

Presented by: The Manager
Presented: 3/3/2025
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3098

**A Resolution in Support of the City and Borough of Juneau’s
Application to Acquire Tideland from the State of Alaska.**

WHEREAS, the City and Borough of Juneau (CBJ) currently manages much of the Downtown waterfront, tidal, and submerged lands; and

WHEREAS, the CBJ has patented submerged lands in excess of 50 acres in ATS 3 including a four-hundred-foot swath seaward of the Coast Guard Dock and Subport; and

WHEREAS, in August 2022, Huna-Totem Corporation (HTC) acquired the upland parcel at the Subport from Norwegian Cruise Line Holdings; and

WHEREAS, Huna-Totem Corporation desires to construct a cruise ship dock adjoining its property at the Subport Lot and to continue the Seawalk along their property; and

WHEREAS, in October 2022, the CBJ received an application from Aak’w Landing LLC (“Aak’w”), wholly owned subsidiary of HTC, to lease CBJ-owned tidelands; and

WHEREAS, in order to construct the Huna-Totem Corporation dock as envisioned, Huna-Totem Corporation will need to acquire an interest in certain tidelands, which includes the CBJ swath of tidelands and an additional contiguous parcel of approximately 8 acres of unsurveyed tidelands currently owned by the State of Alaska; and

WHEREAS, the CBJ has applied for conveyance of the additional contiguous parcel area from the Alaska Department of Natural Resources (ADNR); and

WHEREAS, the requested parcel is depicted on Exhibit A; and

WHEREAS, if the conveyance is approved, the CBJ will fund and conduct a tideland survey of the area to provide legal boundaries; and

WHEREAS, a navigation study of the proposed cruise ship dock is a necessary condition for the Conditional Use Permit approved by the CBJ Planning Commission.

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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 intends to receive and requests that the State of Alaska Department of Natural Resources approve the CBJ's application to acquire the additional tidelands depicted in Exhibit A.

Section 2. In conformity with AS 38.08.825 for application of the requested tidelands from the ADNR, the following is true:

- A. The requested parcel is contiguous to the boundaries of the municipality;
- B. The use of the requested parcel will not unreasonably interfere with navigation or public access;
- C. The CBJ has applied to the Commissioner of ADNR for conveyance of the land under section AS 38.05.825;
- D. The requested parcel is not subject to a shore fishery;
- E. The lands are classified for waterfront development under the CBJ Long Range Waterfront Plan, as amended;
- F. The requested parcel is required to accomplish the CBJ's vision to manage the Juneau waterfront at the local level, is a necessary step in the process of leasing the tidelands to Huna-Totem Corporation, and toward completing the Seawalk.

Section 3. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk