

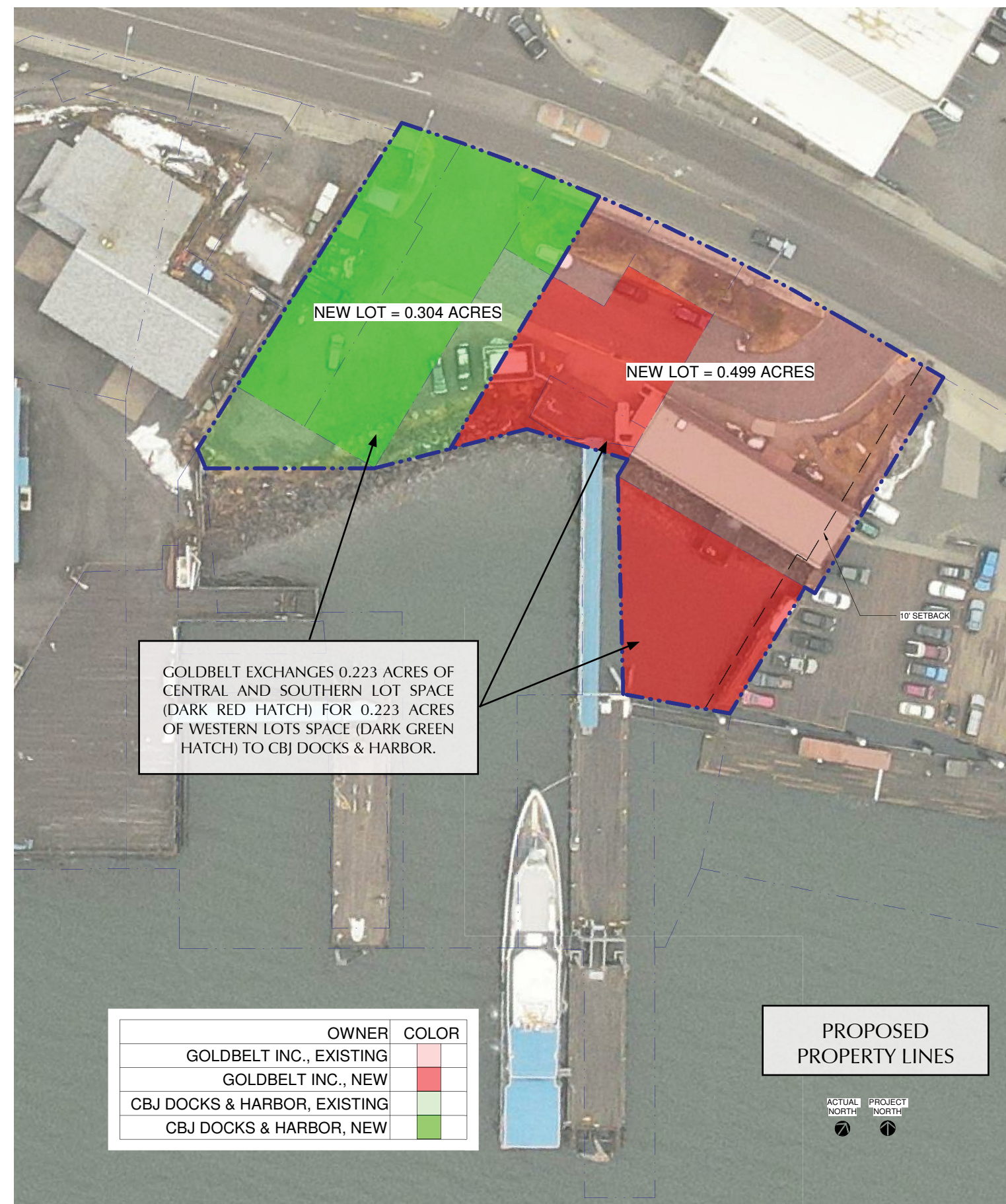
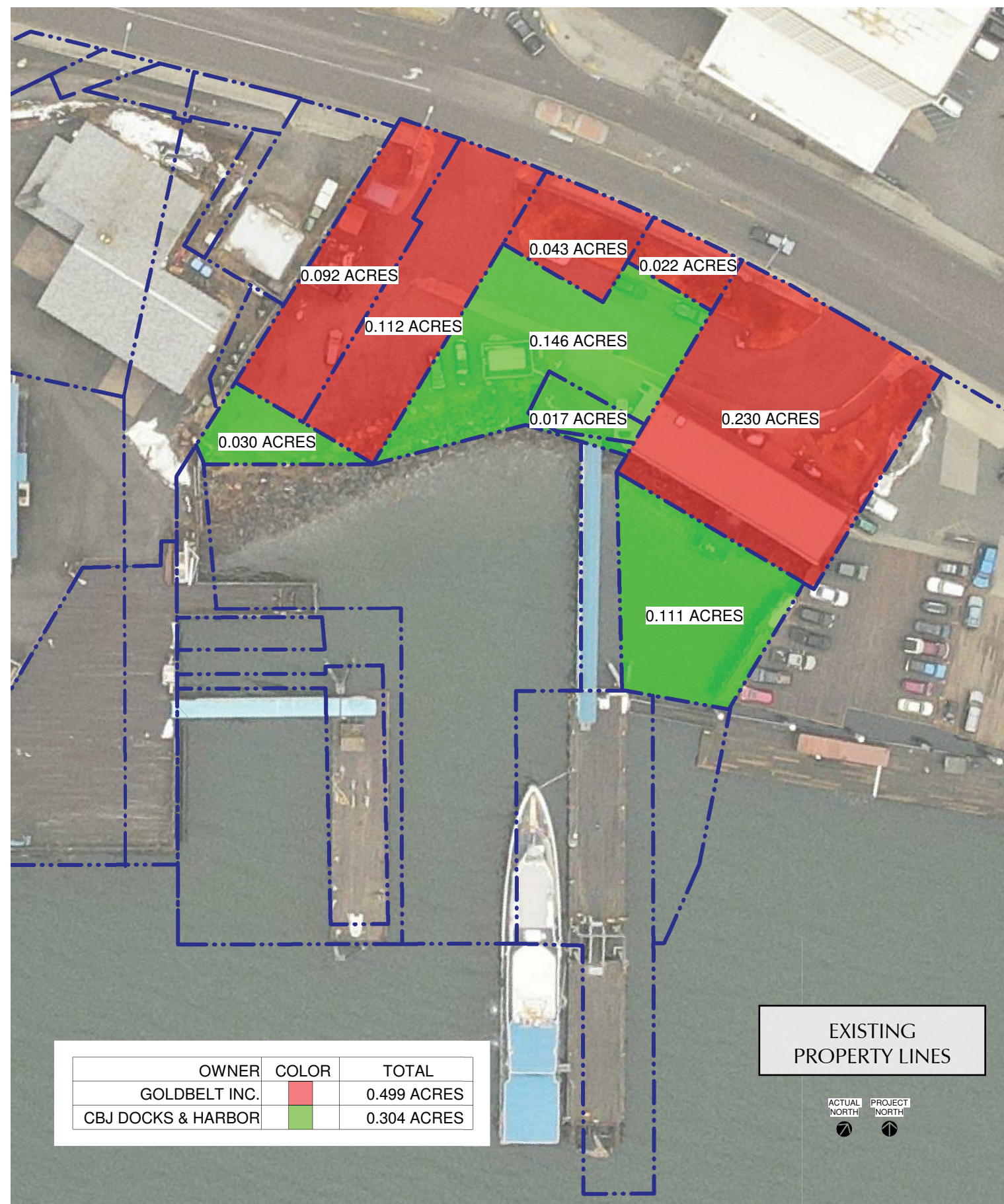
- CBJ Docks and Harbors and Goldbelt have the opportunity to create a new small cruise ship terminal, as recommended in the CBJ Small Cruise Ship Infrastructure Master Plan-2021. This presentation is to propose the next steps of acquiring a land appraisal for proposed property reorganization.
- The first step is acquiring a land appraisal to define an equal value exchange between Goldbelt and the CBJ to create more useful and unified property for both parties.
- Improved property configurations would currently support a workable terminal with existing dock and upland staging. They will also support future expansion for a second CBJ dock, seawalk, and expanded parking.
- Goldbelt will rebuild the Seadrome building on an expanded site, establishing an iconic Alaskan Native facility on the waterfront to support visitors. The Seawalk facing development is in line with the Waterfront Design Guidelines, and the Longe Range Waterfront Plan developing a continuous Seawalk and improved access to the water.

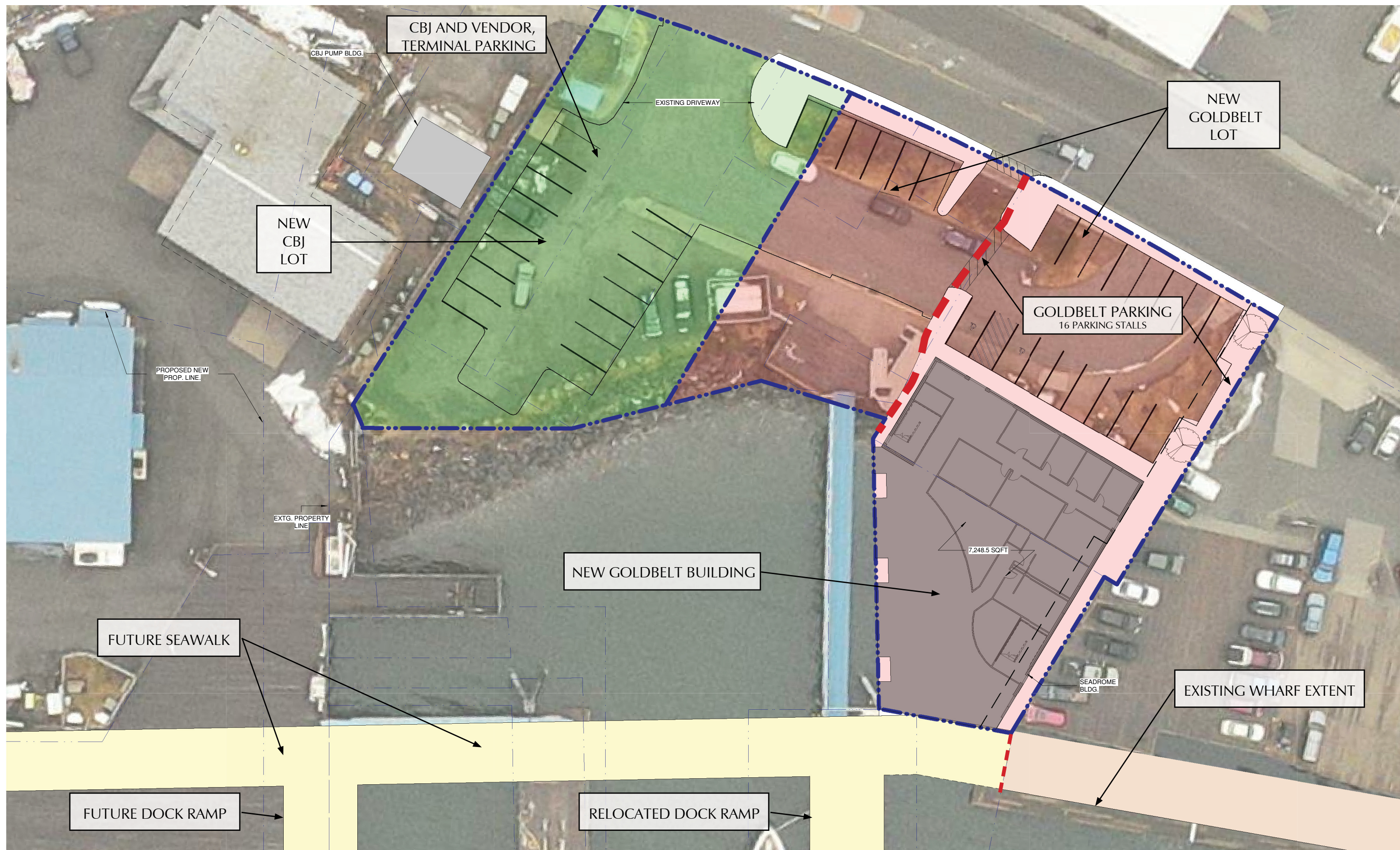


ACTIONS:

1. An equal property value exchange will be made based on the appraisal survey. This appraisal will also focus on optimizing CBJ and Goldbelt lots, and will propose consolidated properties and how they can be replatted.
2. Goldbelt demolishes the existing Seadrome Building and builds an improved facility closer to the water on the new consolidated Goldbelt property.
3. The existing uplands are modified into expanded parking and staging for the Small Cruise Ship dock, with a portion dedicated to Goldbelt building parking and a portion for CBJ parking needs.





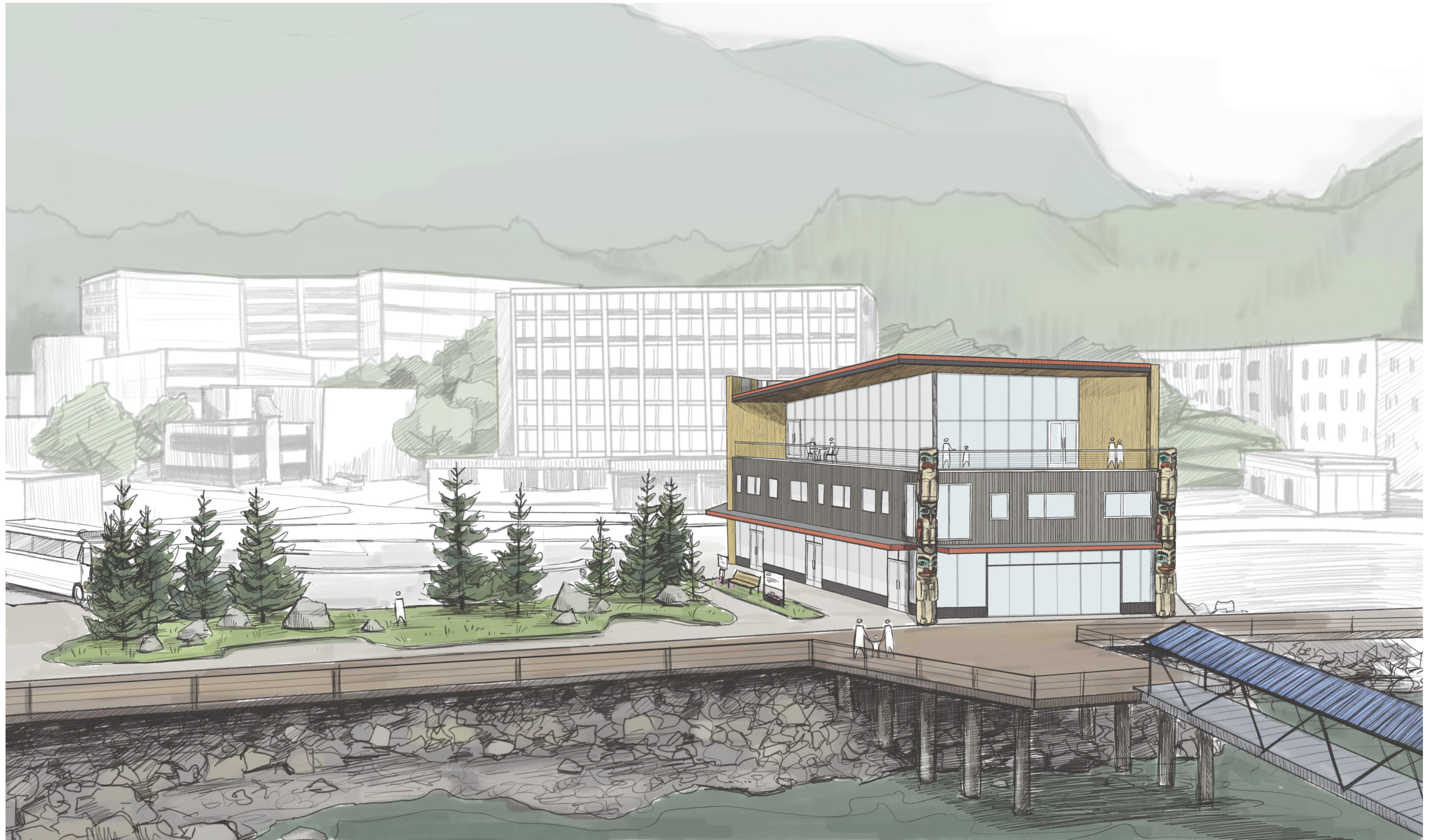


The Site Works for Current Needs – Dock and Uplands can provide parking and bus staging needed for the small cruise ship dock and Goldbelt operations from existing property.

Future Improvements Can Be Added Efficiently – Seawalk construction and upland fill expansion work well to meet Master Plan recommendations

- Future Upland Expansion will provide more parking, improved bus staging, and significant recreational landscaped areas adjoining the Seawalk.
- A second CBJ Small Cruise Ship Dock is supported by the expanded bus staging and parking.





- The improved small cruise ship terminal will provide an ideal arrival point for CBJ, with links to the Seawalk, the Áak'w Kwáan District, the SLAM, expanded Centennial Hall, hotels, and shopping.
- The new Goldbelt Building will provide improved services for visitors and community on the first floor, with an attractive mix of offices and amenities, such as a restaurant, on the upper levels.
- Visitors to a small cruise ship terminal owned and operated by Goldbelt will receive an education and an experience worthy of a world-class destination.
- Future upland improvements will reduce the traffic impact on the downtown core, with quick access from Egan Drive, and a link via Heat Street to accommodate traffic leaving downtown.

