

**March 17, 2025, CBJ Assembly Committee of the Whole Meeting  
(Recap of COW Amendments to Ordinance 2025-22)**

**Ordinance 2025-22** *An Ordinance Authorizing the Manager to Negotiate and Execute a Tidelands Lease for the Purpose of Waterfront Commercial Activities.*

The following are the proposed Amendments to Ordinance 2025-22 that were voted upon at the March 17, 2025, Assembly Committee of the Whole (COW) Meeting. Highlights indicate changes made to the amendments from any original version that was published in the initial 3/17/2025 COW packet.

**Amendment #1** (proposed by Deputy Mayor Smith):

**Section 2. Authorization to Lease. The Manager is authorized to negotiate and execute a lease of tidelands as generally depicted on Exhibit A, subject to the following minimum essential terms and conditions:**

HTC/Aak'w Landing must provide the CBJ with written assurance from the US Coast Guard which demonstrates that the project will not impede icebreaker docking in Juneau. Huna Totem can start **preparatory** work with the understanding any work undertaken is at their own risk.

**Yeas: Smith, Hall, Adkison, Kelly, Woll, Hughes-Skandijs, Bryson, Weldon**

**Nay: Steininger**

**Amendment #1 passed 8 Yeas : 1 Nay**

**Amendment #2** (proposed by Paul Kelly):

Whereas, workforce housing is a priority of the CBJ and Aak'w, therefore the Assembly intends that a portion of the lease amount be allocated to the Affordable Housing Fund.

**Yeas: Kelly, Smith, Hughes-Skandijs**

**Nay: Steininger, Hall, Adkison, Woll, Bryson, Weldon**

**Amendment #2 failed 3 Yeas : 6 Nays**

**Amendment #3** (proposed by Paul Kelly):

Whereas, the CBJ recognizes the environmental impact that the cruise industry has on our pristine waters, and will work to identify lease incentive options to increase clean fuel usage and shore power development.

**Yeas: Kelly**

**Nay: Smith, Hughes-Skandijs, Steininger, Hall, Adkison, Woll, Bryson, Weldon**

**Amendment #3 failed 1 Yea : 8 Nays**

**Amendment #4** (proposed by Christine Woll):

**Section 2. Authorization to Lease. The Manager is authorized to negotiate and execute a lease of tidelands as generally depicted on Exhibit A, subject to the following minimum essential terms and conditions:**

The City Manager shall include a right of first refusal clause in any lease of the tidelands, for purchase of the docks **and adjacent upland property.**

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***Yeas: Woll, Hughes-Skandijs, Adkison, Bryson,  
Nay: Kelly, Smith, Hall, Steininger, Weldon  
Amendment #4 failed 4 Yeas : 5 Nays***

**Amendment #5** (proposed by Alicia Hughes-Skandijs):

**Section 2. Authorization to Lease. The Manager is authorized to negotiate and execute a lease of tidelands as generally depicted on Exhibit A, subject to the following minimum essential terms and conditions:**

**Cancellation and Forfeiture.**

...

If Lessee violates any term or condition of the lease, including those detailed in the conditional use permit, the City may subject Lessee to enforcement action under CBJ 49.10.600-660 and impose a per violation, per day penalty.

***Amendment #5 passed by unanimous consent.***

**Amendment #6** (proposed by Alicia Hughes-Skandijs):

Whereas, the Assembly fully supports the use of project labor agreements (PLAs) and their use in city project, the Assembly encourages Huna Totem to work closely with local construction companies and utilize our union hiring halls and apprenticeship programs.

***Amendment #6 passed by unanimous consent.***

**Amendment #7** (proposed by Alicia Hughes-Skandijs):

**Section 2. Authorization to Lease. The Manager is authorized to negotiate and execute a lease of tidelands as generally depicted on Exhibit A, subject to the following minimum essential terms and conditions:**

The Assembly prioritizes the collaborative scheduling of cruise ships in our community, to ensure that all parties adhere to the five-ship limit as well as the agreed upon passenger limits. Huna Totem will participate in an annual scheduling meeting for their dock.

***Amendment #7 passed by unanimous consent.***

**Amendment #8** (proposed by Alicia Hughes-Skandijs):

**Section 2. Authorization to Lease. The Manager is authorized to negotiate and execute a lease of tidelands as generally depicted on Exhibit A, subject to the following minimum essential terms and conditions:**

**Lease Amount and Adjustment of Rental.** The annual lease rent for the first five-year period of the term shall be not less than \_\_\_\_\_ plus sales tax. The annual rent due is divided into twelve equal installments due at the beginning of each month. Rent shall accrue on the effective date of this lease. The Manager or designee shall

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review and adjust the annual rental payment every fifth year of the lease in accordance with CBJC 53.20.190(d) and CBJC 85.02.060(a)(5);

***Amendment #8 withdrawn by Ms. Hughes-Skandijs.***

**Amendment #9** (proposed by Mayor Beth Weldon):

**Section 2. Authorization to Lease. The Manager is authorized to negotiate and execute a lease of tidelands as generally depicted on Exhibit A, subject to the following minimum essential terms and conditions:**

The dock may only accommodate vessels with no more than 4400-4400 passengers lower berth capacity.

***Yeas: Weldon, Hall, Adkison, Kelly, Hughes-Skandijs,***

***Nays: Bryson, Steininger, Woll, Smith***

***Amendment #9 passed 5 Yeas : 4 Nay***

**Amendment #10** (proposed by Mayor Beth Weldon):

**Section 2. Authorization to Lease. The Manager is authorized to negotiate and execute a lease of tidelands as generally depicted on Exhibit A, subject to the following minimum essential terms and conditions:**

The seawalk must remain unobstructed by commercial activities, except for special events or activities.

***Amendment #10 passed by unanimous consent.***

**Amendment #11** (proposed by Mayor Beth Weldon):

**Section 2. Authorization to Lease. The Manager is authorized to negotiate and execute a lease of tidelands as generally depicted on Exhibit A, subject to the following minimum essential terms and conditions:**

No rental car facilities, including Turo or other peer-to-peer car rental marketplace services, will be authorized for operation at Aak'w Landing. The applicant will provide a circulator pick up and drop off area for licensed commercial passenger vehicles.

***Amendment #11 passed by unanimous consent.***

**Amendment #12** (proposed by Mayor Beth Weldon):

**Section 2. Authorization to Lease. The Manager is authorized to negotiate and execute a lease of tidelands as generally depicted on Exhibit A, subject to the following minimum essential terms and conditions:**

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Huna Totem will be permitted to begin building on city tidelands, while the parties wait for a decision from the state. Once the state **tidelands are conveyed**, the City Manager will negotiate an amendment which encompasses the state tideland area.

***Amendment #12 passed by unanimous consent.***

*Meeting Recap Excerpt provided by Municipal Clerk Beth McEwen, MMC.  
March 18, 2025*