



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

February 26, 2024 at 5:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES - January 29, 2024 Draft Minutes

1. January 29, 2024 Draft Minutes

F. AGENDA TOPICS

2. Mayflower Island Update

3. JG Construction Request to Purchase City Property

G. STAFF REPORTS

4. Travel Juneau Quarterly Update

5. Sandberg Request to Purchase City Property Verbal Update

6. Telephone Hill Verbal Update

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

I. NEXT MEETING DATE - March 11, 2024

J. ADJOURNMENT

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

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

January 29, 2024 at 5:00 PM

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C. ROLL CALL

Members Present: Acting Chair Greg Smith, Alicia Hughes-Skandijs, Wáahlaal Gíidaak, Greg Smith, Paul Kelly

Members Absent: none

Liaisons Present: Matthew Bell, Planning Commission; Chris Mertl, PRAC, Jim Becker, Docks & Harbors Committee

Liaisons Absent: none

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Joseph Meyers, Senior Planner/Housing & Land Use Specialist; Alix Pierce, Tourism Manager

Members of the Public: Heather Haugland, Senior Consultant, McKinley Research Group, LLC

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES -

1. December 18, 2023 Draft Minutes

F. AGENDA TOPICS

2. Mobile Home Down Payment Assistance Program Updates

Mr. Meyers discussed this topic. Mr. Kelly noted that we are doubling the threshold and spending authority and was wondering if the reason from inflation. Mr. Meyers replied that was correct with this program having started in 2016 and based on anecdotal evidence, after speaking with True North Credit Union, that \$20,000 would be more in line with the price of a down payment on a mobile home.

Wáahlaal Gíidaak commented that for banking purposes most mobile home purchasers have a difficult time getting the funding because of insurance of a mobile home. Does this help alleviate majority of concerns for banks, for those who are applying for this program. Mr. Meyers replied that he can't speak directly to the insurance but says that there are a number of banks who don't offer loans to manufactured homes that exist within parks. This has to do with a couple of factors, including the fact that the land is not owned outright by the person purchasing the home. A lot of institutions will not make loans of this type, this is just our way to try to address that gap.

Mr. Mertl asked about the semantics of the name, weren't mobile homes developed in the late seventies and now called manufactured homes? Mr. Meyers replied that was correct, that manufactured homes is the more contemporary term to describe this housing. Mr. Mertl followed up to ask if it would make sense for clarification to change it from mobile homes to manufactured homes, or something like that. Mr. Meyers that was correct and in the memo there is a section on the name change that we're recommending, Manufactured Home Down Payment Assistance Program.

Acting Chair Smith asked about the increase to the budget authority for up to \$100,000, does that require an appropriation or anything from the city. Mr. Meyers replied that he would need to research that and reply back but he expects that these changes will come in the form of an ordinance. Acting

Chair Smith commented that he likes the tiered household income limits and wasn't certain if that language automatically meant that they would adjust for inflation and see that the income limits are based on AMI, which adjust with inflation. I just want to make sure that if we're doing this, I would like the tier and would like the income limits to move with inflation to avoid running into this problem in the future. Mr. Meyers replied that is correct, they are attached to the AMI that's reset or recalculated every year. Acting Chair Smith replied perfect, with that kind of recommended language those limits would move with inflation.

Wáahlaal Gíidaak moved that the LHEDC provide a motion of support for the continuation of the Manufactured Home Downpayment Assistance program (formerly the Mobile Home Down Payment Assistance program) with an increase in funding from \$10,000 to \$20,000, tiered household income limits, and an increase in program budget authority from \$100,000 to \$200,000. Motion passed unanimously.

Assemblymember Hughes-Skandijs moved that the LHEDC request staff to bring back guidelines and terms for a first-time homebuyer program. Motion passed unanimously.

3. Sandberg Request to Purchase City Property

Mr. Bleidorn discussed this topic.

Mr. Mertl asked to clarify if this would be for driveway only, no other allowable use, the applicants would not be allowed to put in for a secondary dwelling on this property. Mr. Bleidorn replied that depending on the outcome of negotiations, if it was an easement it would likely be an access and utility easement which would prevent any structures being on it, the city would still own the property. This access would be granted through it, and if in the future the city wanted to run utilities to the larger tracts, or work on a secondary emergency access through that property, the city and assembly would still have that ability. But if there is a piece that they acquire from CBJ in order to have a parking pad, or something more permanent, at that point they would own it and all the subdivision rules would apply. They have expressed interest in saying, well, is it possible to build a house up here for one of their children, and so that would be part of the negotiations. Part of what I want to do is to keep the conversation to what is necessary, so they can age in place rather than create an elaborate piece of property, and they seem interested in that type of negotiation. Mr. Mertl followed up with at this point, we're looking at couple of different possible options for moving forward. Mr. Bleidorn replied that at this point once it goes to the assembly, and the city manager has authority to negotiate, we'll work with the applicant, and if something that's not favorable to the city or the assembly is negotiated, then then staff would recommend denial in the future. I think that there's an opportunity to lessen the blow to the city property there, but still give them what they're looking for, but the outcome of the potential negotiations is unknown.

Acting Chair Smith asked that obviously there's houses built there, are there areas of this property along the front edge that are suitable for additional housing or are there geography or other conditions that make them not great sites for housing? Mr. Bleidorn replied to make sure he understand the question, if the city property that they're looking to acquire, you're wondering if the city could sell that as individual residential lots. Acting Chair Smith confirmed and was wondering if there's housing potential there. Mr. Bleidorn replied that he doesn't have a positive answer saying yes or no, but the topography there is really challenging, even the driveway they're proposing is going to have a major switch back. Once you're up on that property it flattens out, and that's kind of why I'm also hesitant to dispose of any large track of city property there. In theory it could be subdivided into single family lots. It's D1 zoning right

now, so that you can't do something large up there, but in the future I could see this property as being part of a larger piece of the Mendenhall Peninsula, and upzoning it to build a road through there. But all that's very theoretical, and in the distant future.

Mr. Kelly moved that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for negotiating with the original proposer towards the disposal of City property and/or easement in accordance with 53.09.260 and 53.09.300. Motion passed unanimously.

G. STAFF REPORTS

4. 2023 Tourism Survey Results

Ms. Pierce and Ms. Haugland discussed this topic.

Acting Chair Smith asked if McKinley does customer satisfaction surveys for any other cruise ports, hopefully in Southeast, and if so, how does Juneau compare. Ms. Haugland replied that the last one we did, I think, was Ketchikan, and it might have been 2016 or 2017. I do think we got a satisfaction for them, but it would take me a minute to dig that up. For comparing satisfaction, cruise lines themselves certainly test their customers on satisfaction, but is not sure how public they make those. Online, you can view Cruise Critic, people do that or Tripadvisor, those would be resources to compare how Juneau did. I haven't done that or collected that information, but those are some off the top of my head. If we wanted to see how Juneau compared for satisfaction, we could check cruisecritic.com and Tripadvisor, and the cruise lines themselves could probably tell us how their passengers feel about the ports in relation to each other.

Mr. Mertl asked about the weighted responses based on where people live. Given that we have a fairly large population out in the valley who may not necessarily come downtown, did you find difference in numbers, or did you extrapolate local impacts, and how they might be different with people that work and live downtown as opposed to people in the valley, is there much difference? Ms. Haugland replied that the differences by region were not as pronounced as last year and was surprised by that. There were only 2 statistically significant differences by neighborhood on that first big question of positive and negative. So it was a higher likelihood among Valley and Lemon Creek residents to report no impacts at all, which is intuitive. They reported 15% for the Valley and 12% for Lemon Creek. This compares with between 6% and 8% of other residents. That's one area where we saw a difference by region, that was that was it for that question. When you get impacts by neighborhood, we did report detail on differences by neighborhood, the report is too much to get into. For the presentation, there are 5 bullets on this page about how people are affected differently, but Downtown, Thane, and North Douglas tend to report higher levels of impact, which also happened last year. I would just say, in general, there just weren't as many of those statistically significant differences by neighborhood, with this information on page 13.

Acting Chair Smith asked where do these reports live on the CBJ website. Ms. Pierce replied that will be up on the webpage, [TBMP – City and Borough of Juneau \(www.juneau.org/manager/tbmp\)](http://www.juneau.org/manager/tbmp).

Ms. Pierce commented that they did receive a question from the public, which the assembly was copied on, about shore power, which was not in the memo, because we had discussed giving a shore power update at a later date. But I will briefly say that we're working with AELP to contracting with an engineer to start design for short power, and that engineer will work directly within AELP, which makes sense they're the utility, and they're the ones who are going to have to operate the system once we have it. Mr. Uchtyl wisely made that decision, and we have enough money to get through design, and we will

have some more funds in the marine passenger fee budget this year. Should the assembly pass that we'll also have enough money to order any long lead time parts which we cannot order now, because we don't know which system we're going with, so that that will come out of the design process. We are adequately funded for the stage that we're at and working on a funding strategy for the rest of the project which we'll discuss with the assembly when that's fully flushed out at a later date.

H. STANDING COMMITTEE TOPICS

5. LHED Committee Goals

Mr. Bleidorn noted that the standing committee goals are from last year's fiscal year, and we had the assembly retreat just a little while ago, and goals will be discussed at the COW this evening. These standing committee topics are up for discussion at the committee level, and so I'll try to meet with Chair Hughes-Skandijs between now and our next meeting and come up with some continued goals. As you're working through the assembly goals, if there's something that makes sense to include in this community's goals for the next year now is a great time to start including it. So I can give regular updates.

6. Telephone Hill Updates

Mr. Bleidorn mentioned that there is nothing direct on Telephone Hill and will just remind everybody that it's going to go to the COW at the next meeting, not this evening, but on February 12th, 2024.

I. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS - none

J. NEXT MEETING DATE - February 26, 2024

K. ADJOURNMENT – 5:47pm

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Mayflower Island Update
DATE: February 21, 2024

Mayflower Island is located in Gastineau Channel, off the coast of Douglas Island; north of Douglas Harbor, Savikko Park and Sandy Beach. The Island is 3.18 acres and has a 6,600 square foot building that was originally constructed in 1950. The island has vehicular access at the end of Savikko Road and is served by CBJ water and sewer. There is a communications tower located on the island that has been used by the Department of Interior.



In 2023 CBJ staff met with the Douglas Indian Association (DIA) and the Bureau of Land Management (BLM) with regards to language that was included in the P.L. 104-134, Omnibus Consolidated Rescissions and Appropriations Act of 1996 which became law April 26, 1996 that states that "the Secretary is authorized to convey, without reimbursement, title and all interest of the United States in property and facilities of the United States Bureau of Mines in Juneau, Alaska, to the City and Borough of Juneau, Alaska." Mayflower Island is slated for disposal by the BLM. DIA has requested that BLM convey the property to DIA, rather than the CBJ.

For the past few years, the CBJ has not pursued the conveyance of this property from the BLM in order to allow those conversations with DIA to take place.

At a December 1st, 2023, meeting DIA and CBJ learned that the final BLM process has been determined and if the CBJ decides to not accept the property from BLM, it will be categorized as surplus and auctioned off by the General Services Administration (GSA).

There is no funding in the CBJ budget to cover expenses, utilities, and maintenance for this property. At this time CBJ has no identified use for the property, with the notable exception of retaining the existing communication tower. This tower location is ideal to provide needed support for the CBJ network connectivity.

There are many options for how the Assembly can respond to the BLM including:

1. Do not accept the property from BLM. If CBJ fails to take any action BLM will disposal of the property through a fair market competitive process. CBJ would not be involved in the disposal process.
2. Accept the property from BLM in order to utilize it for a public purpose. This could include a future disposal with terms and conditions determined by the Assembly through public process.
3. Accept the property from BLM with the intent to facilitate conveyance to DIA.

If the Assembly passes a motion to accept the property in any capacity, the next step will be for the City Attorney to draft a resolution in accordance with 53.04.030 53.04.030 - Real Property Acquisitions - Grants and gifts. "Real property to be acquired as a grant or as a part of a program of grants or which is offered to the City and Borough as a gift, or at less than fair market value and which is not required for an approved project, may be accepted only upon the approval of the assembly by resolution." There are many potential complications with option three that would need to be addressed by CBJ, DIA and BLM prior to a resolution being drafted, including any restrictions related to the historical status of the property or restrictions that BLM could place on the property at the time of transfer.

Staff request that this topic be forwarded to the COW and that DIA be invited to take part in the Assembly discussion and conversation on how to proceed with the acquisition of Mayflower Island from the Bureau of Land Management.

Attachemenets:

1. Area Maps

Mayflower Island

Section F, Item 2.

Douglas Harbor

Savikko Road

Treadwell
Arena



Mayflower Island





Section F, Item 2.



Section F, Item 2.

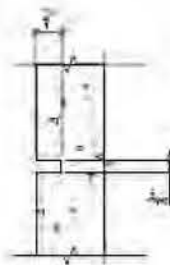


ALTERNATE NO. 1 NOTES:

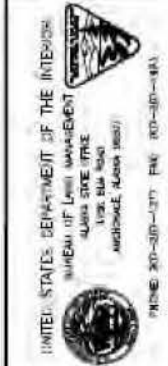
1. PAINT EXTERIOR OF COMPONENTS OF EXISTING BUILDING.
2. PAINT LOCATED ON EXTERIOR WALLS, LITE & FRAMES CONTAIN LEAD. GRINDING OR SANDING THESE SURFACES IS PROHIBITED. PAINT CHIPS AND LEADS GENERATED FROM PREPARATION OF PESTICIDED SURFACES MUST BE COLLECTED, PACKAGED, TRANSPORTED AND (DISPOSED OF) IN ACCORDANCE WITH SPECIFICATIONS.

KEYNOTES

- ① NEW CONCRETE RAMP
- ② NEW CONCRETE STAIR
- ③ ALUMINUM PIPE CORRO. PAINT/MATERIAL
- ④ SMOOTH FACE NATURAL COLORED CONCRETE WALL WITH CUT GROOVES. SEE 2/A3.2
- ⑤ PREFINISHED MARBLET CAP
- ⑥ SCUPPER 4" X 12"
- ⑦ ELEVATOR ENCLOSURE
- ⑧ NEW LIGHT FIXTURE, SEE ELECTRICAL



② TYPICAL CUT GROOVE
SCALE: HALF



Drawn/Stamped	As/Rev
Project No.	CHP
Owner	WPH GIL
Checked	DL
Date	03/25/2009

Sheet Contents:
EXTERIOR ELEVATION

Sheet Number:

A3.2

USCH N.O. 700010

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Request to Purchase City Property
DATE: February 21, 2024

In December 2023, John Geary with JG Construction contacted the Lands and Resources Office and requested information on the two CBJ lots located on Jackie Street. In February JG Construction applied to acquire fractions of two CBJ lots through a negotiated sale process. These two lots have been available for purchase from the CBJ since 2017, first by sealed bid (53.09.250) and then by over-the-counter sale (53.09.240). See attached Ordinance 2017-26.

The final plat for the Renninger Subdivision was completed in 2015. In 2016 the Lands Committee directed staff to advertise for letters of interest regarding the development of Renninger Subdivision. The outcome of that process was the fair market disposal of lot 6 and lot 7 to the Alaska Housing Development Corporation. The Assembly also authorized the disposal of lot 3 to the Juneau Housing Trust for 50% of fair market value which is being utilized for the JSD and UAS home building program site. The houses built on lot 3 will remain under the ownership of the Juneau Housing Trust. In 2017 Alaska Housing Development Corporation purchased lot 2 at fair market value through the negotiated sale process.

The applicant has requested fractions of lot 4 and lot 5, which are the two remaining CBJ owned lots. The applicant proposes to use the property for residential development and the application states that if the sale is approved that they will build a maximum of 28 apartments. Lot 4 is the northern most lot and has challenging topography and steep slopes. Lot 5 is the southern lot which has challenges associated with the wetlands located on this property. Lot 4 is currently 164,858 square feet and the applicant has requested approximately 43,725 square feet. Lot 5 is currently 190,873 square feet and the applicant has requested approximately 39,000 square feet.

The applicant has requested that the Assembly consider the valuation approach as outlined in the attached application. Standard practice for a negotiated sale or lease is to have an applicant hire an appraiser to determine fair market value. The applicant's justification for this valuation is based on the fact that these properties have been on the market for a number of years and have received no applications for purchase. If

this application moves forward, fair market value would be negotiated and approved by the Assembly.

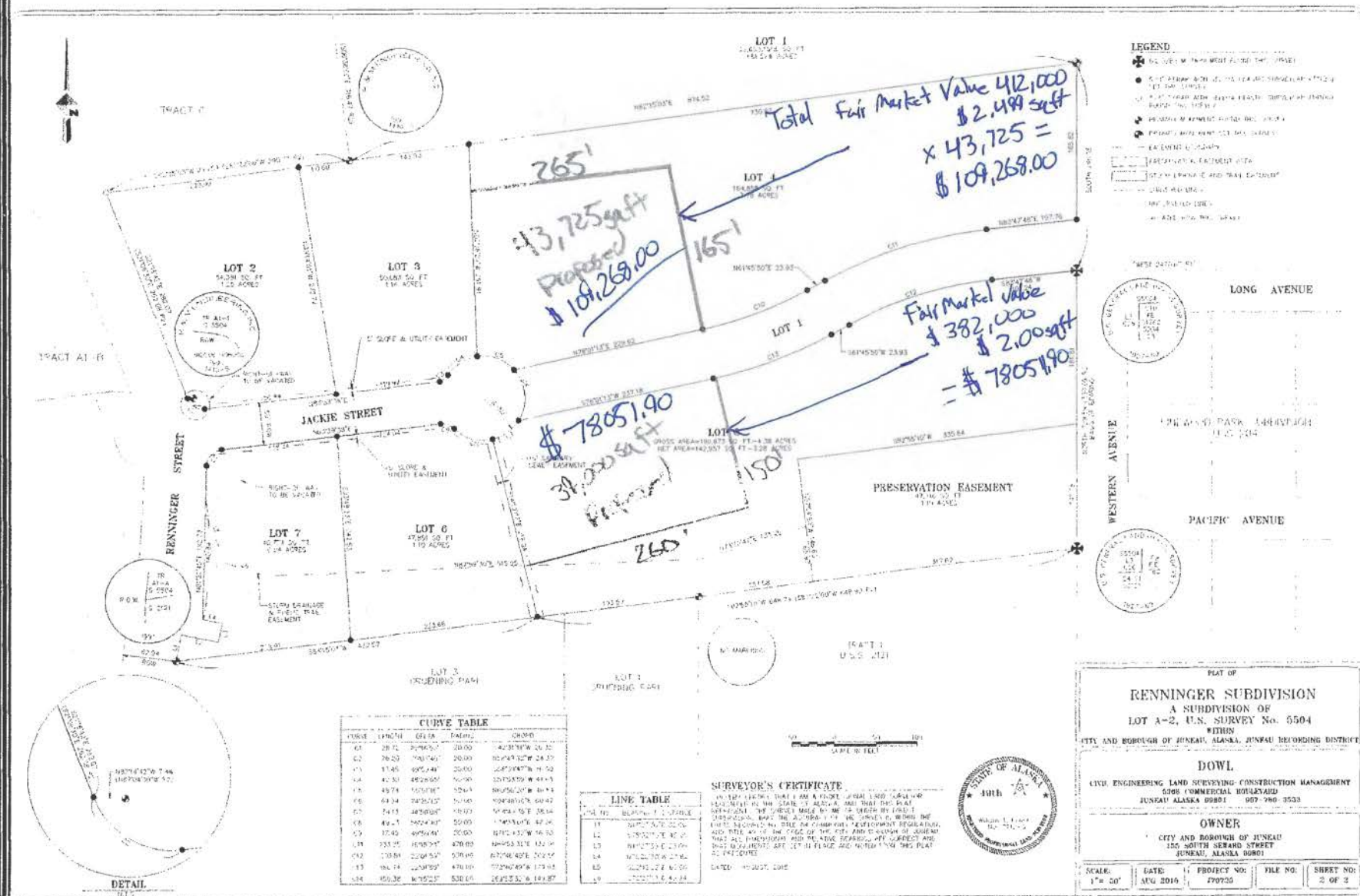
The next step in this process will be for the Assembly to review this application as a new business topic and determine "whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the Assembly by motion, the Manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land." If the Assembly provides a motion to negotiate with the original proposer and the negotiations are successful, an ordinance with terms and conditions of the sale will be introduced prior to a public hearing.

Staff request that the Lands, Housing and Economic Development Committee provide a motion to the Assembly on whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals in accordance with CBJ 53.09.260

Attachments:

1. Application
2. Ordinance 2017-26
3. Maps

Renninger Subdivision Area Map



Renninger Subdivision Topograph

Section F, Item 3.



Dan Bleidorn

From: JG Construction LLC <jgconstruction@live.com>
Sent: Monday, February 5, 2024 1:38 PM
To: Dan Bleidorn
Cc: Katie Koester
Subject: Re: lot 4 Renninger subdivision

Thanks Dan,

In the building industry we would call lots like 1-2 and 3 buildable, no area is over 15 percent grade, they can drain Sewer to street without lift stations list goes on and on. Lots 4-5 are unbuildable by standard practice. Meaning lots 4-5 cons or reality of being developed are so low no builder would even consider them unless the price compensated for such hardships. All I've proposed is to take the appraised sq ft price and only buy part of lots at that value, not to mention lot 5 I'm offering to buy over 30,000 sq ft of it but you can only fill 12,169 sq ft of it.

I could list more pro-cons on the comparisons if you think it would help.

To be honest I thought it would be nice to actually build some housing up there as intended by the assembly when they created subdivision. In short It takes a ton of energy, time, money and skill to develop these style lots. I have at least three of these at the moment, but i am actively looking for easier land to build on.

Thanks for your time and consideration,

Jon

From: Dan Bleidorn <Dan.Bleidorn@juneau.gov>
Sent: Monday, February 5, 2024 11:46 AM
To: JG Construction LLC <jgconstruction@live.com>
Cc: Katie Koester <Katie.Koester@juneau.gov>
Subject: RE: lot 4 Renninger subdivision

Hi Jon,

I have your application tentatively scheduled for the 2/29 Lands Housing and Economic Development Committee at 5PM. Once I have all my information, I'll send you some recommended suggestions.

One thing I know will get questioned, is your valuation. If you are going to request the property without completing an appraisal, which is infrequent, be prepared to explain your valuation given the attached 2016 appraisal. Of the four lots that were sold in 2016, 3 were sold for appraised value and 1 was sold for the UAS/JDHS home building program at 50% appraised value and the land for this lot is in the Juneau Housing Trust name. The lots you are proposing to subdivide will be similar to those 4 lots, and I'm not certain your valuation will pass as fair market value.

Based upon my research and analysis, market value for the subdivision when the subdivision is completed, is as follows:

Lot	Size	Price/SF
Lot 2	54,381 SF	\$3.75
Lot 3	50,683 SF	\$3.75
Lot 4	164,858 SF	\$2.50
Lot 5	190,873 SF	\$2.00
Lot 6	47,851 SF	\$3.00
Lot 7	40,734 SF	\$3.00
Total		\$2.65 avg.

From: JG Construction LLC <jgconstruction@live.com>

Sent: Monday, January 29, 2024 12:02 PM

To: Dan Bleidorn <Dan.Bleidorn@juneau.gov>

Cc: Katie Koester <Katie.Koester@juneau.gov>

Subject: Re: lot 4 Renninger subdivision

Thanks Dan,

My time frame on developing property if I got it is this summer. Permits always seem to be an issue and we would need redrawing of lot lines expedited. I don't know how building housing would negatively impact the remaining CBJ property since it is unbuildable. The remainder of CBJ land still has that 50' platted road going in-between lot 4-5.

I appreciate you sending the analysis, it proves my point why no one has purchased the property. CBJ has it listed as if 200 plus units can be built on it. I don't think that is humanly possible. The lot is just over 200' deep and elevation rises over 90' in that distance.

Seems relatively easy for us to look at the topo and determine the exact amount of land that is actually buildable. Other issue is the ground, the engineer states needing to remove 5-6' of organic soil after trees stumps etc. Rough numbers If you figured 250'x150' that's over 7407 yards or over \$166k just in rock on lot 4. I do appreciate you taking time to look into this further, i think it's a great area for some much-needed housing in Juneau.

Please see my attached idea. I've added lower lot as well for example. I would be applying for an affordable cbj loan as well. Lot 4 my plan would be to build 4-5 4plex dwellings on the proposed lot. Lot 5 Army corps has given permission to fill 12,196sqft, my plan there would be to build two 4 plex buildings. That is all you could fit with parking spaces. It would be nice to actually see some rentals built on this land that was subdivided almost 10 years ago for the sole purpose of adding more housing.

Respectfully

From: Dan Bleidorn <Dan.Bleidorn@juneau.gov>
Sent: Monday, January 29, 2024 9:14 AM
To: JG Construction LLC <jgconstruction@live.com>
Cc: Katie Koester <Katie.Koester@juneau.gov>
Subject: RE: lot 4 Renninger subdivision

Hi Jon,

What is your timeframe for developing the property? What type and how many housing units will you build? Would this project negatively impact the remaining CBJ parcel?

The attached Analysis was in my file. It was completed by the JEDC for some mega 200 unit project up there, which got nowhere. CBJ had nothing to do with the project referenced, JEDC was contemplating acquiring the property under the same CBJ code as your request. I told them CBJ needed copies of any information they collected on the property, thus it's in my file. I also asked Tamara Rowcroft from the Alaska Housing Development Corp for information because AHDC bought CBJ property here and manages the housing development around this property. I think that she can share more information on the site that will help you better understand the site conditions.

Based on our telephone conversation, I will follow up with an outline on how your request could move forward. I will include some basic terms and conditions, that are all subject to Assembly approval. There has been no activity on these properties for a long time, and I believe the Assembly will be interested in reviewing your proposal.

Thanks,
Dan Bleidorn

From: JG Construction LLC <jgconstruction@live.com>
Sent: Wednesday, January 17, 2024 3:10 PM
To: Lands_Office <Lands_Office@juneau.gov>
Subject: lot 4 Renninger subdivision

Hello,

I am inquiring about lot 4 in The Renninger Subdivision. I know it has been listed for a while. I am wondering if there is a process where I can offer less than the minimum asking price of \$412,000.

I am also open to idea of only purchasing the first 2 acres of lot. As you know it s a pretty difficult piece of land to develop and I am proposing to build more housing for Juneau which seems to be desperately needed.

Respectfully,

Jon Geary
Owner JG Construction

Sent from [Mail](#) for Windows

Presented by: The Manager
Introduced: 09/18/2017
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-26

An Ordinance Authorizing the Manager to Dispose of Lot 4 and Lot 5 of the Renninger Subdivision.

WHEREAS, the City and Borough of Juneau recently subdivided a portion of USS 5504 into six buildable lots, known as Renninger Subdivision (Plat No. 2015-47); and

WHEREAS, this property has been included for disposal in the 2016 Land Management Plan, adopted May 23, 2016; and

WHEREAS, the Lands Committee, at its meeting on May 1, 2017, and the Planning Commission, at its meeting on July 25, 2017, both passed a motion of support for a sealed competitive bid sale of Lots 4 and 5 of the Renninger Subdivision and, if a sealed competitive bid sale is unsuccessful, an over-the-counter sale of the lots; and

WHEREAS, the disposal of Lot 4 and Lot 5 will assist the Assembly in meeting its goals of providing land for the creation of additional units to the Juneau community.

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

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

Section 2. Authorization to Convey. The Manager is authorized to dispose of Lot 4 and Lot 5 of the Renninger Subdivision (Plat No. 2105-47, Juneau Recording District, State of Alaska).

Section 3. Title 53 and Land Management Plan. The sale of these lots are deemed to comply with the intent of, and meet or exceed the standards set forth in CBJ Title 53, which prescribes the process for disposing of City and Borough land, and CBJ Ordinance 2016-18, which adopted the City and Borough's Land Management Plan.

Section 4. Method of Sale. The lots shall be offered for sale by sealed competitive bid to the highest qualified bidder using the process provided for in CBJ 53.09.200 and 53.09.250, except as provided for herein.

Section 5. Minimum Bid. Minimum bids for each lot sold shall be \$412,000 for Lot 4; and \$382,000 for Lot 5.

Section 6. Bid. Bids must be accompanied by an earnest money payment in the amount of \$500.

Section 7. Competitive Bid Procedures. The qualified bidder having the highest bid amount will be named the apparent high bidder.

Section 8. Award.

(a) Apparent high bidders will be sent an "Award Notification" letter by certified mail. The letter shall provide the successful bidders 30 days to submit the following:

- (1) Completed Declaration of Intent;
- (2) A non-refundable \$150.00 document-handling fee;
- (3) Notwithstanding CBJ Title 53, a down payment equal to ten percent of the bid amount. The \$500 earnest money submitted with the bid shall be applied toward the down payment;
- (4) If a business or business entity, proof of current business license in the State of Alaska, and proof of signatory authority of the person submitting the bid;
- (5) Selection of title company to handle closing; and
- (6) Any other documents or items requested in the Award Notification letter.

(b) If a successful bidder fails to comply with the requirements in the Award Notification letter, the bidder shall forfeit the \$500 earnest money and all rights to the parcel, and the second highest bidder will then be awarded the opportunity to purchase the parcel.

(c) Notwithstanding CBJ Title 53, a bidder may purchase more than one parcel. Only the highest bid amount for each parcel will be made public. All other bids will remain confidential until after closing. Earnest money shall be returned to unsuccessful bidders.

Section 9. Title Insurance and Closing Costs. Purchasers shall be required to purchase title insurance and pay all closing costs.

Section 10. Payment and Financing. Purchasers of City and Borough parcels may elect to use City and Borough financing, paying the balance owed over a period of ten years, in annual, quarterly, or monthly payments at an annual interest rate of ten percent. The City and Borough shall not subordinate its security interest to other lenders. No bidder or purchaser may sell or assign his or her interest in a parcel until the City and Borough has been paid in full.

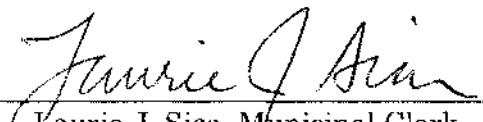
Section 11. Reoffering. Should the competitive bid process fail to result in the sale of one or both lots, the Manager may offer the lots for sale by an over-the-counter sale, held in accordance with CBJ 53.09.200 and 53.09.240.

Section 12. Other Terms and Conditions. The Manager may include such other terms and conditions as may be in the public interest and in accordance with CBJ Title 53.

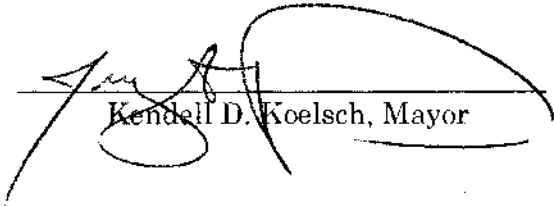
Section 13. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 16th day of October, 2017.

Attest:



Laurie J. Sica, Municipal Clerk



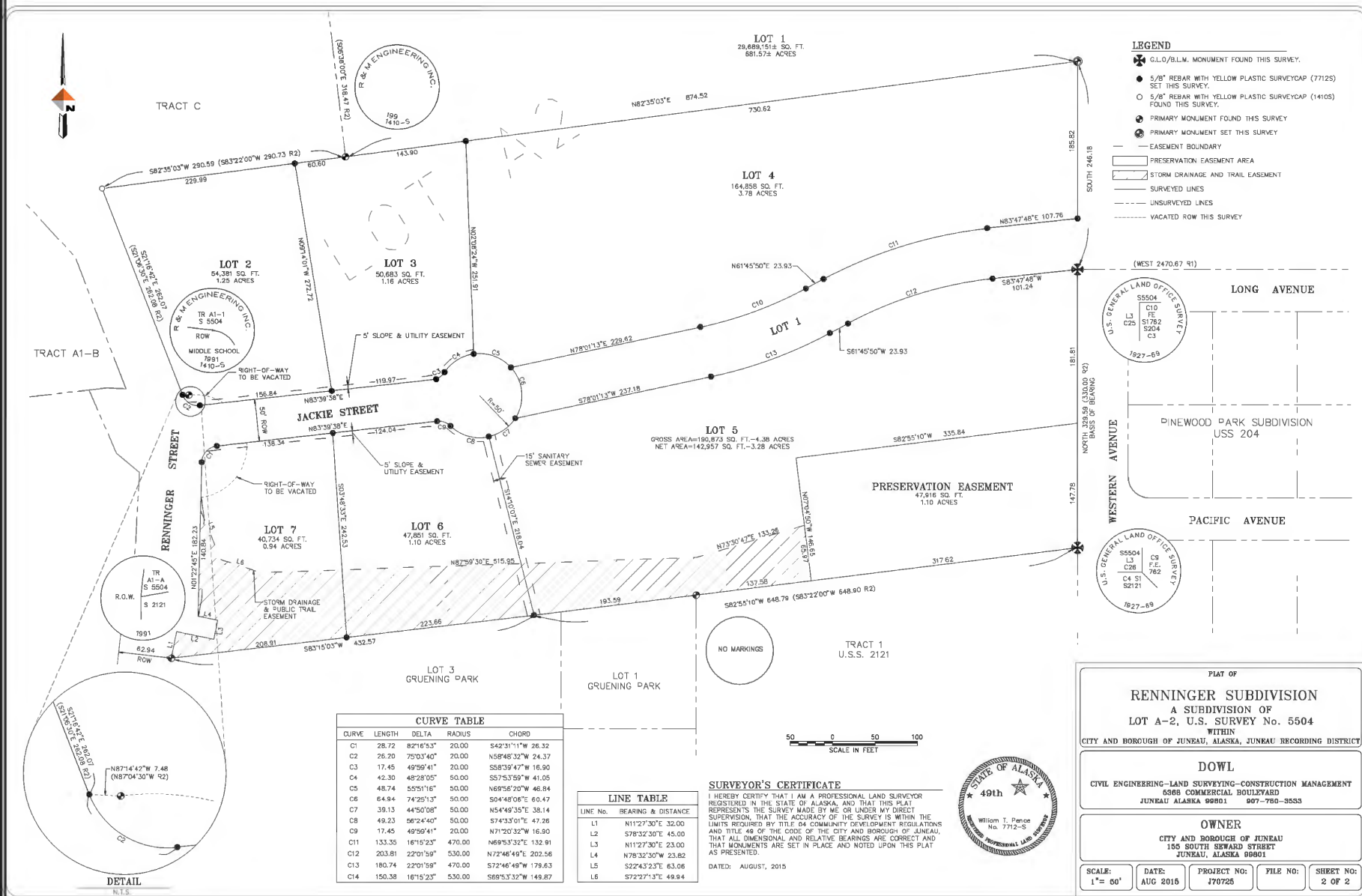
Kendell D. Koelsch, Mayor

Renninger Subdivision Area Map

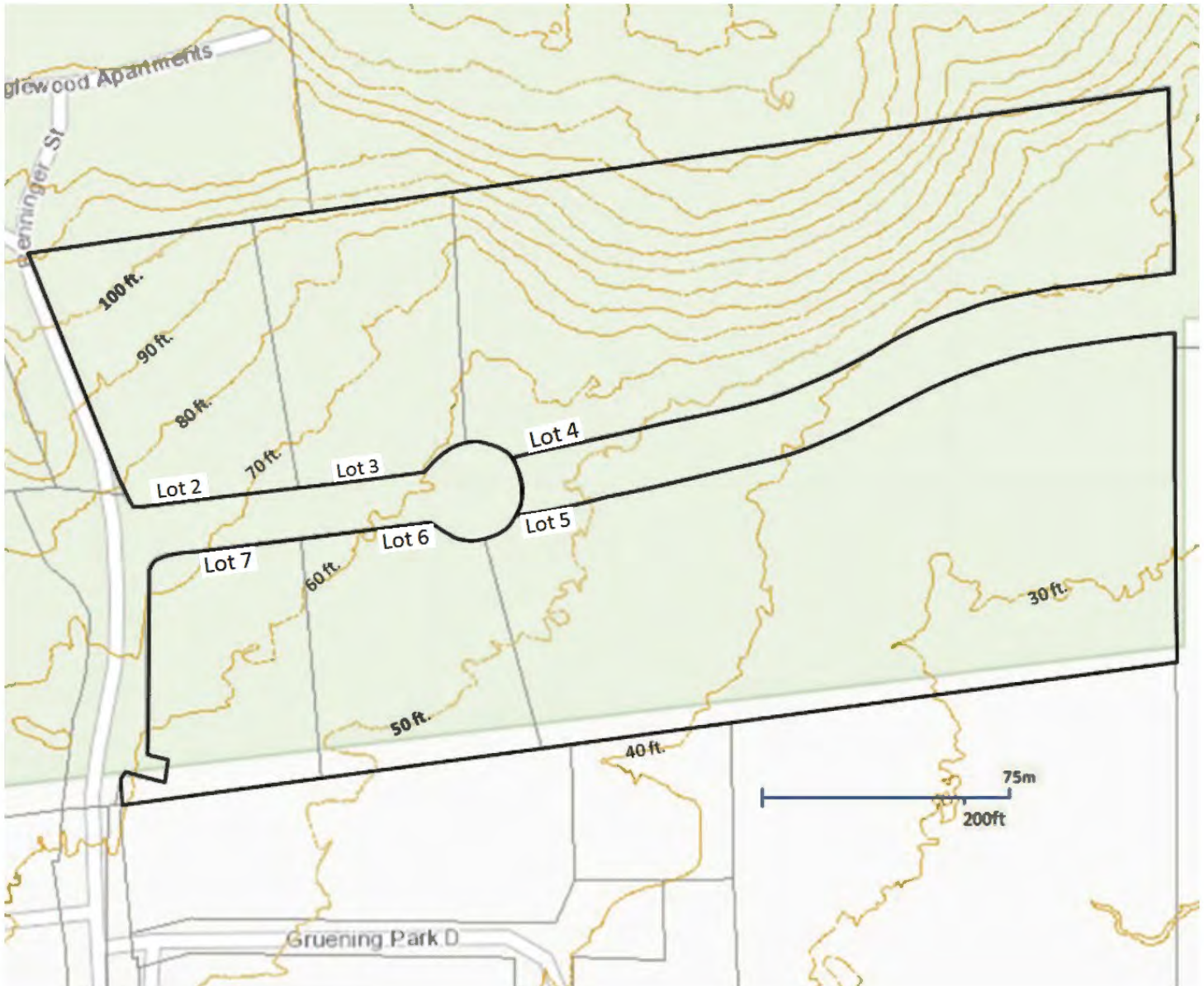
Section F, Item 3.

CBU Over the Counter Land Sale of Renninger Lots 4 & 5

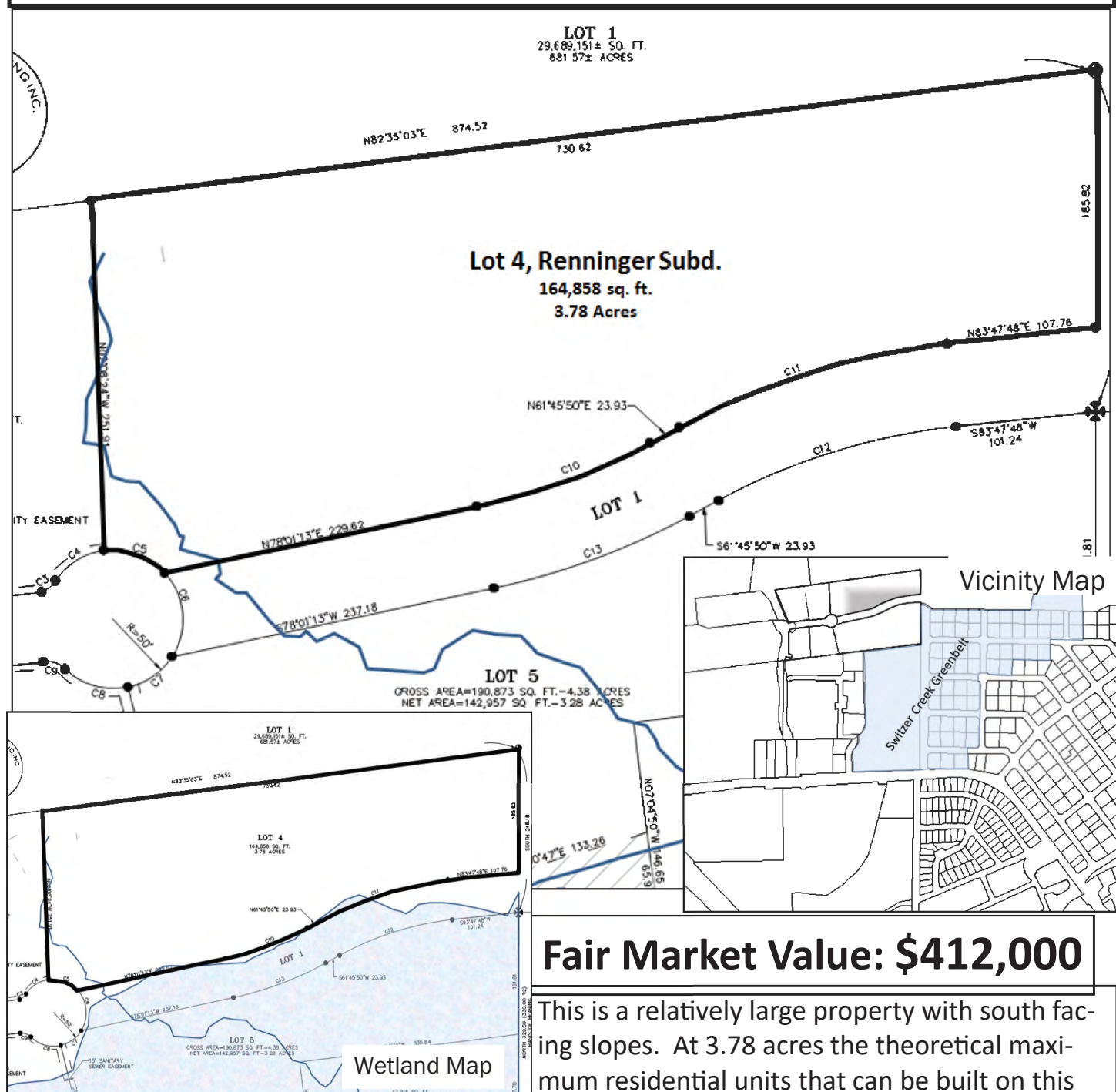
30







Legal Description: **Lot 4 Renninger Subdivision**
Acreage: **164,858 Sq. Ft. 3.78 Acres**



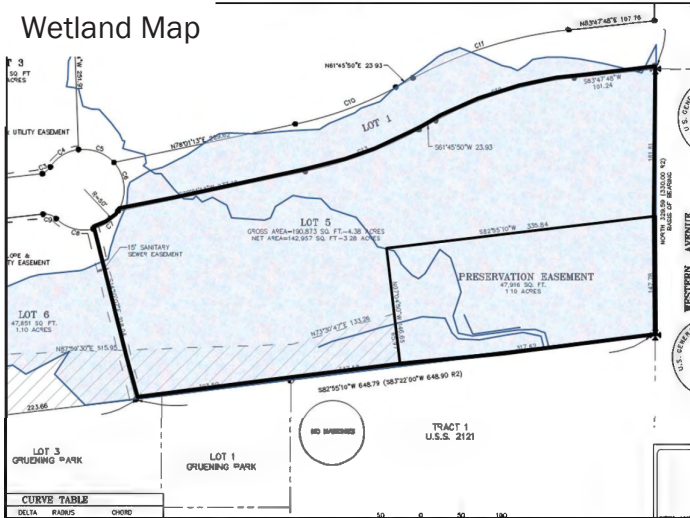
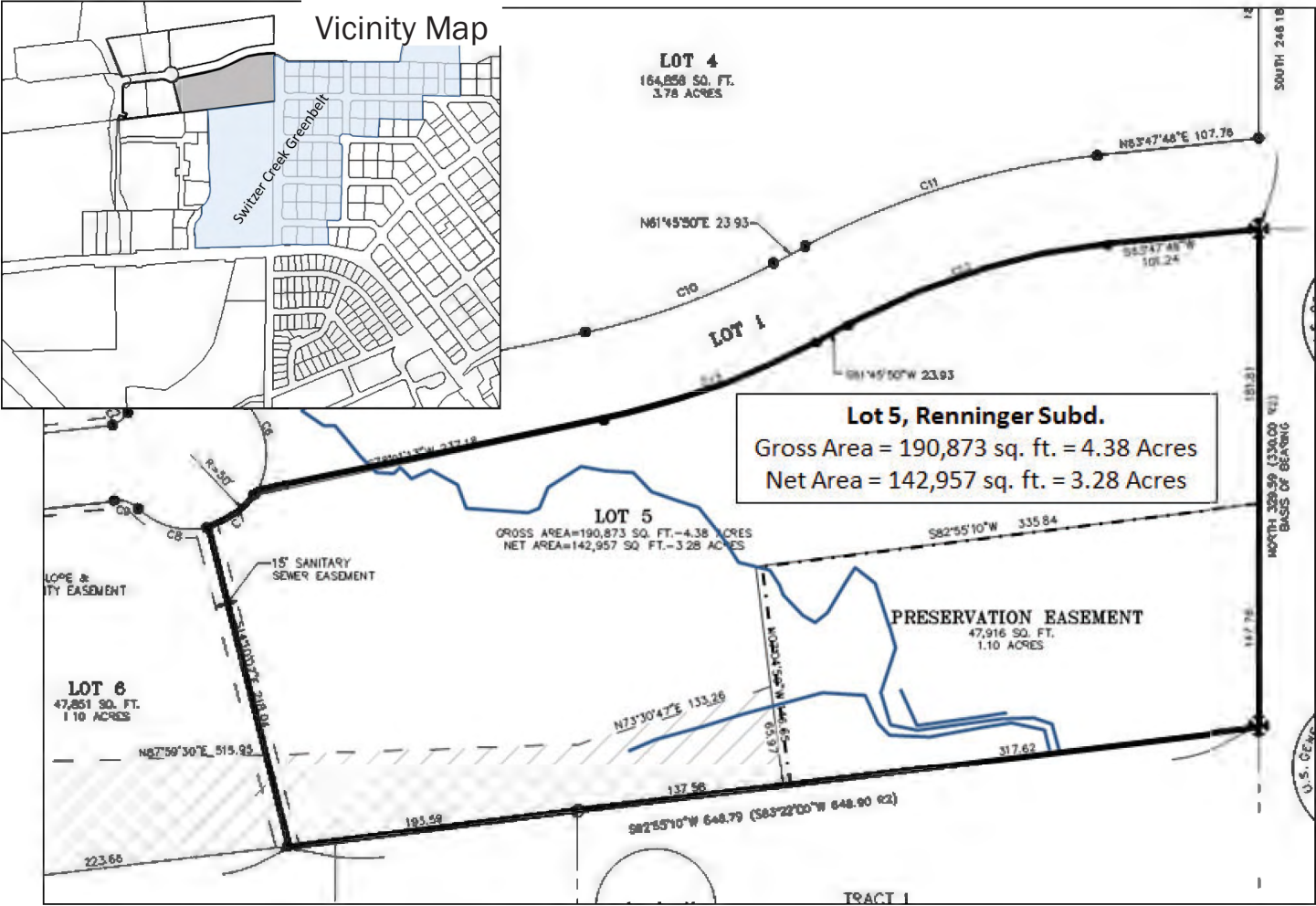
Fair Market Value: \$412,000

This is a relatively large property with south facing slopes. At 3.78 acres the theoretical maximum residential units that can be built on this lot is 57. Topography may make developing the maximum density allowed on this lot challenging.

Wetlands: This lot has roughly 1,167 square feet of wetlands located on this southern property line. The Army Corps of Engineers has not permitted the filling of wetlands on this lot.

Special Conditions: There is a small confined drainage on the southeast portion of the property. The crossing of this drainage has been permitted by the US Army Corps of Engineers.

Legal Description: Lot 5 Renninger Subdivision
Acreage: 190,873 Sq. Ft. 4.38 Acres



Fair Market Value: \$382,000

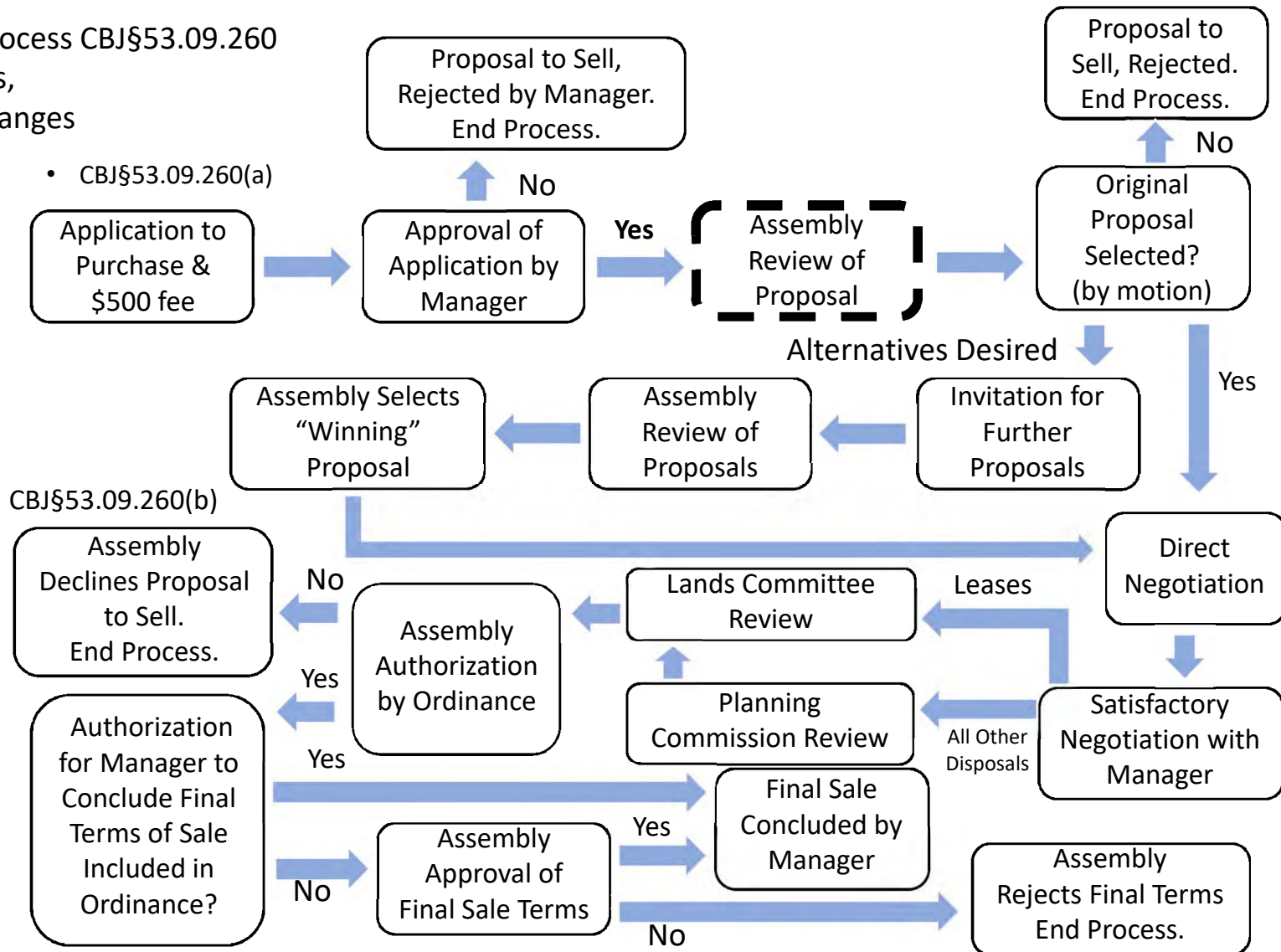
At 4.38 acres the theoretical maximum residential units that can be built on this lot is 66.

Wetlands: This lot is predominantly wetlands. The Army Corps of Engineers has permitted the filling of 0.28 acres or 12,196 square feet of wetlands on this lot.

Special Conditions: The southeastern portion of this lot has a no-disturbance preservation easement. This easement was a stipulation of

the Corps Permit and protects the valuable habitat closest to Switzer Creek. The southwestern portion of this lot has storm drainage and trail and sewer easements. The US Army Corps permit for this lot allows filling 0.28 acres of the lot near the Jackie Street cul-de-sac. A new fill permit would probably be required to achieve maximum density.

CBJ Land Sale Process CBJ§53.09.260
Negotiated Sales,
Leases and Exchanges





TO: Mr. Dan Bleidorn
CBJ Lands & Resources Manager

Ms. Alicia Hughes-Skandijs
Chair, CBJ Lands, Housing, & Economic Development Committee

FROM: Liz Perry
President & CEO, Travel Juneau

DATE: February 20, 2024

RE: Marketing update from Travel Juneau

Chair Hughes-Skandijs and Mr. Bleidorn,

This memo presents highlights of Travel Juneau's marketing efforts for this fiscal year.

Event & Group Sales (EGS)

Staff is actively servicing group accounts that have expressed interest in Juneau as a meeting destination, as well as prospecting for new business and assisting planners with events secured for the next several months. Travel Juneau participated at a Smart Meetings planner event in Monterey, Nov 5-7, 2023, and met with at least 3 planners interested in coming to Juneau. Travel Juneau also participated at a Small Market/Boutique Meetings event in Tucson during which at least 3 planners are interested in coming to Juneau. These events allow us to engage with planners and organizers face-to-face, yielding better relationships and more requests for information or proposals.

Travel Juneau is also strategically adding a new focus toward local organizations that currently host events that they would like to grow. Our first agreement is with Aukeman Triathlon to provide some cash resources toward growing their athlete and volunteer participation through additional promotion and logistical support.

Please see the accompanying EGS reports for additional details.

Destination Marketing (DM)

The 2024 Official Visitors Guide was delivered in mid-January and the [digital version](#) is live on TravelJuneau.com. December saw the successful launch of our first Social Venu campaign, garnering 123 user-generated videos for use in social media posts. We continue to build our library of Juneau highlights for use in promotion of Juneau as a longer-visit destination; consumers will see few 1-day itineraries and many more multi-day itineraries. Staff is also working with PBS producers to develop a food-focused docuseries with a celebrity chef; the series will have at least one episode focused on Juneau. Destination Marketing is now focused on summer media visits, finishing travel trade shows, and marketing plan execution toward the end of the fiscal.

Recent and upcoming travel trade shows:

January 19 – 21 | [AAA Pittsburgh Travel](#) Showcase | Pittsburgh, PA |

February 3 - 4 | [Travel & Adventure Show](#) | Los Angeles, CA |

March 16 | [Holland America Line Showcase](#) | Seattle, WA |

March 14 – 17 | [Travel & Adventure Show](#) | San Francisco Bay Area, CA |

April 14 – 17 | [Cruise 360](#) | Ft. Lauderdale, FL |

Metrics

Social Media Followers				
FISCAL YEAR	Facebook	Instagram	YouTube	Tik Tok
FY21	47,824	7,336	264	48
FY22	50,910	9,106	448	301
FY23	50,019	10,870	527	435
FY24 Goal	56,000	12,000	650	650
F24 YTD	50,976	12,400	592	1016
Website Engagement				
FISCAL YEAR	Sessions	Pageviews	Avg. Session Duration	Note: new GA4 (website analytics) defines users differently, which reduces number from earlier years
FY21	167,416	277,279	1:59	
FY22	201,036	251,604	2:14	
FY23	182,967	305,918	2:04	
	Users	Pageviews	Avg. Engagement time	
FY24 Goal	350,000	1M	2:00	
FY24 YTD	154,893	413,176	1:21	
Travel Agent Assists				
FISCAL YEAR	Assists			
FY21	3			
FY22	4			
FY23	1			
FY24 Goal	30			
FY24 YTD	1			

Partnership

Tammie Hanson joined the team as Partnership Services Manager on November 8. In that time, the organization has brought on seven new partners. Staff also planned and hosted the annual partner event, held at the Baranof Hotel, attended by 70 partner organizations and their staff. Planning is underway for the annual Travel Fair, scheduled for Saturday, April 20.

FY24 Partner Goal: 200
Total YTD Partners: 207

Visitor Information Services

Staff has set dates for upcoming volunteer trainings and is completing updates to visitor materials. Working with DM, staff is developing messaging for inbound visitors regarding the glacier visitor center, encouraging visitors to book their transportation as early as possible ahead of arrival.

December Stats:

Distribution for Travel Juneau Guides

- In house/personal requests: 299
- TJ Visitor Sites: 1,564
- Travel Agents: 115
- Visitor Info Centers/CVB: 0
- Conventions/Meeting: 0
- Partners: 0
- Trade Shows: 0

○ **Total: 1,978**

25: Visitors were served at the airport; the Kiosk and CST locations are closed until the 2024 cruise season begins.

4: Volunteer hours were worked at the airport; the Kiosk and CST location are closed until the 2024 cruise season

January Stats:

Distribution for Travel Juneau Guides

- In house/personal requests: 800
- TJ Visitor Sites: 496
- Travel Agents: 348
- Visitor Info Centers/CVB: 12,220
- Conventions/Meeting: 0
- Partners: 126
- Trade Shows: 62

○ **Total: 14,052**

*Includes initial guide distribution to other CVB's

0: Visitors were served at the airport, the Kiosk and CST locations are closed until the 2024 cruise season begins.

0: Volunteer hours were worked at the airport, the Kiosk and CST location are closed until the 2024 cruise season

Call totals for calendar year (new metric):

January 2024: 68

Call totals for calendar year (new metric):

January: 115

February: 97

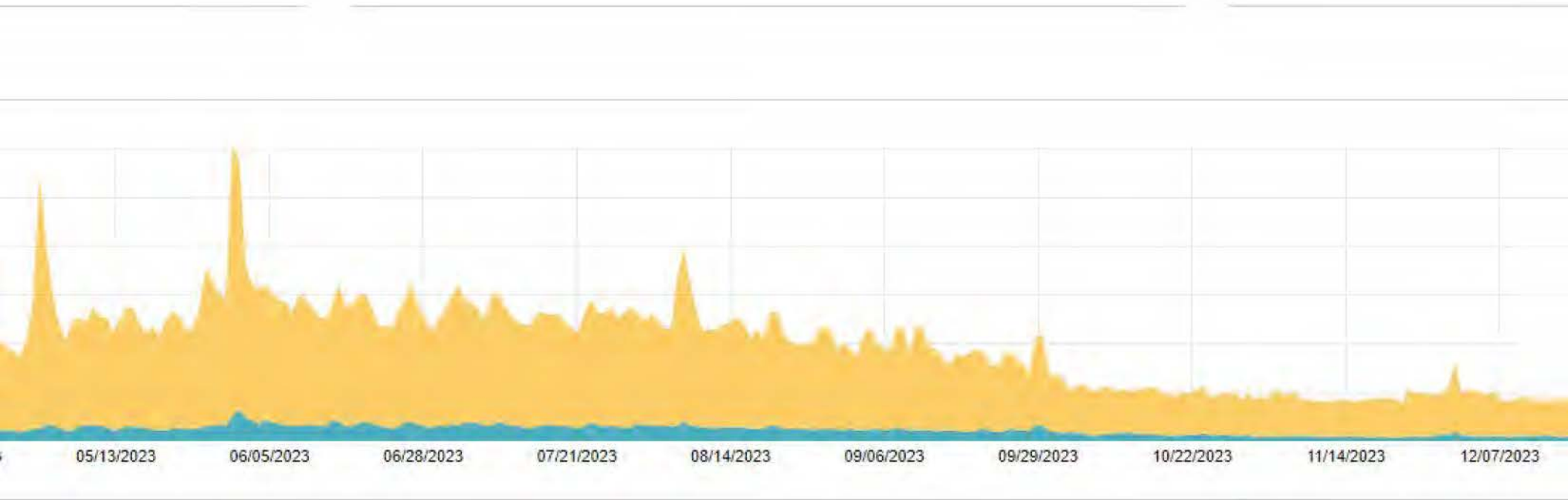
March: 135
 April: 129
 May: 132
 June: 110
 July: 206
 August: 138
 September: 92
 October: 39
 November: 50
 December: 62

Total Calls for 2023: **1,305**

Departmental Goals and Key Performance Indicators:

Visitor Information KPI	FY24	FY24 Goal	FY23	FY22	FY21
Active Volunteers	71	80	70	59	51
Volunteer Hours	1,249	2,500	2,188	1,632.5	430.5
Visitors Served	102,161	150,000	134,045	52,283	1,455
Guides Distributed	20,841	30,000	30,151	30,528	6,740
Maps Distributed	36,154	50,000			

Volunteer Recruiting and Retention KPI	FY24	FY24 Goal	FY23	FY22	FY21
Volunteers Recruited	1	10	11	10	1





Prepared On: 02/20/2024
Prepared By: Liz Perry

DEFINITE OR ASSISTED BUSINESS MEETING THIS FY

MEETINGS THIS FISCAL YEAR

Organization	Meeting	Status	Arrival	Departure	Event Days	EEI	RA	SA	Requested Room Nights	Requested Rooms	Source Code	Meeting Location
AK Assn of School Business Officials	2023 ALASBO Summer Leadership Conference	Definite	07/14/2023	07/18/2023	5	\$119,080.00	45	65	5	172	Direct Inquiry	Westmark Baranof
Region 16 Comprehensive Center	Leaders in Native Education Convening	Definite	08/10/2023	08/13/2023	4	\$84,780.00	60	70	4	240		Centennial Hall
Paris Tattoo Body Art	2023 True North Tattoo Body Art Expo	Definite	09/28/2023	10/02/2023	6	\$137,400.00	40	100	6	360	Centennial Hall Referral	Centennial Hall
Amer Inst of Architects - AK Chapter	2023 Annual Conference - AIA - AK Chapter	Definite	10/05/2023	10/07/2023	5	\$87,915.00	60	75	5	200	Website Inquiry	Westmark Baranof
Juneau School District	2023 ASAA/FIRST NATIONAL BANK AK SWIM & DIVE STATE CHAMPIONSHIPS	Assist	11/02/2023	11/06/2023	5	\$556,400.00	400	400	5	2000	Direct Inquiry	Community Schools
Metcalfe Communications	2023 Public Market	Definite	11/23/2023	11/27/2023	5	\$135,550.00	50	450	5	250	Direct Inquiry	Centennial Hall
AK Democratic Party	2024 AK Democrats Planning Meeting	Definite	02/02/2024	02/03/2024	3	\$68,700.00	15	75	3	30	Local Champion - Bid	Westmark Baranof
UAF k12 Outreach	UAF k12 Outreach 2024	Assist	02/23/2024	02/26/2024	4	\$166,920.00	120	120	4	480		
Just Transition Alaska	The AK Just Transition Summit	Definite	03/17/2024	03/20/2024	4	\$417,300.00	300	300	4	1200	Direct Inquiry	Centennial Hall
AK Sea Grant Marine Advisory Program	AK Seaweed Genetics Workshop 2024	Assist	03/31/2024	04/03/2024	4	\$139,100.00	100	100	4	400	Direct Inquiry	Elizabeth Peratrovich Hall
Natl Forest Fdtn	April 2024 National Forest Foundation Board of Directors Meeting	Definite	04/17/2024	04/22/2024	6	\$55,640.00	40	40	6	240		Centennial Hall
Alaska Bar Assn	2026 AK Bar Assn Annual Convention	Definite	04/22/2024	04/24/2024	4	\$418,500.00	300	375	4	1200	TJ Archive/Return Business	Centennial Hall
Koru Counseling	Affirming Our Identities 2024	Definite	05/12/2024	05/20/2024	9	\$168,800.00	100	200	9	1350		Centennial Hall
AK Democratic Party	2024 AK Democratic Party Biennial Convention	Definite	05/17/2024	05/19/2024	3	\$164,880.00	100	120	3	225	Local Champion - Bid	Elizabeth Peratrovich Hall
American Welding Association	2024 American Welding Assn Officers Meeting	Definite	05/30/2024	06/02/2024	4	\$103,050.00	40	75	4	60	Local Champion - Bid	
Healing Living Systems, Inc	Systems to Heal the Climate Global Gathering 2024	Definite	06/04/2024	06/10/2024	7	\$36,166.00	26	26	7	182		
Sealaska Heritage Institute	2024 Sealaska Heritage Inst - Celebration	Assist	06/05/2024	06/08/2024	6	\$1,832,000.00	500	1000	6	1200	TJ Archive/Return Business	Centennial Hall
National Audubon Society	2024 National Audubon Engagement Conference	Definite	06/17/2024	06/24/2024	9	\$164,880.00	50	60	9	320	Direct Inquiry	Centennial Hall

Organization	Meeting	Status	Arrival	Departure	Event Days	EEI	RA	SA	Requested Room Nights	Requested Rooms	Source Code	Section G, Item 4.
COUNT: 18	COUNT: 18	COUNT: 18	COUNT: 18	COUNT: 18	COUNT: 18	SUM: \$4,857,061.00	SUM: 2346	SUM: 3651	SUM: 93	SUM: 10109		



PIPELINE REPORT - POTENTIAL & SECURED BUSINESS

Organization	Meeting	Status	Convention Center	EEI	RA	SA	Mtg start	Mtg end	Total Rm Nights	Requested Rooms	Source Code
AK Assn of School Business Officials	2023 ALASBO Summer Leadership Conference	Definite	No	\$119,080.00	45	65	07/14/2023	07/18/2023	5	172	Direct Inquiry
Region 16 Comprehensive Center	Leaders in Native Education Convening	Definite	No	\$84,780.00	60	70	08/10/2023	08/13/2023	4	240	
Paris Tattoo Body Art	2023 True North Tattoo Body Art Expo	Definite	Yes	\$137,400.00	40	100	09/28/2023	10/02/2023	6	360	Centennial Hall Referral
Amer Inst of Architects - AK Chapter	2023 Annual Conference - AIA - AK Chapter	Definite	No	\$87,915.00	60	75	10/05/2023	10/07/2023	5	200	Website Inquiry
Juneau School District	2023 ASAA/FIRST NATIONAL BANK AK SWIM & DIVE STATE CHAMPIONSHIPS	Assist	No	\$556,400.00	400	400	11/02/2023	11/06/2023	5	2000	Direct Inquiry
Metcalfe Communications	2023 Public Market	Definite	Yes	\$135,550.00	50	450	11/23/2023	11/27/2023	5	250	Direct Inquiry
AK Sea Grant Marine Advisory Program	2024 Wakefield Fisheries Symposium	Lead	Yes	\$206,100.00	75	150	01/09/2024	01/11/2024	4	300	Direct Inquiry
Platypus Gaming	Platypus Gaming Convention 2024	Lead	No	\$46,300.00	20	300	01/26/2024	01/28/2024	2	20	Direct Inquiry
AK Democratic Party	2024 AK Democrats Planning Meeting	Definite	No	\$68,700.00	15	75	02/02/2024	02/03/2024	3	30	Local Champion - Bid
UAF k12 Outreach	UAF k12 Outreach 2024	Assist	No	\$166,920.00	120	120	02/23/2024	02/26/2024	4	480	
Just Transition Alaska	The AK Just Transition Summit	Definite	No	\$417,300.00	300	300	03/17/2024	03/20/2024	4	1200	Direct Inquiry
AK Sea Grant Marine Advisory Program	AK Seaweed Genetics Workshop 2024	Assist	No	\$139,100.00	100	100	03/31/2024	04/03/2024	4	400	Direct Inquiry
Natl Forest Fdtn	April 2024 National Forest Foundation Board of Directors Meeting	Definite	No	\$55,640.00	40	40	04/17/2024	04/22/2024	6	240	
Alaska Bar Assn	2026 AK Bar Assn Annual Convention	Definite	Yes	\$418,500.00	300	375	04/22/2024	04/24/2024	4	1200	TJ Archive/Return Business
Natl Assn of State Human Services Financial Officers	2024 HSFO Board and Training Meeting	Lead	No	\$47,505.00	30	55	05/03/2024	05/09/2024	7	164	Local Champion - Bid
Koru Counseling	Affirming Our Identities 2024	Definite	No	\$168,800.00	100	200	05/12/2024	05/20/2024	9	1350	
AK Democratic Party	2024 AK Democratic Party Biennial Convention	Definite	No	\$164,880.00	100	120	05/17/2024	05/19/2024	3	225	Local Champion - Bid
American Welding Association	2024 American Welding Assn Officers Meeting	Definite	No	\$103,050.00	40	75	05/30/2024	06/02/2024	4	60	Local Champion - Bid
Healing Living Systems, Inc	Systems to Heal the Climate Global Gathering 2024	Definite	No	\$36,166.00	26	26	06/04/2024	06/10/2024	7	182	
Sealaska Heritage Institute	2024 Sealaska Heritage Inst - Celebration	Assist	Yes	\$1,832,000.00	500	1000	06/05/2024	06/08/2024	6	1200	TJ Archive/Return Business
BJ Klophaus	BJ Klophaus 2024 Wedding	Tentative	No	\$139,100.00	100	100	06/07/2024	06/09/2024	3	300	

Organization	Meeting	Status	Convention Center	EEI	RA	SA	Mtg start	Mtg end	Total Rm Nights	Request Rooms	Section G, Item 4.
National Audubon Society	2024 National Audubon Engagement Conference	Definite	Yes	\$164,880.00	50	60	06/17/2024	06/24/2024	9	320	Direct Inquiry
AK Assn of School Business Officials	2024 ASBO International Eagle Institute	Tentative	No	\$109,920.00	55	60	07/16/2024	07/19/2024	4	220	TJ Bid Prospect
AK Sheet Workers Local Union 23	2024 Northwest Sheet Metal Workers Board Meeting	Lead	No	\$27,480.00	25	30	07/17/2024	07/18/2024	2	50	Direct Inquiry
AK Library Assn	2024 AK Library Assoc & Pacific NW Library Assoc Conference	Definite	Yes	\$343,500.00	200	250	08/01/2024	08/04/2024	4	340	Local Champion - Bid
University of New Hampshire	University of New Hampshire - SHINE August 10 – 16, 2024	Definite	No	\$417,300.00	300	300	08/09/2024	08/16/2024	8	2400	Centennial Hall Referral
Natl Hydropower Assn	2024 AK Regional Meeting	Lead	No	\$64,697.00	43	80	09/05/2024	09/08/2024	4	74	Direct Inquiry
Philanthropy Northwest	2024 Philanthropy Northwest Annual Conference	Lead	Yes	\$372,500.00	250	400	09/09/2024	09/12/2024	5	543	TJ Bid Prospect
AK Travel Industry Assn (ATIA)	2024 ATIA Annual Convention & Trade Show	Definite	Yes	\$916,000.00	450	500	10/21/2024	10/24/2024	8	1905	TJ Archive/Return Business
NTCSA	NTCSA Annual Conference 2024	Lead	Yes	\$362,600.00	250	300	10/25/2024	10/31/2024	9	1290	Direct Inquiry
NTCSA	NTCSA Annual Conference 2026	Lead	Yes	\$362,600.00	250	300	10/25/2024	10/31/2024	9	0	Direct Inquiry
Rotary District 5010	2025 Rotary District 5010 Conference	Definite	Yes	\$458,000.00	200	250	05/01/2025	05/04/2025	4	700	Local Champion - Bid
Alaska Credit Union League	2025 Annual Conference	Definite	Yes	\$147,350.00	100	150	05/14/2025	05/18/2025	4	400	TJ Archive/Return Business
NTCSA	NTCSA Annual Conference 2025	Lead	Yes	\$359,300.00	250	300	07/06/2025	07/10/2025	7	1290	Direct Inquiry
NTCSA	NTCSA 2024 Board Meeting	Tentative	Yes	\$27,820.00	20	20	07/06/2025	07/10/2025	7	0	Direct Inquiry
American Association of Motor Vehicle Administrators	2025 Region 4 Conference FY25	Lead	No	\$394,050.00	270	350	07/12/2025	07/18/2025	7	1037	Cvent
American Bus Association	ABA FALL BOARD MEETING 2024 and 2025	Lead	No	\$65,895.00	45	70	09/22/2025	09/25/2025	4	180	
North Pacific Fishery Mgmt Cncl	North Pacific Fishery Management Council - 2026	Lead	No	\$97,370.00	70	70	02/01/2026	02/10/2026	10	700	Centennial Hall Referral
Southeast Regional Emergency Medical Services	2026 Southeast Region EMS Symposium SEREMS	Tentative	Yes	\$147,350.00	100	150	03/27/2026	03/31/2026	5	0	Local Champion - Bid
AK Peace Officers Assn	2026 APOA State Conference	Lead	Yes	\$274,800.00	150	200	05/04/2026	05/06/2026	4	400	TJ Archive/Return Business
USS Juneau	2026 USS Juneau Reunion	Lead	No	\$65,952.00	36	36	07/16/2026	07/19/2026	4	118	Direct Inquiry
Alaska Recreation and Park Assn	2026 AK Recreation and Parks Assn Annual Conference	Lead	Yes	\$78,460.00	50	80	09/15/2026	09/19/2026	9	0	Local Champion - Bid
		COUNT: 42	COUNT: 42	SUM: \$10,389,010.00	SUM: 8152				SUM: 227	SUM: 22540	