEK: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objections.

IV. Public Participation on Non-Agenda Items – None

V. Approval of Thursday, May 18th, 2017 Operations/Planning Meetings Minutes

MOTION: BY MR. DONEK TO APPROVE THE MAY 18th, 2017 MEETING MINUTES AND ASK UNANIMOUS CONSENT.

Motion passed with no objections.

VI. Consent Agenda - None

VII. Unfinished Business - None

VIII. New Business

1. Bid Award – Cruise Ship Berth Safety Improvement Project

Mr. Uchytel said that there are three portions of the seawalk that we would like to make changes to. The money is from the cruise ship dock CIP account. The area by the library with the ADA ramp will be tapered. A worn deck area by the vendor booths by the former CT dock needs replaced decking. Also a guard rail added to an area by the Port Customs building. Those are the three safety improvement areas in the contract. The bid was advertised and Alaska Commercial Contractors was the lowest bid. We recommend awarding to them for \$364,900.

Committee Questions

Mr. Simpson asked what the engineers estimate was.

Mr. Uchytel answered \$396,000.

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Mr. Donek asked have we had any other contact with this contractor.

Mr. Uchytel answered yes they are doing the work Auke Bay Loading Facility, boat yard area. You may or may not know that North Pacific Erectors is intending to close shop.

Mr. Donek asked are we happy with their work.

Mr. Gillette answered yes so far they are good to work with.

Mr. Simpson asked do we have a use for the aluminum ramp that will be removed from the dock.

Mr. Uchytel answered we may use it at Taku Harbor. He has also received a request for Cope Park to use it.

Mr. Simpson said don't agree to that until we have exhausted all other possibilities.

Public Comment - None

Committee Discussion/Action

MOTION By MR. DONEK: TO RECOMMEND AWARDING A CONSTRUCTION CONTRACT TO ALASKA COMMERCIAL CONTRACTORS IN THE AMOUNT OF \$364,900 FOR CRUISE SHIP BERTH SAFETY IMPROVEMENTS AND ASK UNANIMOUS CONSENT.

Mr. Simpson said hearing no objections this is approved. This is a recommendation to the full board which will be held tomorrow June 22nd, 2017.

2. Affirmation of the 2004 Long Range Water Front Plan – Area B (Subport)

Mr. Uchytel said we have been approached by a local contractor who is interested in developing a small boat harbor on tidelands that we control. This is from the long range water front plan from 2004 showing a similar idea for a small boat harbor. A local contractor would like to develop our tidelands for a like facility that is show here. At the next assembly meeting, the City Manager is drafting a resolution in which the assembly will recommend that the Mental Health Trust Organization sell Lot C2 to the local contractor with the idea that those uplands will be necessary to dredge, fill and create a new small boat harbor basin. Knowing that the assembly is planning on drafting this letter of resolution in support of Mental Health Organization selling the land, he just wants to make sure that the board still believes the Long range waterfront plan is applicable as written and as things progress we would still negotiate or make available these tidelands.

Committee Questions

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Mr. Donek asked how does this fit in with the ocean center.

Mr. Uchytel said the contractor is working together with the Ocean Center to create this portal to a small boat harbor that would primarily serve small cruise ships and high end yachts. There will be an agreement to eventually construct the Ocean Center also.

Mr. Simpson asked is the plan to use dredging spoils to fill to create more uplands.

Mr. Uchytel answered that yes that is the plan. The breakwater portion would be a man-made spit instead to protect from sedimentation coming from Gold Creek. The developer and AEL&P are also in negotiations.

Mr. Simpson said so we would be in the position to provide a long term lease. He asked do we control all the other tidelands that are not owned by AEL&P.

Mr. Uchytel answered yes. It is about a 3 acre area.

Mr. Simpson asked are they thinking for mega yacht moorage or just a private marina.

Mr. Uchytel said they are looking to moor mega yachts and small cruise ships.

Public Comment

Mary Becker, Juneau Assembly Member

Mrs. Becker asked what size small cruise ship we are talking about.

Mr. Uchytel answered around 150 to 300ft.

Mrs. Becker asked is that getting into the area that the public unanimously said do not put a harbor into this area because it would spoil the view.

Mr. Gillette answered that they were talking about a cruise ship berth mooring around 1000ft ships.

Mr. Borg said more like the luxury yacht sized vessels.

Mrs. Becker is this something that the Ocean Center needs in order to continue with their project.

Mr. Uchytel answered no but the Ocean Center needs the uplands. What the assembly is going to be asked to support is this resolution trying to convince the Mental Health Trust to sell the property.

Committee Discussion/Action

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**MOTION By MR. DONEK THAT THE DOCKS & HARBORS BOARD
REAFFIRMS ITS SUPPORT OF A GOLD CREEK-LIKE MARINA
CONSISTENT WITH THE 2004 LONG RANGE WATERFRONT PLAN AND
ASK UNANIMOUS CONSENT.**

Motion passed with no objections.

IX. Items for Information/Discussion

1. Transportation Network Companies (TNCs) Update

Mr. Uchytel said there was a teleconference with Uber and it was obvious that Uber had not done all their homework with the market and geography of Juneau. They said they understand small markets but they did not quite understand the surge of cruise ship passengers we have in the port area and that 17,000 people can come in from cruise ships in a single day and everyone has to go in and out S. Franklin St. We invited Uber to come visit and they came. They met Kirby Day and Drew Green and they were appreciative. One of our concerns was picking up and dropping off right on South Franklin St. and they have software in their app to control what their drivers and riders can and cannot do. We showed them Whittier and AJ and that it would be a good place to stage from while waiting for a call. There is one lane in the Columbia lot that is designated for pick up and drop off they could use also with some compensation for using that lot and they think that is reasonable. They will send over a contract. He thinks we can make this work. The airport manager is reaching out to Lyft to have a similar type of conversation.

Committee Discussion/Public Comment - None

2. Statter Harbor Phase III – Fuel Float

Mr. Uchytel said the question is should we make available a fueling station that would be used exclusively for the For-Hire float. Petro Marine has a long term lease at B Float. The reason was that there have been a lot of complaints of the fuel dock being over crowded by the charter vessels. We went out with a request for information which is asking fuel providers in Juneau if they would be interested in providing fuel opportunities in Statter Harbor. Petro Marine, Crowley and Delta Western all said they were very interested in providing another fuel facility at Statter Harbor. They also had some good feedback. We were thinking it would just be self-serve only used by charter vessels. We need to be fair to everybody and didn't want it to be open to the public due to congestion that would be caused. He invited charter companies to meet to discuss, Gastineau Guiding attended and we discussed the idea that we would require that the fuel be sold at a higher rate than Petro Marine is selling. Charters would have to pay more for that exclusive use. City Law says we are required to have a competitive RFP process so that we couldn't sole source to Petro Marine. After reading the request for information received from the three fuel companies, and speaking with the charters, at this point he is not excited about moving forward with this fuel dock idea. No charters are demanding it as of yet. This may not greatly improve things by adding this float. He received a follow up email from a charter company that what they really want is competition in Auke Bay. Members of the public

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also expressed that they would want to use it as well. There is potential outside of Statter Harbor at the Auke Bay Marine Station to add fuel there.

Mr. Simpson asked what's the status of the Fishermen's Bend Fuel float.

Mr. Uchytel answered as far as he knows there is no move to reopen it.

Committee Discussion/Public Comment

Steve Ricci, Delta Western

Mr. Ricci said by charging a differential what kind of loss would Petro incur. There has been substantial increase in traffic in Auke bay. Please explain the rational in charging a higher price at the for-hire fuel dock as it seems like the market would work that out on its own.

Mr. Uchytel when Petro built this, fisherman's bend was still operational. He is going to guess that the highest use is probably charter vessels. The rational in charging more at the for-hire fuel float is that the public wouldn't see it as special treatment of the charters. His concern is the public would want to price shop and go to whoever is cheaper. By charging more for fuel at the charter float hopefully we will avoid that.

Mr. Ricci said he believes the locals would enjoy having less wait time for fuel by the competition that having two docks providing fuel. There is zoning already in the harbor for specific uses and he doesn't see why it is different for fuel.

Mr. Simpson said this is the first time this is being brought up. We are a ways off from setting the prices and other specifics as this is the first discussion.

Mr. Janes said he understood that we would delay any consideration of this fuel dock until the end of next season when we know more about what the waiting times have been for vessels. Then go through a year of observation once the new charter float is put in. He recommends shelving this for a year.

Mr. Uchytel said we are moving forward with the Statter Harbor Phase III project and it is better to know sooner rather than later. As we work on Phase III we need to know if there should be fuel pipes installed in case we chose to put fuel there down the road. The more he's hearing from people the Auke Bay Marine Facility may be a better area to put a fuel dock and easier to manage. Having another fueling option in Auke Bay would relieve some of the stress on the Petro Float.

Mr. Janes said it is a good idea to prepare to be able to install this at a later date. Looking forward we should be ready for anything.

Dennis Watson, Juneau Alaska

Mr. Watson said he has some concerns about the idea of price fixing the businesses. Allowing the charter boat exclusive use of a new fuel float is not a good idea. There will

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be a lot of public push back from making it exclusive use. He is against a self-serve fueling option also.

Paul Swanson, Juneau Alaska

Mr. Swanson said he is not opposed to an additional fuel dock in Auke Bay. He does not agree with it being self-serve or having the price be set at a higher price at one station.

3. Statter Harbor Live-A-Board (Continuation)

Mr. Uchtyl said last meeting we were discussing the idea of banning liveaboards at Statter Harbor. The question was raised that is there anything to prohibit us from making that a regulation. We asked the Department of Transportation Port and Harbor manager, Mike Lukshin, and he said we can do as we please in Statter Harbor including banning liveaboards if we deem it within our mission.

Committee Discussion

Mr. Simpson said he got the reverse out of it also that there is nothing requiring us to keep it exclusively transient forever either.

Mr. Uchtyl said the only restriction DOT gave us was that we are unable to sell Statter Harbor but otherwise can do as we wish.

Public Comment

Mr. Swanson said he knows there are a lot of problems with the liveaboards. There was a recent fire in the parking lot. But, he does not know how you can restrict people from living on their own property.

Mr. Donek said if we are managing that harbor as a transient facility, there should not be any liveaboards tying up full time. We somehow need to make a change to this.

Mr. Simpson said he was shocked to find out that there were any liveaboards at all at Statter Harbor as it is an entirely transient facility. It is not consistent with the purpose that we have designated that harbor for. A way to address this is maybe with our fee structure. Maybe have the price go up radically after you've been there for more than 30 days. Maybe we could grandfather in the current liveaboards and not allow any others.

Mr. Borg said there are 11 boats currently using about 500 feet of moorage in the transient area. There are some in assigned stalls as well.

Mr. Donek said we need to define liveaboard and determine exactly who we are talking about.

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Mr. Simpson said it is a sticky issue and we do need to come back to it. We should get updated statistics and let's put this on the list for next operations meeting to discuss further.

4. Live-A-Board Public Meeting Update

Mr. Borg said on June 15th, 2017 Docks and Harbors had a meeting for liveboards. Robert Barr facilitated the meeting for about 40 individuals. It was one hour long and there was a list of topics that people could choose from to discuss. The top issue that was chosen and discussed was crime and security. That was what was discussed at length. There was very good feedback from the community. He and Mr. Uchytel did not attend. We will schedule a follow up meeting in 6 weeks. There will be minutes from this meeting shortly also

Committee Discussion

Mr. Uchytel said it was at Robert Barr's request to have Mr. Borg and he not attend as it may be more productive.

Mr. Simpson said lets discuss further when the minutes are finished.

Mr. Donek said having a follow up meeting in 6 weeks is great.

Mr. Borg said this was a non-confrontational opportunity to get a user group together so that we can find out how we can meet their needs. He would like to do this for other user groups as well such as commercial fishermen.

Mr. Donek said it seemed like there was a lot of good input being said and that the meeting seemed to go well.

Public Comment

Mr. Swanson said he attended that meeting and agrees that the facilitator did a great job. The topic of crime took up the whole time and there were a lot of good opinions brought up.

X. Staff & Member Reports

Mr. Uchytel said at the full board meeting he will update the board on a particular vessel that has been asked about. He attended and presented at the June 14th Assembly finance committee meeting on the 1% sales tax request, one request for Phase III Aurora Harbor and for the Douglas Harbor uplands. The City Manager already has a recommendation for the 1% sales tax and the assembly will hear another round of projects at the next meeting. The City Manager has proposed certain projects to move forward to the assembly including \$4 million for Aurora Harbor Phase III so he is supportive of that

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project moving forward. I did submit a process letter to the core of engineers for the break water at the Auke Bay Marine Station and the purpose of that report is a way to communicate with elected officials that there is a viable project in their district.

Mr. Gillette said we held a staff meeting with the design team and talked about schedules and our goals for the downtown urban design plan from Marine Park to Taku. There was an economic analysis to figure out what trends are happening in the commercial retail type business. We found that jewelry stores generate the highest dollars per square foot but they are actually trending down. Restaurants however, are growing at a rapid rate. Juneau has the highest number of restaurants per capita. Also, 10 to 15% of cruise ship passengers these days are children so that number has risen and ships are selling to more families. All kinds of data will be analyzed as we prioritize what types of facilities will be installed in that area. Today we had a meeting with the bus and coach operators, it came up that the only vacant land is the archipelago lot south of the library and they could really use more spaces for B zone vehicles. That lot would relieve more space in the Marine Park lot. This was the first meeting with them and it went well. So far they are accommodating and adjusting to the loads they have but as ships are growing there will be more people to accommodate. There will be a workshop for the board at the end of July to go through the concepts that are brought up. In the first part of September there will be public meeting open studio to further discuss ideas. By the September board meeting there will be results from those meetings to go through and discuss. We'll present again at the board meeting and wrap it up in November.

XI. Committee Administrative Matters

1. Next Operations/Planning Committee Meeting- **Wednesday, July 19th, 2017.**

XII. Adjournment – The meeting adjourned at 6:24 p.m.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. xxxx

A Resolution of the City and Borough of Juneau in Support of Alaska Department of Transportation and Public Facilities Harbor Facility Grant Submission

WHEREAS, the Alaska Department of Transportation and Public Facilities administers the Harbor Facility Grant program under AS 29.60.800 by reviewing, scoring, and ranking applicants seeking the limited state funds; and,

WHEREAS under each Harbor Facility Grant application, the municipalities have committed to invest 100% of the design and permitting costs and 50% of the construction cost; and,

WHEREAS, CBJ Docks & Harbors is committed to designing, constructing and maintaining infrastructure under its charge in a sustainable and efficient manner commensurate with available resources; and,

WHEREAS, due to fiscal limitations, the recapitalization projects at Mike Pusich Douglas Harbor and Harris Harbor were constructed without benefit of passive cathodic protection; and,

WHEREAS, the addition of retrofitting existing harbor facilities with zinc anodes as corrosion protection could extend the useable life of galvanized pilings 25% or more; and,

WHEREAS, CBJ Docks & Harbors intends to submit an application under the Harbor Facility Grant program and will commit Harbor fund balance amounts of \$250,000 for each harbor facility and request the Alaska Department of Transportation and Public Facilities support said request.

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

Section 1. The Assembly of the City and Borough of Juneau strongly supports the efforts of Docks & Harbors to retrofit existing harbor facilities with corrosion protection systems and request the Alaska Department of Transportation and Public Facilities provide matching Harbor Facility Grant funding.

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

Adopted this _____ day of _____, 2017.

Mary Becker, Mayor

Attest:

Laurie J. Sica, Municipal Clerk



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

July 5th, 2017

Central Council Tlingit and Haida Indian Tribes of Alaska
Business & Economic Development Department
Andrew Hope Building
9097 Glacier Highway
Juneau, Alaska 99801

Dear Ms. Gardner,

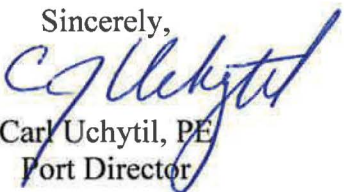
I have received your letter of June 28th, requesting Docks & Harbors' Board permission for CCFR to conduct an open burn training exercise to raze the existing leased building on July 29th, 2017. The signed lease is contingent upon the authorized use contained in the submitted RFP and appended to Exhibit B of the lease. In accordance with paragraph 5 of the lease, the lessee is required to obtain approval of all its development plans.

5. AUTHORIZED USE OF PREMISES

Lessee is authorized to use the Lease Premises for Tlingit & Haida Immersion Park proposal submitted in RFP DH16-002 depicted in Exhibit B. Should Lessee wish to further develop the premises, Lessee shall be required to obtain approval of its development plans from the City Docks and Harbors Board prior to any further development of the Leased Premises or improvements. Lessee shall be responsible for obtaining all necessary permits and approvals for Lessee's development of the Leased Premises.

Docks & Harbors Board members will meet twice prior to the proposed burn date. I highly encourage CCTHITA to attend both the Docks & Harbors Operations-Planning Committee meeting at 5 pm on July 19th and the regular Docks & Harbors Board meeting at 5 pm on July 27th. CCTHITA should present the modified development plans of the leased property to the Board for their approval. Presuming the Board approves the modified development plan at the July 27th meeting, CCFR should be able to conduct the open burn training exercise on July 29th.

Sincerely,


Carl Uchtyl, PE
Port Director

Copy: Docks & Harbors Board
CBJ Law
CCFR
CBJ Manager



CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Business & Economic Development Department
Andrew Hope Building
9097 Glacier Highway • Juneau, Alaska 99801

June 28, 2017

Carl Uchytel, PE
Port Director
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801
E-Mail: Carl.Uchytel@Juneau.org

Re: Tract B-1 and B-2 Lease plan

Dear Mr. Uchytel

Pursuant to Section 5 of Appendix A to the Lease Agreement for the Alaska Tidelands Survey 1328 (aka the Thane Ore House property), the Central Council of Tlingit and Haida Indian Tribes of Alaska hereby notifies the City and Borough of Juneau (CBJ) that structural engineers concluded the Thane Ore House is not suitable for renovation. As such, in order for the Tribe to be able to proceed with its development plan, the Tribe must demolish the building and build a new building. The Tribe intends to build a safe, usable building, obtaining all necessary permits to operate the Tlingit Haida Cultural Immersion Park business as identified in the Response to RFP DH16-002 (*see* Exhibit D to the Lease Agreement).

Tlingit & Haida paid PND Engineers for a structural condition report of the building formerly known as the Thane Ore House. A copy of the report is enclosed. The building was determined to be unusable. It had been abandoned for more than four years and was not attended to during that time. In fact, there was still oil in the fryers and fish on the counters, not to mention mold on the walls and other areas. Over the last two weeks, the Tribe has had cleaning crews in the building; the crew required constant use of respirators for their safety. The building is unusable and a health hazard in its present condition.

The Tribe requests the Docks and Harbor Board's approval under Section 5 of Appendix A to demolish the existing building by conducting an open burn training exercise. The Tribe initiated communication with Tod Chambers, Assistant Chief, Capital City Fire/Rescue (CCFR) to conduct this exercise. CCFR is very excited for this opportunity as it will serve as an excellent training opportunity for their members. Mr. Chambers has been working on the permits to perform the open burn on July 29, 2017.

I hope the Docks and Harbor Board will work with Tlingit & Haida and Capital City Fire/Rescue to allow the open burn training on July 29th, 2017, and allow this project to move forward for the benefit of the City and Borough and the Tribe.

Respectfully,



Myrna Gardner, Manager
Business & Economic Development

Attachment: Thane Ore House Assessment

cc: Madeline Soboleff Levy, General Council, Tlingit & Haida



November 14, 2016

PND 162063

Ms. Myrna Gardner
Manager, Business & Economic Development Department
Central Council of the Tlingit and Haida Indian Tribes of Alaska
9097 Glacier Highway
Juneau, Alaska 99801

Re: Thane Ore House and Warehouse Structural Assessment
Structural Engineering Report

Dear Ms. Garner:

Per your request, PND Engineers, Inc. (PND) has inspected and assessed the Thane Ore House. This report summarizes our field investigation, our observations, our analysis and findings and includes recommendations.

Field Investigation

On October 19, 2016, Mr. Chris Gianotti, P.E. visited the Thane Ore House and inspected its construction and assessed the condition. No framing plans were available, so the investigation included taking measurements of the construction including locating walls and columns; measuring wall heights; sizing wall framing, columns, roof truss members, rafters, roof purlins and wall girts; measuring roof truss connections. Photographs were taken. Mr. Gianotti noted the condition of framing.

Observations

The following observations were made:

- 1) The building is a wood-framed structure that apparently was constructed in 3 or more phases. There are distinct framing schemes in the north end, the middle and the south end. In addition to these three large areas there are shed roof structures on the east side of the building over the kitchen and storage areas at the north section and shed roof framing over a maintenance storage and shop area on the east side of the middle section. There is a single gable with a ridge running in a direction that is called north to south in this report.
- 2) The north end section consists of a main area that was used for dining and consists of a concrete slab floor, a west wall that has windows and doors over most of the length, a north wall that is half solid and half with windows, and east wall that is penetrated by doors to the kitchen and storage areas. The south wall of the north section is a fire wall that separates the north section from the middle section. The main area is approximately 29'-9" x 79'-4" in plan area. The kitchen/food storage/mechanical area is approximately 18 feet x 42 feet in footprint. North of the kitchen/food storage/mechanical area are storage areas under shed roofs. One storage area is approximately 10 feet by 22 feet and another is approximately 8 feet x 15 feet.

The roof framing at the main area consists of pre-engineered trusses at approximately 8 feet on center supporting 2x6 purlins at 2 feet on center. The underside of the purlins are sheathed with plywood. The purlins support metal roofing. There is batt insulation between the purlins. There is no venting of the space above the purlins. Exposed fastener metal roofing is screwed to the purlins. The trusses are Pratt-type with 2x6 top and bottom chords and 2x4 diagonal webs. Truss members are connected to each other with light gage metal plate connectors.

The roof trusses span transverse to the ridge approximately 14'-9" between the exterior walls and a center 6x8 beam line which is supported by 6x6 posts. The posts are spaced approximately at 8 feet on center.

Solid wall framing consists of horizontal wall girts that span between posts in the wall and sheathed with vertical planking. The wall girts are flat 2x members.

The lateral load resisting system of the main area of the north section appears to be the ceiling sheathing acting as a horizontal diaphragm and timber frames at the side walls and along the central row of posts, and some shear wall at solid wall sections. The braced frames consist of 6x8 beams, 6x6 posts and 2x6 knee braces that extend approximately 3 feet horizontally and 2.5 feet vertically. The braces are nailed to the sides of the posts and beams. The top of the beam is approximately 9'-6" above the concrete floor. There is some stiffness and strength in the solid portions of the side and end walls, although this construction is likely not building code compliant. The north end of the east side wall has a diagonal brace with minimal connection to post beam and foundation.

- 3) The kitchen and storage areas east of the north sections appear to be built at different times and using different framing schemes. All have rafters spanning east to west and have 1x or 2x flat purlins on them. Exposed fastener metal roofing is screwed to purlins. There appears to be no diaphragm or bracing in the plane of the roof. Some rafters are spaced at 24 inches and others at 48 inches on center. Purlins are spaced from 18 to 24 inches on center. Some rafters are covered at the interior with gypsum wall board ceiling panels.

Some kitchen ceiling panels have mold on the surface and are sagging. There appears to be a leaky roof and water damage.

Exterior siding along the east side of storage and kitchen areas has moisture damage.

- 4) The middle section of the building has 2 rooms: a main area that is approximately 29 feet x 66 feet and a storage/maintenance area that is approximately 10 feet by 66 feet in footprint.

The middle section main area roof consists of clear span trusses spanning 29 feet and spaced approximately 4 feet on center. The trusses are Howe-type, site-built, with plywood gussets nailed to 2x6 chord and web members. The trusses support 2x6 purlins at 24 inches on center. There is fabric on the underside of the purlins. The fabric covers a vapor barrier and batt insulation. There is no sheathing. Exposed fastener metal roofing is screwed to the purlins.

The east side storage/maintenance area has a shed roof with 2x6 rafters spaced at 24 inches on center spanning the 10 foot width. The rafters support flat 2x6 purlins spaced at 24 inches on center. There appears to be no sheathing on the top of the rafters or purlins and only gypsum wall board under the rafters.

Between the middle section main area and the storage/maintenance is a bearing wall with 2x6 horizontal girts spanning between 6x6 posts at 8 feet on center. A 6x10 top plate supports the main area trusses that are between the posts. This wall is sheathed on one side with vertical planking.

The east exterior wall of the middle section appears to be framed the same as the interior wall that is between the main area and the storage/maintenance area.

The floor of the middle section is a concrete slab on grade. It is discolored. The discoloration appears to be from moisture migrating upward through the ground and concrete. It is likely that there is no vapor barrier under the slab.

There appears to be minimal or no code approved lateral load resisting system in the middle section. The west exterior wall consisting mostly of windows and doors and minimal sheathing from sill plate to top of wall. The interior and east walls are not sheathed with plywood and have limited strength and stiffness.

- 4) The south section is approximately 29'-9" x 59 feet interior. It is covered with a roof that is framed with two different types of trusses that support 2x6 flat purlins at 24 inches on center. The trusses are spaced at 8 feet on center. Exposed fastener metal roofing is screwed to the purlins. There is no insulation and no sheathing in the roof.

Exterior walls are framed with 6x6 posts spaced at 8 feet on center, 2x6 flat horizontal wall girts and vertical planking for siding. The west wall has a line of relatively high rectangular windows between the posts. The south wall framing is covered on the interior and its construction is not known.

Exterior walls near the ground have water damage as there are no gutters on this section of the building. Water appears to drop from the eaves, accumulates in small puddles, splashes and wets the exterior wall. The limited amount or lack of direct sunshine results in long periods of being wet and mild and mildew growth.

The concrete slab surface is discolored. This appears to be from migrating water. There is likely no vapor barrier under the slab.

One type of roof trusses in the south section is supported at the exterior wall posts and a row of central posts 10 inches to one side of the ridge line. The trusses are Howe-type with rough-cut 2x6 members connected together with plywood gussets on each side nailed to the members. There are skewed knee braces on the ends of some of the trusses. There are also 2x6 knee braces on one side of the center posts.

The center row of posts is 6x6 posts at 8 feet on center supporting a double 2x6.

Between the posts there is a different type of truss, spaced 4 feet from the posts that is supported at the exterior walls and the double 2x6 that runs between the center row of 6x6 posts. The double 2x6 at the center of the building cuts through the bottom chord. The bottom chord is connected to the double 2x6 with light gage joist hangers. The trusses have 2x6 top and bottom chords, a 2x6 king post and 2x4 diagonal webs that slope up from the intersection of the king posts and the bottom chords to the top chord, approximately 30 degrees from vertical. The chords, webs and king posts are connected together with plywood gussets on both sides. The gussets are nailed to the other members.

There appears to be little or no lateral load resisting system in the south section roof and walls.

See photographs at the end of the report.

Analysis

The building should have been designed according to a previous version of the Uniform Building Code or the International Building Code as amended by the City and Borough of Juneau. If the building is remodeled or renovated extensively, which appears to be a likely option, it will need to meet the current building code which is the 2009 Edition of the International Building Code as amended by the City and Borough of Juneau.

Local amendments that affect structural are the snow, wind and seismic criteria. For this site that includes the following:

Snow: Ground snow load = $p_g = 70$ psf.
Appropriate thermal factor, $C_t = 1.0$
Appropriate exposure factor, $C_e = 1.0$
Appropriate Importance, $I = 1.0$
Low slope snow load over east side storage and kitchen (2 on 12 estimated slope) $p_s = 44$ psf
Main areas of building (5 on 12 estimated slope): $p_s = 37$ psf
Additional snow load on low slope areas due to shedding from main area = 20 psf over 15 foot width

Wind:

Velocity (3 second gust) 116 miles per hour
Appropriate Importance: $I = 1.0$
Static Design Pressure $q = 32$ psf
Pressure on components walls and roof per ASCE 7

Seismic:

Site Class D for firm soil
 $S_s = 0.50$ g, $F_a = 1.40$, $S_d_s = 0.47$ g
 $S_1 = 0.35$ g, $F_v = 1.71$, $S_d_1 = 0.36$ g
Response Factor, $R = 6.5$ for shear walls: $C_s = 0.072$ g
Response Factor, $R = 1.5$ for timber frames, $C_s = 0.31$ g
Design Category D

PND performed a vertical analysis on the roof trusses and purlins using the existing dead load and the Building Code prescribed roof snow load. Trusses were modelled in RISA-3D computer analysis software.

Timber species and grade of individual framing members is not known. Much of the lumber and timbers is rough cut indicating it likely came from a local mill and is likely either Alaska Spruce or Alaska Hemlock. The lumber appears to be of a higher grade, leading to the use of No 1 grade material in the analysis.

Sawn and surfaced material is likely not from a local mill and is likely Hem Fir or Doug Fir species and wither number 1 or number 2 grade lumber. PND used No 2 Hem Fir values for the sawn and surfaced lumber.

Findings

The following was found:

- 1) Roof purlins are likely adequate throughout the building
- 2) Roof trusses in the north area are overstressed when subject to the code prescribed snow and dead loads. The stresses computed are between 220 and 1000 percent of the allowable stresses.
- 3) Rafters at the low roof east of the main area of the north section are overstressed when subject to the balanced snow load added to the shedding snow load from the main roof. The stresses when subject to these loads is approximately 112 percent of code allowable stresses.
- 4) Rafters at the east shed roof over the storage/maintenance room of the middle section are overstressed when subject to dead loads plus the balanced snow load plus the snow loads from shedding off the main roof. The stresses in the rafters are approximately 180 percent of code allowable stresses.

- 5) The trusses over the main area of the middle section are overstressed when subject to roof snow and dead loads. The stresses in members are as high as 128 percent of code allowable stresses.
- 6) The trusses over the main area of the south section are overstressed when subject to code prescribed snow and dead loads. Some members have stresses as high as 525 percent of the code allowable stresses.
- 7) The double 2x6 that supports trusses between posts at the south section of the building is over stressed when subject to snow and dead loads, with stresses being approximately 345 percent of allowable stresses.. Connectors are not adequate to support the double 2x6 at the supports.

Recommendations

The buildings structural system is deficient to support code prescribed vertical loads and has a limited or non-existing code recognized lateral load resisting system. The foundation has unknown construction. The slab cannot be covered with a floor system that can be under warrantee.

Non-structural systems such as metal roofing, insulation, gypsum wall board, exterior siding, and gutter systems are either at their expected life, damaged or deficient that they will need to be replaced.

Building lighting and mechanical systems will likely need to be replaced if the building is used for a different purpose than for what it was previously used.

It is not cost effective to repair and retrofit the building. It is recommended that the building be demolished and replaced with construction meeting the current building code.

Hopefully, this report suits your needs. If you have questions or need additional information, please feel free to contact me.

Sincerely

PND Engineers | Juneau Office



Chris Gianotti, P.E., S.E.
Senior Engineer –

Enc.

Photographs



Thane Ore House from northeast



East side from south



West wall from the north end



East side, middle section from south



West wall from south end



East side north section



South end from west



East side middle and south section



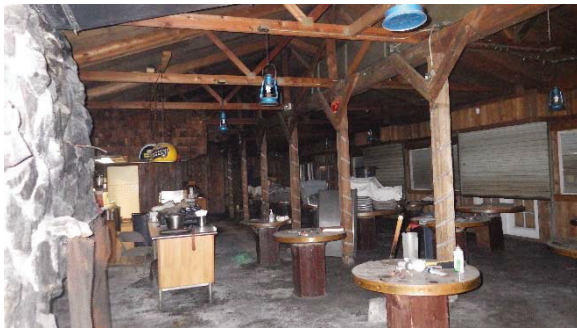
Moisture damage at base of exterior siding south section



Roof trusses north section from northwest corner



Moisture damage under windows



North section, main room from northeast corner



North section, west and north walls



Deteriorated wall framing behind chimney



Middle section west wall



Wall between main area and storage/maintenance at middle section



Middle section roof trusses



South section – west wall windows



Middle section from southwest corner



South section, intermediate trusses where double 2x6 support cuts through bottom chord



Storage Maintenance area middle section



South section with truss on post with knee brace



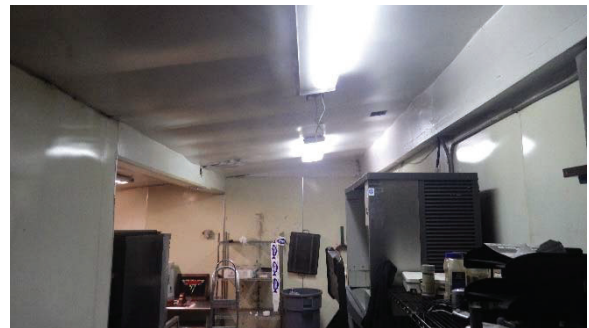
East side mechanical room with living quarters



Uneven ceiling in kitchen area- gypsum wall board attachment is failing.



Mechanical room equipment



Ceiling in kitchen



Ceiling damage in mechanical room



Damaged ceiling in kitchen area



Tlingit & Haida Immersion Park

You've come all this way, immerse yourself in the land of our first people, walk among the Ravens, sing with the Eagles and experience what life is like harvesting and working Haa Aani (our land).

Central Council Tlingit and Haida Indian Tribes of Alaska
9097 Glacier Highway
Juneau, AK 99801
907-463-7177
Myrna Gardner, ICCM-F, GWCCM
Manager, Business and Economic Development

Exhibit D



CENTRAL COUNCIL

Tlingit and Haida Indian Tribes of Alaska
Office of the President • Edward K. Thomas Building
9097 Glacier Highway • Juneau, Alaska 99801

Letter of Transmittal

City and Borough of Juneau
Docks & harbors, Port Director's Office
76 Egan Drive
Juneau, AK 99801

Central Council Tlingit and Haida Indian Tribes of Alaska understand the proposal requirements of RFP No.DH16-002. The Central Council of the Tlingit and Haida Indian Tribes of Alaska (Central Council) is the tribal government representing nearly 30,000 Tlingit and Haida Indians worldwide. We are a sovereign entity and have a government-to-government relationship with the United States. Central Council's headquarters are in Juneau, Alaska. Central Council has the financial, organizational and management necessary to successfully operate the Tlingit Haida Immersion Park.

Authorized Representative:

Richard Peterson, President
9097 Glacier Highway
Juneau, AK 99801
907-586-1432

CCTHITA Tlingit Haida Immersion Park is willing to accept the terms and conditions of the lease contained in Attachment 1 if awarded the lease.

By my signature below, I acknowledge all addenda to this solicitation.

Richard Peterson, President
Central Council Tlingit and Haida Indian Tribes of Alaska

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Operations/Business Plan

Since time immemorial the Tlingits and Haidas have walked the Taku and Auk Kwaan land. Living in harmony with the Eagles and the Ravens and the Salmon. Long houses were built from the majestic Red and Yellow cedar, Hemlock and spruce trees to weather the harsh winters. Walking through the forest you can hear the Eagle sing to his Raven brother as they sail over the mountains to the water harvesting the bounty given each year by the creator.

The Tlingit and Haida Immersion Park is a 35-year business development commitment to turn what was once known as the Thane'Ore House into a 100% Immersion Park for locals and guests to experience life on Haa Aani (our land).

The business plan is to build the Tlingit and Haida Immersion Park using the model the Polynesian Cultural Center.

The Polynesian Cultural Center: Skilled artisans and original materials from the South Pacific were imported to ensure the authenticity of the village houses. Fifty Years of Contribution to the local economy and strength of the Hawaiian Tourism.

- ✓ **1963** - The Polynesian Cultural Center opened to the public on Oct. 12, 1963.
- ✓ **By the late 1960s**, the amphitheater had been expanded to almost 1,300 seats. Villagers staged the evening show every night (except Sundays) and sometimes twice a night to accommodate peak-season crowds.
- ✓ A major expansion in **1975** relocated and enlarged the Hawaiian village and added a Marquesan tohua or ceremonial compound. The following year a new amphitheater, which now seats almost 2,800 guests, was opened and several other buildings were added to the grounds, including the 1,000-seat Gateway Restaurant in 1979.
- ✓ **In the 1980s**: a 70-foot bure kalou, or Fijian "spirit house"; the Migrations Museum; Yoshimura Store, a 1920's-style shop that serves island treats.
- ✓ **In 1995**, the Center introduced a new and exciting night show, Horizons, Where the Sea Meets the Sky; a breathtaking IMAX™ film, The Living Sea; and Treasures of Polynesia,
 - a \$1.4 million shopping plaza featuring a large collection of authentic island merchandise.

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- ✓ **In 1996**, the Center created the Ali'i Luau, which takes guests on a nostalgic trip through Polynesia with popular hapa-haole hula music while they enjoy traditional Hawaiian luau food and entertainment.
- ✓ **In the 2000's**• the addition of the IMAX™ film Dolphins, improvements to the front entrance, modifications to the retail sales areas to create a more authentic shopping experience and more.
 - The Aloha Theater was renovated to handle special group functions of 1,000 or more. In response to visitor satisfaction surveys, cultural presentations were lengthened to an hour each to give the visitors more to experience. And, to give them more time to experience it all, the PCC introduced its "Free within Three" campaign that lets a guest purchase a ticket for a package and then come back again for two additional days to fit in all that they may have missed the first day.
 - The year 2001 brought the start of many changes to the face of the Center, with more than one million dollars in improvements to the front entrance landscaping.

As the PCC celebrated its 40th anniversary in 2003, even more changes took place to enhance the beauty, culture and learning guests of all ages and backgrounds enjoy. A new front entrance now features mini-museum displays of artifacts from each of the islands represented at the Center, as well as hand-carved replicas of the various voyaging canoes used throughout Polynesia. An exhibit featuring moai statues of Rapa Nui or Easter Island — created onsite by artisans from Rapa Nui — has opened to round out representation of the Polynesian Triangle; the all-new Hale Aloha venue now houses the award-winning Ali'i Luau, as does the all-new Hale Kuai and Hale 'Ohana, with a fun show featuring songs and dances that take guests on a journey around the Hawaiian Islands and into the heart of Hawai'i's people.

By investing our dollars, resources, personnel, capabilities and assets, Central Council Tlingit and Haida Indian Tribes of Alaska will build a Cultural Immersion Park for all of Alaska's guest to experience for generations.

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The Tlingit & Haida Immersion Park is a unique treasure created to share with the world the cultures, diversity and spirit of Alaska's First People.

In accomplishing this we will:

- *Preserve and portray the cultures, arts and crafts of Alaska Natives.*
- *Contribute to the educational development and growth of all people in Juneau and the world in Tlingit & Haida Cultural.*
- *Demonstrate and radiate a spirit of love and service which will contribute to the betterment, uplifting and blessing of all who visit this special place*

Implementation 1: Renovation

Renovation of current layout to be a Cultural Center. In year one, we will work with our workforce development department, TANF department, Employment & Training to train and employ tribal citizens and American Indian TANF clients in the construction and renovation of the Cultural Center.

The exterior and interior of the building will be renovated to replicate a traditional longhouse. Guests will eat traditionally and experience performances inside the longhouse.



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Alternative Energy heating, cooling, lighting of campus. Central Council will work with its federal and state partners; Department of Energy, office of Indian Energy, Department of Agriculture, Rural Development, Alaska Energy Authority, the Alaska Center for Energy and Power (ACEP) University of Alaska Fairbanks to develop and operate one of the greenest campuses.

Alternative energy projects may include

- Illumient Solar Wind Hybrid Off-Grid Street lighting systems



Professional Technical Support: The Department of Energy, Office of Indian Energy provide technical support for tribes in project development. CCTHITA will submit an application for technical support through the development of our alternative energy project.

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Phase 2: Interactive Immersion Park

Walk and experience the Tlingit Interactive Immersion Park with a narrated guide. We will explain and share the tools, purposes, and processes of Carving an Alaska Canoe, or Totem Pole, learn how we weave some of the most intricate baskets in the world with Yellow and Red Cedar. Observe the process in making Devils Club Salve or how we use tanned hides for coats and gloves and accessories.

Tent 1: Traditional Ship building. Tlingit Canoes ranged in sizes to carry two or three people up to sixty. The canoes were used for fishing, for hunting sea mammals, such as whales, Seals and Sea Lions as well as for trade up and down the Pacific Northwest Coast with other tribes, Californians and Mexicans. Hear from a master carver the details and time involved in carving a traditional Tlingit Canoe. See and touch the tree and learn how our canoes once sailed to Mexico. Master Carvers and apprentices will work on a canoe throughout the year, demonstrating to our guests the intricate detail and time in carving a traditional canoe.



Transportation was primarily by water and distances were measured by how far a canoe could travel in a single day. The various Indian nations along the Northwest Coast undertook long trading voyages to exchanges specialized goods and local resources. In addition, distant nations were often connected through marriage alliances among the chiefly elites.

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"In taking a seat in a canoe, the paddler drops on his knees at the bottom, then turns his toes in, and sits down as it were on his heels. The paddle is grasped both in the middle and at the handle. To give a stroke and propel the canoe forward, the hand grasping the middle of the paddle draws the blade of the paddle backwards through the water, and the hand grasping the handle pushes the handle-end forward, and thus aids the other hand in making each stroke of the paddle; a sort of double action movement."



With regard to the overall size of the Tlingit canoes, the long-distance voyaging canoes (sometimes called "war" canoes) ranged from

Exhibit D

35 to 65 feet long and six to eight feet wide.

They could carry 50 to 60 people and had
about a five-ton capacity



Tent 2: Centuries of weaving clothing, hats, sleeping mats, ceremonial objects, storage baskets and other items for everyday use. Once an important part of everyday life, is known as an international art. Some of the finest historic weavings are from the Haida and displayed prominently in museums. Weaving was traditionally practiced by women, although today there are a few men practicing this art.



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Traditionally weaving materials included spruce root and red cedar bark. Today Haida basket weavers work mainly in cedar bark, but spruce root weaving continues. You will hear and see from the Haida Weavers the details and process involved in harvesting and weaving a traditional basket or hat.

[Tent 3: Food and Medicine from nature](#). Here you will experience the harvesting of an Alaska native traditional medicine, herb, tea, salve known as Devil's Club (*Oplopanax horridum*) root inner bark.



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With the warming soil and longer daylight of spring, small leaf buds tip the devil's club's wicked stalks.

This plant is loved and hated at the same time.



Devil's club is well loved as a plant of beauty and medicine. It has been used as a physical and spiritual medicine for longer than history records



The methods of preparing this plant include tea, tincture, and salve. In this immersion, you will learn what a Devil's club is, how it is harvest and processed into a salve.

Exhibit D



Main House: Here our guest will share in the bounty of the land. An Alaskan feast, Local Salmon, Salmon and Arugula Salad, Fruits, Alaska Blueberry Tarts and Pies, Salmonberry Tarts and Pies, Wild Raspberry Tarts and Pies.

Canoe Launch

Central Council will store and display traditional canoes at the shoreline for guest to watch traditional canoers launch a canoe. The Canoes will be available for pictures on the shoreline. A long term opportunity we will evaluate the costs (Insurance and manpower) of taking individuals on a short ride.



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Longhouse Menu

This is a sample of the quality of our proposed menu.



Cedar Plank Grilled Wild Salmon

The salmon comes out moist and tender with a hint of Red Cedar and dill. A buttery delicious fish.



Smoked Salmon & Arugula Salad

The lightly smoked salmon adds a beautiful flavor to the Arugula, apples and walnuts mixed with a Skinny Green Grapes Dressing. You are gonna love this!



Indian Tacos

Indian Tacos are like Mexican tacos but made with Fried Bread in place of the tortilla. Build your own with taco meat, cooked beans, shredded cheese, tomato, lettuce, pickled jalapenos, sour cream, and your favorite hot sauce



Salmon & corn Chowder

The salmon comes out tender and is a good match with the dill and potatoes and fire roasted corn.

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Salmonberry & Chocolate Tart

These tarts are fresh, rich and summery with the addition of in season, local Salmonberries and creamy coconut oil chocolate.



Traditional Hudson Bay Tea

*In a study published in the Journal of Ethnopharmacology in 1992, Dr. Allison McCutcheon found the branches of Labrador (Hudson Bay) tea act as an antibiotic against *E. coli* and *Bacillus subtilis*.*

Along with their dinner, they will be entertained with a 15 minute dance celebration. Interaction will include dancing and singing. Immediately following, guests will be taken through the gift shop to the buses.

There will be two showings; Noon – 2/2:30 PM and 4:00 – 6:30PM

AVAILABILITY:

MAY–SEPT. Lunch & dinner daily.

DURATION:

2 to 2-1/2 HOURS

COST:

ADULT \$49 | CHILD \$24

- Operates in all weather conditions.
 - By arrangement to meet tour & cruise ship schedules.
 - Times are approximate
 - Child rate applies to ages 12 & under.
- Taxes not included.

Two School Buses with guests twice per day. A school bus holds 72 passengers. We estimate 80% capacity per session, (115 guests) operating May 1 through September 30 for 152 days.

Exhibit D

Phase 3: Year-Round Commerce and Training

During the off-season period (October – April) Central Council will contract with Master Carvers and Artist to teach our youth and young adults the art of Carving Paddles, Weaving Baskets, Making Moccasins, Beadwork, making Devils club Salve, Hudson bay tea packages, jams, jellies and syrups for sale in the gift shop.

New Jobs and Money in the Juneau Community

Renovation Period: 20 – 30 Staff \$1,500,000

- Laborers
- Painters
- Electrical
- Plumbing
- Façade
 - The exterior of the building will have a façade installed to make it look like a traditional Tlingit long house.
- HVAC
 - Acquisition and Installation of new system
- Waste treatment
- Water treatment
- Repaving of road in leased area
 - There is the possibility of added value if we have a MOA with the Department of Transportation and DNR to allow us to include that property on our inventory and we would pay for the paving of their portion of the road.

Operations: 36 Employees - \$1,561,460

- Park Campus Program Manager
- Food Service Manager
- Head Chefs (2)
- Prep Cooks (2)
- Cashiers (2)
- Wait staff (4)
- Dishwashers (2)
- Walking Tour Guides (5)
- Master Carver Instructors (2)
- Apprentice Carvers (6)
- Craft Artist (Demonstrators) (2)
- Bus Drivers (2)
- Bus Driver Part-time (1)

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- Secretary/Assistant (2)
- Retail Sales Clerks (2)

Contracted Staff (Dancers): 10 per week (15 weeks) = 150 Dancers \$4000 a month x 5 months = \$20,000

Net New Direct Jobs = 216

1st year Payroll Infusion to local economy = \$3,081,460 Annual,

Year 2 – 35 = \$56,851,088.00

Tax Revenue

With the operations of the Tlingit Immersion Park, we project 80% occupancy for the 3rd season. With prices and projections this would conservatively add \$81,959 in sales tax revenue annually and an additional \$75,000 in sales tax revenue from Gift shop sales. Over 35 years, that is \$5,493,566.

CCTHITA is a solid reputable tribe. We comply with all Federal, State and Tribal regulations. We would remit all tax revenue to CBJ when due.

Capacity of Firm

Federally recognized tribe

The Central Council Tlingit and Haida Indian Tribes of Alaska (CCTHITA) is a federally recognized Indian Tribe that serves 20 villages and communities that are spread over 43,000 square miles within the Alaska Panhandle. The Tlingit and Haida community is among the largest, most isolated, and most geographically dispersed Native or Tribal populations nationwide. CCTHITA was created by the Jurisdictional Act of 1935, when it sought federal recognition for the purpose of pursuing Tlingit and Haida land claims in Federal court. The Act was amended in 1965, to formally recognize CCTHITA as the federally recognized governing body of the Tribes. In 1966, the U.S. Court of Claims awarded the Tribe 7.5 million dollars for lands the government withdrew to create the Tongass National Forest and Glacier Bay National Monument. These funds have been prudently managed by the Tribe under a long-term plan approved by Congress.

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CCTHITA provide services to 23,000 citizens of the Tlingit and Haida Tribes. Each of these Tribes has a distinct culture, including their own language and traditions. Tlingit people traditionally lived furthest north, and the Haida people inhabited the Prince of Wales Island area. Over 16,000 citizens of this



population reside in Southeast Alaska, with the remainder residing in the lower 48 states. **Over 20% (3,200 individuals) of this total service population lives in the Juneau area**, with the remaining 80% (12,800 individuals) residing within villages throughout the region.

The administrative structure and methods of CCTHITA are well developed and sufficient for managing numerous and diverse programs. The line of authority is clearly established and the levels of policy-making and program management are defined. CCTHITA has a solid track record of political stability and self-governance.

CCTHITA presently operates over 50 programs providing direct services to community members in the areas of public safety, social services, economic development, housing, education, youth and elder's services, and substance abuse. The Tribe employs over 200 staff and operates an annual budget of 27 million dollars.

[Government](#) [Governance](#)

The Tribal Assembly of the Central Council is composed of delegates from the Communities of Tlingit and Haida Indian Tribes listed in the Rules of Election who have been elected in accordance with such *Rules* and Article III of the Tribe's Constitution.

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The governing body of the Central Council shall be comprised of the Tribal Assembly of delegates, and, consistent with the terms of the *Constitution*, the Executive Council. The governing body of the Central Council possesses sovereign and plenary power to legislate for and to govern, conduct and manage the affairs and property of the Tribe.

Administration

The tribe and all of its business operations is managed by the President, Chief of Business Operations, Chief Financial Officer, the Managers of Business & Economic Development, Employment & Training, Head Start, Human Resources, Information Technology, Native Lands and Resources, Temporary Assistance for Needy Families, Tribal Child Support Unit, Tribal Family & Youth Services, Tribal Vocational Rehabilitation, Tribal Transportation and the Vocational Training and Resource Center.

General Overview:

- Program Compliance – establishes eligibility and official registration of tribal citizens
- Employment and Training – Employment services, Job Placement, Training Services, Vocational Rehabilitation
- Education Services – Higher Education, GED, VTRC, Johnson O'Malley
- Family Services – Financial Assistance, Child support, Child Care, Child Welfare, Head Start, Youth Employment & Training, Counseling Services, and Suicide Prevention
- Elderly Services – Financial Assistance, Health and Social Services, Caregiver Support
- Community Services – Business & Economic Development, Repatriation, Public Safety, Tribal Governance, Environmental, Forestry, Realty, Roads & Transportation, Tax & Financial Management
- Vocational Technical Resource Center – Training and career advancement through high quality, postsecondary academic and vocational education.

Tlingit & Haida Immersion Park Business Structure

The Tlingit & Haida Immersion Park will be a for-profit Limited Liability Corporation wholly-owned by the Tlingit Haida Business Development Corporation. We are members of the American Indian Alaska Native Tourism Association, the Juneau Chamber of Commerce, and we will join the Alaska Travel Industry Association. We will partner and utilize our associations as well as the **Travel Alaska** – the Official State of Alaska Tourism & Vacation Information managed by the State of Alaska Division of Tourism.

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Disadvantage Business Enterprise Status

The State of Alaska, Department of Transportation & Public Facilities, Civil Rights Office defines the Disadvantage Business Enterprise Program as; A disadvantaged owner must be a U.S. citizen and meet the federal definition of socially and economically disadvantaged as defined in 49 CFR 26.67 presumptive groups include Native Americans, owned and controlled by disadvantaged owner. The Tlingit & Haida Immersion Park is a wholly-owned enterprise of the Tlingit Haida Tribal Business Corporation, a wholly-owned corporation of Central Council Tlingit and Haida Indian Tribes of Alaska. It meets the standards of a DBE.



Employment & Training

Internal Commitment to the project. The CCTHITA Employment and Training Department is an integral part of the increased jobs, and training of Juneau's unemployed tribal residents. Our commit to this partnership by committing funds through

- ✓ economic development,
- ✓ client training,
- ✓ support services,
- ✓ case management and
- ✓ work experience contracts or
- ✓ on-the-job training

Our team of workforce professionals will ensure that support systems are in place and that trainees are matched to opportunities arising from this project and that appropriate training resources are

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available. This project will have access to approximately \$1,050,000 in employment and training funds for economic development, training costs and support services annually.

Vocational Training Resource Center

To develop the workforce for this project, Central Council will offer retail sales, customer service, grooming, Etiquette and public speaking workshops all tailored like the “Nordstrom Way.” A business professional, customer driven sales program. Nordstrom’s has “One Rule”. “Use Good judgement in all situations.”

- A Nordstrom salesperson rarely points. If you have a question about where something is located, they walk you there.
- Salespeople are taught to walk your bagged purchased around the counter to you vs. just handing it across the counter.
- Salespeople can offer to ring up your purchase without you ever having to stand in line. This particularly happens a lot in the shoe departments.
- Departments are generally trained to answer the phone on no more than the 2nd ring.

Tribal marketing is *customer-centric*, because it is less about you and more about strengthening the **human** bond between us and our guest.

Classes and training like:

- ✓ Travel & Tourism Specialist
- ✓ Restaurant Management
- ✓ Administrative Assistant
- ✓ Culturally appropriate guided tours
- ✓ How to Communicate with Diplomacy, Tact and Credibility
- ✓ Public Speaking

Public Safety

The Village Public Safety Program works closely with local mayor and city council, the Alaska State Troopers and municipal police to respond to public safety emergencies, search and rescue, fire protection,

The Nordstrom Way

The Nordstrom Way is to focus solely and exclusively on doing whatever it takes to create a satisfied customer.

The underlying philosophy and culture of the Nordstrom Way is disarmingly simple: Use your own initiative to provide customers with exceptional levels of service. You’ll never be criticized for doing too much for a customer, only for doing too little. If you’re ever in doubt, err on the side of doing too much rather than too little.

How the company organizes and empowers its employees to use their initiative in practice is impressive. Firstly, the company has a culture which lauds exceptional acts of customer service and stresses employees are free to use their initiative at all times and in all situations -- to act as if they were entrepreneurs in business for themselves. But equally importantly, the company then delivers on that basic premise by supporting its employees in the decisions they make.

The result is employees find innovative and appropriate ways to provide customers with knock-out levels of service. Customers love it, employees thrive on the responsibility and flexibility of their job and sales soar.

And paradoxically, the Nordstrom Way illustrates the direct link which many companies fail to realize -- specifically that the more front-line employees are trusted and empowered, the stronger the long-term relationship that can be built between a company and its customers. When a company gets the mix right (like Nordstrom has), it creates a sustainable competitive advantage that endures and flourishes.

The Nordstrom Way is the gold standard of customer service.

Exhibit D

emergency medical assistance, crime prevention and basic law enforcement. Our VPSOs will incorporate this area as part of their program management and presence.

Financial Capacity

Central Council administers over \$27,000,000 annually. We have a \$1,500,000 line of credit, a trust fund valued at \$11,500,000. We have extensive lines of credit with vendors. We have over 80 years of professional references in Juneau, Statewide and Nationally.

We have a full range of personnel, facilities, networks, accounting software for managing programs and businesses, performing payroll and purchasing. We successfully administer numerous local, state, private and federal funding. With over 34 years of history of grant administration, we will continue to conduct business through the tribal government and business enterprises.

Sustainability

This Immersion Park will not only be an economic enterprise of the tribe it will be a Public-Private partnership to grow local jobs, increase cultural awareness, increase commerce, increase tourism and allow the tribe to partner with agencies like the U.S. Department of Commerce, the U.S. Department of Labor, the Department of Health & Human Services, the U.S. Department of Agriculture; Rural Development and the State of Alaska tourism and employment programs.

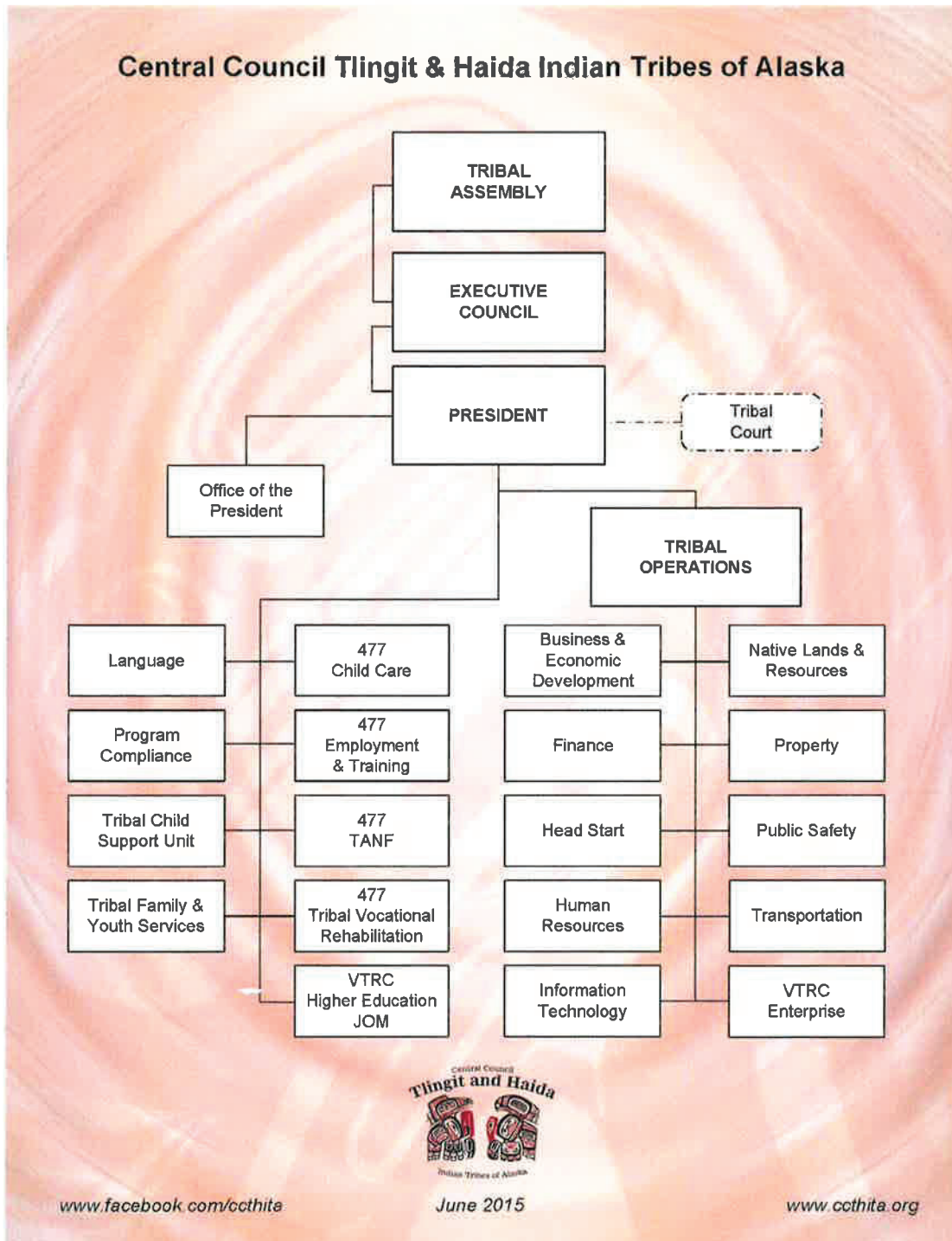
Unlike any other business proposal, Central Council will ***always*** be a strong economic force in Juneau and Southeast Alaska. We are not going anywhere. We will last long after most business have come and gone.

Succession Plan

Every other year, the President is elected by the Delegates at General Assembly. Each year, the core management team updates a succession plan for continuation of tribal operations. The Immersion Park will become part of the plan. The tribe's business has lasted longer than generations residing in Juneau. It will go on beyond generations.

Exhibit D

Organizational Chart



Resumes

The following are the resumes of Management and Key Personnel of Central Council Tlingit and Haida Indian Tribes of Alaska.

Exhibit D

Richard Peterson, President

Richard Peterson joined the governing body of Central Council Tlingit & Haida Indian Tribes of Alaska in 2000 and became President of Central Council Tlingit & Haida Indian Tribes of Alaska in April 2014.

As President, Peterson is responsible for the overall administration of all operations of the Tribe, representing over 29,000 tribal citizens. He has oversight of more than 200 employees.

Management of \$27,000,000 operating budget. Management of \$11,000,000 Tribal Trust Fund investment and responsible for the implementation of the general administrative policies of the Tribe. He is responsible for the completion of all actions of the CCTHITA Tribal Assembly and Executive Council. Peterson also serves as the President of the Tlingit & Haida Tribal Business Corporation (THTBC), a wholly-owned tribal business enterprise of Central Council. He has served since 2013.

Previously Mr. Peterson served as the President of the Organized Village of Kasaan for 16 years, President of POWTEC Solutions, a business enterprise for 16 years, a Board Member of the Southeast Island School District for 11 years, Committee Member for the USFS Alaska Tribal Leadership Committee (ATLC) for 3 years, a Board Member for the Rural Alaska Community Action Program (RurAL CAP) for 2 years, the distinguished Mayor of Kasaan Alaska for 12 years

Current board and commissions:

- Member – SEARHC Suicide Prevention Task Force 2014 – Present
- Committee Member – USFS Tongass Advisory Committee 2014 – Present
- Chair – Tlingit Haida Tribal Business Corporation 2013 – Present
- Board Member – Alaska Federation of Natives (AFN) Board of Directors 2013 – Present
- Chair – AFN Elections and Media Committee 2013 – Present
- Vice President – Alaska Native Brotherhood Camp #11 2010 – Present
- Committee Member – Federal Subsistence Work Group on Tribal Consultation 2010 – Present
- Committee Member – USFS Alaska Tribal Leaders Committee 2008 – Present
- 2nd Vice President – Southeast Conference Board of Directors 2008 – Present
- Delegate – Central Council Tlingit & Haida Indian Tribes of Alaska 2000 – Present
- Member - AFN Council for the Advancement of Alaska Natives
- Member – AFN Native Tribal Relations Committee
- Member – AFN Transportation/Infrastructure Committee

Exhibit D

Corrine M. Garza, Chief Operating Officer

Corrine Garza joined Central Council Tlingit & Haida Indian Tribes of Alaska in 1998 during her tenure Ms. Garza has served as the Chief Executive Officer, Chief of Business Operations and Chief Operating Officer for Central Council Tlingit & Haida Indian Tribes of Alaska.

As the Chief Operating Officer, Garza manages the tribe's operations by directing and coordinating activities of tribal operations consistent with established goals, objectives, and policies. She ensures that all administrative and program activities are carried out within the framework of adopted budgets, applicable laws, regulations, policies, and procedures as established by Congress, the State of Alaska, and the CCTHITA.

Previously Ms. Garza served as the General Manager for Ketchikan Indian Corporation for 4 years, Owner of Shinaku Consulting, 1 year, Chief Executive Officer for Klawock Heenya Corporation for 7 years, Financial Development Officer, SEAFirst Bank 1 year.

Ms. Garza served as the Chief Executive Officer of Tlingit & Haida Steel Industries for 6 years and has served as a Trustee for the CCTHITA Internal Employee Benefit Plan, a Member of the CCTHITA Investment Committee that provides oversight and management of the tribe's Trust Fund.

Ms. Garza holds a Masters in Business Administration, University of Washington and a Bachelor of Arts in Economics, Stanford University

Previous board and commissions:

- Board Member, SEARHC Foundation & Healing Hand Foundation 2003-2004
- Delegate & Vice-President Tlingit & Haida Community Council 1996
- Member, Blue Ribbon Committee, Ketchikan Gateway Borough 1995, 1996
- Treasurer, Past President, Past Co-President, Past Co-secretary, Past Vice-President, Alaska Native Sisterhood, Camp 19
- Director, Tongass Girl Scout Council, 1991
- Member, Klawock Overall Economic Development Committee, 1990-91

Exhibit D

Theresa Belton, Chief Financial Officer

Theresa Belton joined Central Council Tlingit & Haida Indian Tribes of Alaska in 2012 during her tenure Mrs. Belton has served as the Financial Systems Analyst and the Chief Financial Officer for Central Council Tlingit & Haida Indian Tribes of Alaska.

As the Chief Finance Officer (CFO) Belton has overall responsibility for supervision of Finance Department personnel and for the development, implementation, oversight, and coordination of finance related functions, including but not limited to: general accounting, purchasing, inventory, property leasing, travel, accounts payable, accounts receivable, and payroll. Mrs. Belton oversees the overall fiscal management of the Tribe and ensures that all activities are carried out within the framework of applicable laws, regulations, policies and procedures as established by the federal government, the State of Alaska, and the Central Council of Tlingit and Haida Indian Tribes of Alaska.

Previously Mrs. Belton served as a Bond Accountant for the State of Alaska, from 2002 – 2011 Mrs. Belton served Central Council Tlingit & Haida Indian Tribes of Alaska as the Controller, Lead Accountant and General Ledger Accountant.

Mrs. Belton holds a Masters of Accountancy with Honors, St. Josephs College, and a Bachelor of Business Administration in Accounting with Honors, University of Alaska Southeast

Exhibit D

Myrna Gardner, Manager Business & Economic Development

Myrna Gardner, ICCM-F, GWCCM returned to Central Council Tlingit and Haida Indian Tribes of Alaska in 2015. In July 2015, Ms. Gardner became the Manager of Business & Economic Development for the Tribe.

As the Manager of Business & Economic Development, Gardner will work with local, state, and federal governments to foster and improve the Southeast Alaska economy. She is responsible for creating partnerships with Native organizations and businesses, as well as leading and supporting the Tribe's enterprise development. She will also focus on providing business development and marketing support services.

Previously Ms. Gardner has served as the General Manager, 3R Products & Services, Supervisory Contract Specialist & Alternate Contracting Officer, SouthEast Alaska Regional Health Consortium, Vice-President of Development, Gana-A-Yoo Service Corporation, President & Chief Executive Officer, Kakivik Asset Management. Previous tenure with the tribe included Director of Business Development and Marketing, THTI and Business Development Specialist.

Ms. Gardner holds the professional designations of Industry Certification Contract Management – Federal (ICCM-F) from the National Contract Management Association and the George Washington Certified Contract Manager (GWCCM) from George Washington University. She has a Masters Certification in Federal Contracting from George Washington University, School of Business as well as an Associates.

Previous and Present Board, Commissions and Affiliations

- Member: Board of Equalization – City Borough Juneau 2012 - 2013
- Member: Fisheries Development Committee – City Borough Juneau 2012 - 2013
- Member: Community Service Commission – Statewide 2011 -2013
- Past President & member: Alaska Native Sisterhood, Camp #14 – Ketchikan, Alaska 1998 - 2000
- Member: Local Boundary Commission - Statewide 2001 -2003
- Member: Economic & Employment Diversification Strategy Committee 2005 -2006

Exhibit D

Elias Duran, Property Manager

Elias Duran joined Central Council Tlingit & Haida Indian Tribes of Alaska in 2003. In 2003, Mr. Duran became the Property Manager for the tribe.

As the Property Manager, Mr. Duran is responsible for managing the tribe's portfolio of commercial properties in excess of 12 million dollars. He carries out all daily administrative, leasing and maintenance. He supervises and coordinates all maintenance service and repair pertaining to real properties owned by the tribe throughout 20 communities in Southeast Alaska.

As Manager he Prepare and manage annual budget, creates and implement all marketing, leasing, and closing strategies. Perform all service and vendor contract bid acquisition, approval, and management. Review all vendor and contractor work, and determine all requirements met before payment release. Recruit, hire, and supervise administrative, janitorial, and maintenance personnel. Participate in and oversee employee training and Conduct property inspections, and move-out / move-in walk-throughs.

Previously, Mr. Duran managed Dura-Bilt Construction for 5 years. He held a General Contractor's License, Alaska Real Estate License, R.S. Means Professional Estimator, Certified Property Manager, and a Master Trainer from the National Center for Construction Education and Research.

Mr. Duran holds a Bachelor's of Science, Economics, University of Utah

Professional Organizations:

- Institute of Real Estate Management
- National Center for Construction Education and Research

Exhibit D

William Ware, Manager, Tribal Transportation

Mr. Ware joined Central Council Tlingit & Haida Indian Tribes of Alaska in _____. In _____, he became the Tribal Transportation Manager.

As the Tribal Transportation Manager, Mr. Ware is responsible for completing and maintaining the Tribal Transportation Improvement Program (TTIP) and managing the tribal transportation program and networking with other tribes as well as with local, state, and federal agencies to determine transportation system priorities for shared transportation systems (land, marine, air). As the Transportation Manager Mr. Ware ensures that Federal and State funds are spent in accordance with funding agency requirements including but not limited to recruitment, contracting, acquiring permits, construction, inspections, and financial and narrative reporting are completed in a timely manner.

Over the last 15 years, Mr. Ware served as the Tribal Transportation/Indian Reservation Roads Program Manager, the Tribal Administrator and the Assistant Tribal Administrator for the Petersburg Indian Association, the Fleet Manager, Trident Seafoods and the Pastor/Administrator for the Salvation Army, Western United States.

Previous and Present Board, Commissions and Affiliations

- Chair, Transportation Subcommittee, National Congress of American Indians 2015-Present
- Chair, National Inter-Tribal Transportation Association, 2014-Present
- Vice Chair, National Inter-Tribal Transportation Association 2013-2014
- Advisory Board Member, the Salvation Army 2008-2010
- Chair/President, Petersburg Indian Association 2005-2008
- Board of Director, Petersburg Indian Association 2002-2005

Exhibit D

Jason Wilson, Public Safety Manager

Mr. Wilson joined Central Council Tlingit & Haida Indian Tribes of Alaska in _____. In _____, he became the Public Safety Manager.

As the Public Safety Manager, Mr. Wilson is responsible for administrative support and oversight of all facets of the Village Public Safety Officer Program. He supervises all Village Public Safety Officers in all of our service communities. He manages all staff complying with complex policies and procedures including VPSO Field Manuals, State Regulations and Tribal laws and jurisdiction.

He supervises all department staff including hiring, monitoring, mentoring, coaching, staff development, evaluations, dispute resolution, progressive discipline and termination. He is responsible for managing and maintaining confidential records.

Over the last 12 years, Mr. Wilson has worked for Central Council as the Children's Justice Act Specialist, the ICWA Program Specialist, the Alaska NW Native Partnership Program Specialist, a Family Caseworker and Youth Program Specialist.

Mr. Wilson is a Certified Trainer of the White Bison Sons of Tradition curriculum. He is a Certificate Trainer of Casey Family Program's Better Together curriculum. A Certified Tester for the Casey Family Program's Ansell-Casey Life Skills Assessment Program. He has attended the University of New Mexico, University of Alaska Southeast and University of Alaska Fairbanks with a focus on Psychology and Sociology.

Exhibit D

Past Record of Performance

Central Council has successfully worked with the following Federal, State and Local Agencies and private sector firms.

- the State of Alaska; Office of the Governor, Office of the Lt. Governor, Department of Labor & Workforce Development, Natural Resources, Commerce, Corrections, Education & Early Development, Environmental Services, Natural resources, Public Safety, Revenue, and the State Legislature.
- City Borough Juneau
- U.S Department of the Interior
- U.S. Department of Health & Human Services
- U.S Department of Education
- U.S. Department of Commerce,
- U.S. Department of Labor,
- U.S. Department of Energy
- U.S. Department of Agriculture
- Rasmussen Foundation

References

Bank Information:

Wells Fargo
Contact Person: Karen West
123 Seward St.
Juneau, AK 99801
907-586-2460
907-463-3997; Fax

Credit References:

American Express
Dallas, TX
1-88-708-8128

Kroger – Fred Meyer
Juneau, AK 99801
888-327-4911

Bank of America
Wilmington, DE
1-800-673-1044

Costco Wholesale
Contact Person: Carmen, Vault Manager
Juneau, AK 99801
907-780-6740

Exhibit D

Established Local Business

10,000 Years of Economic Contribution to Juneau and Southeast Alaska

Central Council is a strong business force in Juneau and Southeast Alaska. In early days, pre-America, Tlingits and Haidas commerce and trade expanded to Mexico, California and during the territorial days, the Russians. Through a written Constitution, Central Council organized as a single regional tribal entity and gained federal recognition in 1935.

80 Years of Operating in Juneau

Central Council operates an annual budget of \$27 million dollars. We manage more than 40 grants and have a solid track record with well-established support system. The 2014 Financial Audit had no findings.

Civic Economics' Andersonville neighborhood (Chicago) study found a total impact (direct, indirect and induced) of \$.68 for each dollar spent at ten local independents, compared to \$.43 projected for their chain competitors. However, the projection of indirect and induced impacts *does not mean \$.68 of each dollar spent at a local independent "stays" in the local economy*, but that \$.68 of *additional* local economic activity *ultimately is generated* after additional spending cycles.

Using this formula, Central Council economic impact to Juneau and Southeast Alaska direct, indirect and induced ranges from \$38,610,000 to \$45,360,000 annually.

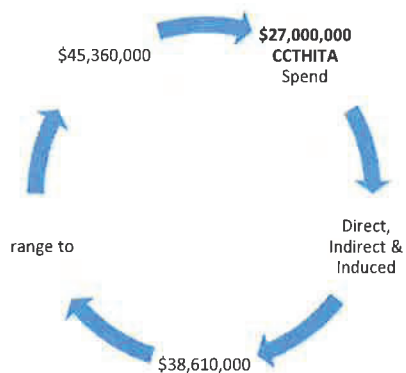


Exhibit D

Employees:

Central Council employees 196 employees in 20 communities, 159 are full-time, and 37 part-time

Juneau Presence: Services operated in Juneau by location include:

- **Andrew Hope Building, 320 W. Willoughby Avenue**
 - Child care Services
 - Computer Information Services (CIS)
 - Elderly Services
 - Employment and Training (E&T)
 - Human Resources (HR)
 - Indian Child Welfare Act (ICWA) Services
 - Tribal Court
 - Preserving Native Families
 - Program Compliance (Enrollment)
 - Self-Governance
 - Tribal Child Support Unit (TCSU)
 - Tribal Family & Youth Services (TFYS)
 - Tribal Vocational Rehabilitation (TVR)
- **Edward K Thomas Building, 9097 Glacier highway**
 - Tribal Operations
 - Business & Economic Development
 - Finance
 - Native Lands and Resources (NLR)
 - Property Management
 - Tribal Transportation
 - Publications
 - Village Public Safety Officers (VPSO)
- **Head Start, 201 Cordova Street**
 - Douglas Head Start Center
 - Head Start Administration
- **Mendenhall Mall, 9109 Mendenhall Mall Road, Suite 8**
 - PL-477 Services

Exhibit D

- Computer Lab
- Distance Learning
- Intake Services
- GED & Job Placement
- Training Services
- **Vocational Training and Resource Center, 3239 Hospital Drive**
 - Computer training
 - Higher Education
 - Johnson O'Malley (JOM)
 - Vocational Training
- **Temporary Assistance to Needy Families (TANF) 709 W 9th Street**
 - Burial Assistance
 - Elderly Emergency Assistance
 - General Assistance
 - Intake Assessment
 - Counseling

Marine Related Activity

Our Immersion Park will teach tribal apprentices how to carve and make a traditional Canoe. We intend to carve two traditional 30' Canoes; One Eagle and One Raven. We will also work with Department of National Resources (DNR) to develop canoe launching activities as part of our immersion park. Any and all activities we will operate will be in accordance with all State and local zoning and permissible uses.

Annual Lease Rent Offering (minimum \$8,600/year)

Year 1 – CCTHITA will commit to the base of \$8,600 for the year.

Year 2 – 35 CCTHITA will commit to the base + \$1.00 per participant. At 80% booking our projections are 7497 guest through the May – Sept season. This would bring the CBJ an additional \$7497 in revenue.

Insurance

Central Council actively holds Commercial General Liability, Employer Liability Protection, Comprehensive Automotive Liability, Fire and casualty as well as workman's compensation Insurance

Exhibit D

policies. Marsh & McLennan Agency is our brokerage of record. Upon successful selection the City and Borough Juneau will be named as additional insured. Marsh & McLennan are prepared to add the additional coverage on our policy.

Commercial General Liability Insurance \$1,000,000. Per occurrence, \$2,000,000 Aggregate

Workers Compensation. This policy shall endorse to waive all rights of subrogation against the CBJ by reason of any payment made for claims under the above coverage.

The coverage shall include Employer's Liability Protection in the amount of \$100,000 per accident \$500,000 policy limit, \$100,000 each employee

Comprehensive Automotive Liability Insurance. All owned, leased, hired vehicles \$1,000,000 combined single limit coverage.

Fire or other casualty insurance for the leased premise

Exhibit D

Local Bonus Points (Juneau Bidder)

1. Holds Alaska Business License	Yes – Since 1935
2. Has had local presence for at least 6 months	Yes- 10,000 years
3. Submits a bid or proposal under the name appearing on the bidders current state business license	Yes – CCTHITA
4. Is incorporated under the laws of the state of Alaska, and a resident of CBJ	Yes and Yes (Non-profit, tribal status)
5. Is not delinquent in the payment of any taxes, charges or assessments owing to the CBJ	Yes – Not delinquent
6. Adds value to Juneau	Yes- \$27,000,000 Budget Annually and Jobs currently. Immersion Park - \$1,661,060 Annually in wages and contracts

Exhibit D

Proposal Evaluation Form

Proposer: Central Council Tlingit and Haida Indian Tribes of Alaska

Scored by: _____ Date: _____

Evaluation/Ranking

	Points	
	Possible	Score
1. Operation/Business Plan	0 – 35	_____
2. Capacity of Firm	0 – 15	_____
3. Record of Performance	0 – 15	_____
4. Established Local Business	0 – 5	_____
5. Marine Related business Activity	0 – 10	_____
6. Annual Lease Rent Offering (minimum \$8600/Year)	0 – 20	_____
	Subtotal	_____

The Port Director will assign points for criteria 7 below.

7. Juneau Proposer	0 – 5	_____
	Total Points	_____
	Individual Ranking	_____

Draft Manager's Recommended Starting Point - 1% Sales Tax CIP Project Ideas FY 19-24

PROJECT TITLE		FULL REQUEST	Funding Recommendation	Running Total
1	Wastewater Existing Infrastructure Mtnc	18,000,000	13,500,000	13,500,000 96
2	Building Maintenance - CBJ Owned	5,000,000	3,500,000	17,000,000 79
3	Water Existing Infrastructure Mtnc	4,500,000	2,000,000	19,000,000 72
4	Airport FAA Project Match	3,000,000	3,000,000	22,000,000 69
5	P&R Augustus Brown Pool Deferred Mtnc	5,500,000	5,000,000	27,000,000 51
6	P&R Centennial Hall Upgrade/Deferred Mtnc	8,500,000	4,500,000	31,500,000 50
7	Building Maintenance - JSD Major Mtnc / Match	3,000,000	5,000,000	36,500,000 45
8	BRH - Rainforest Recovery Center Upgrades	2,500,000	2,500,000	39,000,000 41
9	Airport Snow Removal Equipment Building (SREB) Phase 1c	5,500,000	0	39,000,000 32
10	P&R Treadwell Ice Arena Roof	1,000,000	0	39,000,000 31
11	IT - Infrastructure Upgrades	2,000,000	2,000,000	41,000,000 25
12	Waste - RecycleWorks Waste Diversion Program	2,000,000	2,000,000	43,000,000 22
13	Housing - Affordable Housing Fund & Existing Grant, Loan, Support Programs	3,000,000	2,000,000	45,000,000 21
14	P&R Parks	2,085,000	500,000	45,500,000 16
15	Harbor - Aurora Harbor Rebuild Phase III	7,000,000	1,500,000	47,000,000 14
16	JACC - The New Juneau Arts & Culture Center	5,000,000	0	47,000,000 10
17	Parking - Downtown/Willoughby Area	8,000,000	0	47,000,000 6
18	Harbor - Douglas Harbor Parking and Landscape	2,500,000	0	47,000,000 4
19	Land Fund Capital	3,000,000	0	47,000,000 4
20	Airport Terminal Parking Improvements	3,000,000	0	47,000,000 3
21	Housing - New: Loan, Grant & Redevelopment Programs	1,100,000	0	47,000,000 3
22	Equipment/Fleet Replacement Fund Capital - Emergency Vehicles	3,000,000	0	47,000,000 2
23	P&R Mt Jumbo Gym Deferred Mtnc	1,000,000	0	47,000,000 1
24	P&R Trails	2,525,000	0	47,000,000 1
25	Childcare & Development - Best Starts	14,000,000	0	47,000,000
26	Waterfront Development Local Contribution/Match	5,000,000	0	47,000,000
		Total Request \$ 120,710,000	47,000,000	

ACQUISITION AGREEMENT FOR AUKE BAY MARINE STATION

This acquisition agreement is made by and between the **University of Alaska**, a body corporate under the Alaska Constitution whose address is 1815 Bragaw Street, Suite 101, Anchorage, Alaska 99508-3438 (“UA”), and the **City and Borough of Juneau, Alaska**, a municipal corporation whose address is 155 S. Seward St., Juneau, Alaska, 99801 (“CBJ”). The UA and CBJ are collectively referred to herein as the “Parties.”

List of Attached Exhibits

- Exhibit 1: Estimate of subdivision costs
- Exhibit 2: UA application to US DOE.
- Exhibit 3: CBJ application to MARAD.
- Exhibit 4: Drawing with notes.
- Exhibit 5: Parcel for UA to receive.
- Exhibit 6: Parcel for CBJ to receive.

A. RECITALS

1. The United States of America owns the following real property, collectively known as the Auke Bay Marine Station (“ABMS”):

ABMS1

Legal Description: Fraction of USS 1500 consisting of approximately 154,123 sq. ft. (3.54 acres) in the Juneau Recording District, First Judicial District, State of Alaska.
Tax ID: 4B2301050040
Parcel Address: 11305 Glacier Highway, Juneau, AK, 99801

ABMS2

Legal Description: Fraction of USS 1504 consisting of approximately 18,278 sq. ft. (0.42 acres) in the Juneau Recording District, First Judicial District, State of Alaska.
Tax ID: 4B2301050050
Address: 11309 Glacier Highway, Juneau, AK, 99801

2. The United States General Services Administration (“GSA”) on March 31, 2016, identified the ABMS as surplus and gave public agencies an opportunity to submit applications for acquisition (GSA Control No. 9-C-AK-0855).
3. The UA submitted an application through the U.S. Department of Education to acquire the ABMS. Exhibit 2. DOE informed UA in writing on September 27, 2016, that it had contingently approved the application for research and classroom uses and that UA would be granted a Public Benefit Allowance of 100 percent. The UA desires the property so it can develop robust research and educational programs in the natural sciences such as marine biology, biology, environmental science and geography, through control of the Main Building and access to waterfront facilities, including the dock.

4. The CBJ, through its Docks and Harbors Department (“DH”), also submitted an application to acquire the ABMS. Exhibit 3. MARAD informed DH in writing on November 7, 2016, that it had approved the application for a port facility public benefit allowance and that it requested GSA authorize the conveyance to the CBJ. The DH desires the property so it can further develop its master plan for Statter Harbor, which envisions a new public dock facility for scientific, government, commercial, and recreational users, which includes uplands support facilities.
5. The CBJ Manager has authority to acquire property on behalf of the CBJ pursuant to CBJ 53.04. The DH has authority to lease property pursuant to CBJ Title 85 upon approval by the Assembly by ordinance. CBJ Title 53.
6. The UA has authority to enter into this agreement pursuant to Alaska Statutes 14.40.170, 14.40.250, and AS 14.40.291, and Board of Regents’ Policy 05.11.050, and pursuant to UA Board of Regents action on June 3, 2016, authorizing the UA President to proceed with applying for acquisition of the ABMS;
7. The Parties have met and decided that instead of competing for the ABMS, the public interest is best served if the Parties agree on a partition of ABMS into two parcels to be conveyed individually to the two parties.
8. The Parties have communicated their intent to arrive at a partition agreement to the General Services Administration, which has confirmed that both the DOE and MARAD are amenable to a partitioning of the property. The GSA has indicated that the federal agencies just need recordable legal descriptions, both to complete GSA’s assignment of the applicable partitioned portion of the property to the sponsoring agency and for the sponsoring agencies to complete their drafting of the Quitclaim Deeds for each applicant. The applications with the sponsoring agencies may need to be amended to include the partitioned portion of the property to which the applicant will be receiving title; however, the amended application will not affect the agency’s prior determinations.

THEREFORE, to settle the otherwise competing applications for ABMS, the following is mutually agreed to by the Parties:

B. AGREEMENT

9. **Condition Precedent.** The Parties explicitly make this agreement on the condition precedent that the United States of America is ready, willing, and able to convey ABMS to the Parties as described herein. In the event that this agreement results in either party failing to qualify for the public benefit allowance authorizing conveyance of the ABMS parcel to that party without consideration for the acquisition, this agreement will be voidable at the behest of the party losing the advantage of that public benefit allowance.
10. **Amendment of Applications.** The Parties will submit this agreement as an amendment to their respective acquisition applications to jointly request conveyance of a separate parcel of the ABMS to each Party with the terms and conditions described in this agreement. Except for the amendments explicitly or implicitly made by this agreement, the provisions in the Parties’ original applications remain unaffected. Each party agrees to act in good faith and support the other’s application. *See Exhibits 2 & 3.*

11. **Acquisition Price.** The Parties will not pay money to the United States of America to acquire ABMS, although the Parties will be required to comply with the terms of the conveyances.
12. **Separate parcels.** The Parties agree that the UA is to obtain the southern/eastern portion of ABMS and the CBJ is to obtain the northern/western portion of ABMS. The legal descriptions and depictions for each parcel are in Exhibits 5 and 6.
13. **Subdivision of ABMS:**
 - a. **Timing of federal conveyance and CBJ platting authority approval.** The Parties agree to receive quitclaim deeds from the United States with metes and bounds property descriptions, and then finalize approval of the subdivision by the local platting authority, which is the CBJ Community Development Department Director. If the subdivision approval requires any minor property line adjustments, the Parties will negotiate any such adjustment issues in good faith, including whether quitclaim deeds between themselves may be necessary to effectuate those adjustments. The Parties agree that any property line adjustments required by the platting authority will not invalidate the conveyances from the United States.
 - b. **CBJ Platting Authority Approval.** The CBJ will take primary responsibility, with the assistance of UA, for obtaining the subdivision approval from the CBJ Community Development Department Director. The parties acknowledge that the CBJ enters into this agreement in its proprietary capacity and not in its regulatory capacity.
 - c. **Additional Documents:** The Parties agree to act in good faith and present any necessary supplemental documents to effectuate the subdivision.
 - d. **Common property line:** The Parties intend to divide ABMS along the common property line in Exhibits 5 and 6. The line is intended to include the Main Building in the UA portion, while including the Fish House, Seawater Filter Building, Specimen Storage Building, and Butler Building in the CBJ portion. The existing dock and pier are to be included in the CBJ portion, subject to those rights of access in UA as specified below.
 - i. **CBJ Temporary Parking License Area.** The UA agrees to provide the CBJ with reasonable and temporary vehicle access for parking purposes in the area between 20 and 40 feet north of the existing “Main Building” (the “CBJ temporary parking license area”) as depicted in Exhibit 4. This license will extend until the earlier of (i) a mutual written agreement by the Parties to terminate the license or (ii) the expiration of six months following a written notice from UA to CBJ that the license needs be terminated due to UA undertaking development of that area for construction of an additional to the “Main Building” or other construction or development incompatible with such license. The CBJ is prohibited from erecting any permanent structures, from excavating, or from making

significant modifications to the CBJ temporary parking license area without the written permission of UA.

- e. **UA Access to the Main Building.** The CBJ agrees to provide the UA with reasonable and temporary vehicle access from Glacier Highway to both the East and West Faces of the Main Building until the earlier of (i) December 31, 2019, or (ii) completion of a permanent access road which UA intends to build across its share of the subdivided property. Reasonable vehicle access is defined as the width and condition of the driveway that exists as of the date of this agreement. The Parties agree that the CBJ may relocate the existing vehicle access and temporarily prohibit vehicle access during emergencies, construction activities, and similar circumstances. The CBJ shall, to the extent practicable, provide UA 30 days' notice of any anticipated vehicle access restrictions.
- f. **Erroneous upland easement.** Some documents have mentioned a 50-foot easement for access from Glacier Highway to Alaska Tidelands Survey (ATS) 1691 across both parcels and crossing over the common property line. That erroneous upland easement depiction appears to be associated with the current CBJ application to the Department of Natural Resources (DNR) for conveyance of ATS 1691 to the CBJ, which has not been finalized. The Parties agree that AS 38.05.127 (and 11 AAC 51.045) does not provide authority for such easement on uplands not being conveyed by the State. The Parties anticipate that subsequent discussions between CBJ and DNR will result in the removal of mention of that easement depiction from ATS 1691. If that upland easement is found to legally exist, the Parties agree to cooperate in pursuing the vacating of this easement, either as part of the subdivision process or separately.
- g. **Utilities:**
 - i. **Grant of utility easement.** The Parties agree to identify the current location, to the extent known, of the existing utilities on the plat and grant the other party necessary utility easements for the existing utilities as of the date of this agreement. The location of the relevant easements is believed to be as depicted on Exhibit 4. The intent of the parties is that these utility easement provisions apply even if the actual location of the utility lines should differ from Exhibit 4.
 - ii. **Utility meters.** The Parties agree to install and share the installation costs of any and all necessary meters to separate the utilities as the result of the subdivision. This is to include the existing water service for which the Parties intend to install meters while awaiting installation of a new separate water line to the property intended for the UA. The Parties acknowledge that a joint use water agreement or a financial guarantee (CBJ 49.55.010) may be required to complete the subdivision.
 - iii. **Relocation, replacement, and installation utilities.** UA will make arrangements for and bear the costs for installation of the separate water supply line to the Main Building. Upon completion of this separate water

line, the easement for the water line crossing over the CBJ parcel will be deemed abandoned. If another utility line (sewer, electrical, communications) needs to be replaced or if the dominant estate decides to upgrade or install a new utility, the dominant estate property owner shall locate any such utility on its own property at the dominant estate owner's sole cost and abandon the utility easement(s), or portion thereof, created by this subdivision. The Parties agree that the servient estate property owner can relocate any utility on the servient estate at the servient estate owner's sole cost without consent of the dominant estate owner; the dominant estate owner can also agree to have the utility relocated onto the "dominant" estate and if that occurs then the utility easement, or portion thereof, created by this subdivision is deemed abandoned.

- h. **Seawater infrastructure:** The parties believe that there are seawater lines running from the dock area to the Seawater Filtration Building, and from the Seawater Filtration Building to the Main Building. The condition of these lines is unknown, and the parties do not yet know whether either may wish to utilize that infrastructure, either independently or in a joint undertaking. The Parties therefore agree (1) neither party will demolish or further degrade the seawater lines or any associated seawater storage facility on that party's share of the partitioned property before December 31, 2022, without the written consent of the other party; and (2) the parties will consult with each other in good faith regarding any proposals to utilize the seawater infrastructure. After December 31, 2022, the Parties may agree in writing to continue the cooperative use of the seawater infrastructure or the servient property owner may demolish the seawater infrastructure only on that servient property owner's property.

- i. **Subdivision Costs:**

- i. **Shared costs.** The Parties agree to equally divide the following costs: (a) surveying and platting ABMS such that it can be subdivided; (b) platting authority and recording fees; (c) costs to modify access to each newly created parcel as described in the March 10, 2017, upper and lower vehicle access as depicted in Exhibit 1; (d) costs to install separate metering for the utilities; and (e) demolition of the "Genetics Lab" building and the "Supercold Freezer Building," both of which straddle the common property line. The Parties envision each party will be obligated to pay approximately \$220,000 plus demolition costs in shared subdivision costs. Each party will track its own expenditures, provide a final accounting of its expenditures under this paragraph, and provide documentation at the request of the other party. Unless otherwise agreed to by the parties, the parties will exchange their final accountings no later than December 31, 2019, and the party with the resulting obligation will pay that no later than March 31, 2020.
 - ii. **Individual costs.** Except for the shared costs identified above, the Parties are individually responsible for all other costs, including but not limited to staff (and attorneys) and relocation of utilities, as identified in Exhibit 1.

The Parties agree that the CBJ is not responsible for demolition of the “ATCO” building, and the UA is not responsible for demolition of the “Hip Roof” Building.

- iii. **Procurement.** To the extent a third party is required to complete a cost shared by the Parties, the Parties agree to designate either UA or the CBJ as the contracting party.

- j. **Subdivision Contacts:** The Parties designate the following people to be the point of contact for any subdivision purposes:

CBJ	City and Borough of Juneau Attn: Gary Gillette, Docks and Harbors 155 S. Seward St. Juneau, AK 99801 Email: gary.gillette@juneau.org Phone: (907) 586-0398
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UA	University of Alaska Southeast Attn: Nathan Leigh, Facilities Services 11066 Auke Lake Way Juneau AK 99801 Email: nleigh1@alaska.edu Phone: (907) 796-6487
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14. **Moorage and Access to dock.**

- a. **Purpose.** The parties recognize that access to moorage is an integral component of UA’s planned use of its share of the ABMS property for both its existing and planned programs for teaching and research of marine-related subjects. This is directly related to the UA parcel’s proximity to the marine environment and docking facilities. UA’s agreement that CBJ is to get ownership of the dock and its adjacent uplands is explicitly premised on CBJ’s agreement to allow UA access to current and future docking facilities.
- b. **Existing Dock.** The CBJ agrees to provide UA access to and the exclusive use of 60 linear feet of moorage on the existing dock, consisting of the northernmost 30 feet on the west side and northernmost 30 feet on the east side of the existing dock. UA’s use of this moorage will be subject to the customary fees and terms of CBJ Title 85 and 05 CBJAC.
- c. **Exclusivity.** UA will have the prerogative to secure its moorage, at its own expense, subject to DH approval if any fixture is attached to the dock, which approval will not be unreasonably withheld. Nothing herein will preclude CBJ from utilizing, and/or renting to third parties, the remaining moorage space on the existing dock.
- d. **Rate.** The lease rate for the dock shall be the rate established for moorage at Statter Harbor, which is currently defined at \$7.15 per foot per month or \$5,148

per year. 05 CBJAC 20.035. If UA prepays the moorage, then it can avail itself of the discounts offered by 05 CBJAC 20.042, which could make the first year's annual payment \$4,634.

- e. **Term.** The CBJ agrees to provide UA this moorage and access to the existing dock for the life of the existing dock, so long as (a) UA timely pays moorage; (b) UA complies with the standard moorage terms and conditions; and (c) the dock is safe or repairs are feasible, as determined by the CBJ. The Parties also acknowledge that UA's moorage on the existing dock will terminate upon 30 days' notice if the CBJ Assembly appropriates funds to demolish or replace the existing dock; at which time the CBJ will act in good faith to accommodate UA vessels in its other facilities for the usual and customary fee. The CBJ shall, to the extent practicable, provide UA 30 days' notice of any decision to terminate the lease for safety reasons or for facility improvements.
- f. **Future Harbor Development.** If CBJ does construct a new dock on the ABMS property, CBJ will allow UA comparable moorage at and access to that new dock. UA will pay the then-applicable moorage fees and will comply with the standard moorage terms and conditions. UA will be given the option to separately secure its moorage area at its own expense, subject to DH approval, which approval will not be unreasonably withheld. As planning for the new dock facility gets underway, the CBJ envisions UA as a prospective tenant in the CBJ's anticipated harbor development and recognizes the UA as a major economic driver in Auke Bay. In recognition that UA's utilization of its portion of the ABMS lands for its educational and research purposes is inextricably linked to the parcel's proximity to the marine environment and suitable docking facilities, the CBJ will solicit UA input on the design of the harbor expansion and make good faith efforts to accommodate UA in a new development when the access and moorage on the existing dock terminates.

EXECUTION. The parties agree and sign below. The parties represent that the person signing below has the authority to do so and that it is a valid and binding contract enforceable in accordance with its terms.

CITY & BOROUGH OF JUNEAU

Date: _____

By: _____

Duncan Rorie Watt
CBJ Manager

Content Approved by: _____, Docks and Harbors Department

Form Approved by: _____, CBJ Law Department

CITY AND BOROUGH OF JUNEAU ACKNOWLEDGEMENT

STATE OF ALASKA)

First Judicial District) ss

This is to certify that on the _____ day of _____, 2017, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared DUNCAN RORIE WATT, to me known to be the Manager of the City and Borough of Juneau, Alaska a municipal corporation, who on oath stated that he was duly authorized to execute said instrument on behalf of said corporation, who acknowledged to me that he signed the same freely and voluntarily on behalf of said corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

UNIVERSITY OF ALASKA

Date: _____

By: _____

James R. Johnsen

President

Content Approved by: _____, University of Alaska Southeast

Form Approved by: _____, UA General Counsel's Office

UNIVERSITY OF ALASKA ACKNOWLEDGEMENT

STATE OF ALASKA)

Fourth Judicial District) ss

This is to certify that on the _____ day of _____, 2017, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared James R. Johnsen, to me known to be the President of the University of Alaska, who on oath stated that he was duly authorized to execute said instrument on behalf of said corporation, who acknowledged to me that he signed the same freely and voluntarily on behalf of said corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____