

# MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

**TO:** Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee  
**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*  
**SUBJECT:** Huna Totem Corporation Lease Application  
**DATE:** November 3, 2022

Huna Totem Corporation (HTC) recently acquired property near the Juneau Subport from Norwegian Cruise Lines (NCL). Previously NCL had applied with the City to lease tidelands adjacent to the uplands parcel now owned by HTC. At the August 02, 2021, the assembly provided a motion of support for the Manager to work with Norwegian Cruise Lines as the original proposer in accordance with 53.09.260. After the Manager received that initial motion from the Assembly, there was little to no communication from NCL regarding the lease and since that time, HTC now owns the property.

At this point in time, a new application has been received and the initial step in processing the application is for the Assembly to 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" (53.09.260)

If the Assembly provides a motion of support to work with the original proposer (HTC), staff will work with HTC to apply for City permits, outline a public process, and will eventually negotiate terms and conditions of a lease. Staff will provide regular reports to the LHED Committee on progress of this lease. If the assembly fails to provide a motion to work with the original proposer and determines a lease should not be considered, then the application process will be concluded.

**Staff request that the Lands, Housing, and Economic Development Committee forward this application to the Assembly with a motion to work with Huna Totem Corporation in accordance with city Code 53.09.260.**

Attachments:

1. HTC Application and Exhibit
2. January 20, 2021 Watt Memo
3. July 14, 2021 Bleidorn Memo