



Central Council of the Tlingit & Haida Indian Tribes of Alaska

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TlingitandHaida.gov

March 13, 2025

Mr. Robert Barr, Deputy City Manager
City and Borough of Juneau
155 Heritage Way
Juneau, Alaska 99801

Subject: Request to Lease Floyd Dryden School

Dear Mr. Barr,

We hope this message finds you well. We appreciate the time of the City and Borough of Juneau (CBJ) to discuss the potential rental of the Floyd Dryden School on March 7, 2025. We are writing to formally request the opportunity to lease space at Floyd Dryden School for the Central Council of Tlingit & Haida Indian Tribes of Alaska (T&H).

After evaluating the potential costs of leasing, we have outlined several scenarios that detail the financial implications of utilizing the space. We are particularly interested in leasing the Early Education area, which encompasses 41,213 square feet, in addition to another 14,712 square feet at Floyd Dryden. Additionally, T&H requests permission to install an outdoor playground on the south side of the Early Education space. We would also like to schedule access to the gymnasium and Adair Kennedy Field during daytime hours to facilitate physical activities for our students. In total, we would be renting 55,935 square feet. We are looking to establish a five-year lease agreement with the option for two extensions.

To provide a brief overview of the financial considerations:

- The basic cost per square foot for a full-service lease, as shared by CBJ, is \$1.79, resulting in a total monthly cost of approximately \$100,106 and an annual cost of around \$1,201,269 for the combined spaces.
- T&H plans to invest \$948,000 in tenant improvements for the Early Education space. We are seeking ways to offset these costs and would like to explore options such as a rent reduction amortized over five years or another cost-offset solution. Additionally, we would like to inquire whether the CBJ has any grants or other funding opportunities available to help recoup these expenses or support these necessary improvements. We are also requesting that the playground area be included at no lease cost to the Tribe, as it would significantly benefit our community programs.

- The effective lease amount after tenant improvements would be \$84,306 a month or \$1,011,669 a year.

Leasing this space will enable us to better serve our community and strengthen our early education programs. This expansion will create room for our Early Head Start program and immediately increase our childcare capacity by approximately 30 children per day. Providing these essential services benefits both our tribal citizens and the broader community while aligning with the City's Critical Core Services, which support the Assembly's goals.

We kindly ask for CBJ's consideration of this request and would appreciate the opportunity to discuss any questions. Please let us know a convenient time for us to meet and explore the possibilities of this partnership. Our lead staff on the lease are Roald Helgesen, Chief Operating Officer (rhelgesen@tlingitandhaida.gov) and Stephanie Banua, Facilities Director (sbanua@tlingitandhaida.gov).

Thank you for your attention to this matter. We look forward to CBJ's positive response.

Sincerely,



Richard J. Peterson, President
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Pc: Beth Weldon, CBJ Mayor
Katie Koester, CBJ City Manager
Dan Bleidorn, CBJ Lands and Resources Manager
Roald Helgesen, T&H COO
Stephanie Banua, T&H Facilities Director