



City and Borough of Juneau  
City & Borough Manager's Office  
155 South Seward Street  
Juneau, Alaska 99801  
Telephone: 586-5240 | Facsimile: 586-5385

---

DATE: August 12, 2019  
TO: CLIA Alaska, CLIA Global  
FROM: Rorie Watt, City Manager  
RE: Juneau Subport Parcel

Many eyes are on the upcoming sealed bid (and potentially subsequent auction) sale of the Juneau Subport parcel that is owned by the Alaska Mental Health Trust. Information on the sale can be found here:

<https://alaskamentalthrust.org/trust-land-office/juneau-waterfront-parcel/>

City and Borough of Juneau has stated its intention to bid on the parcel to support existing and growing cruise ship visitation, and greatly appreciates CLIAA's support of the acquisition. The public documents can be found here:

<https://packet.cbjak.org/CoverSheet.aspx?ItemID=7191&MeetingID=1010>

Whether true or not, the rumor mill indicates that there may be interest from CLIA member lines teamed with venture capital to pursue acquisition of the parcel to facilitate a fifth cruise ship dock in Juneau. Please advise your board members and member lines that I do not think that a speculative investment would be helpful to the community or industry and note the following obstacles to the development of another large dock in Juneau:

1. A tideland lease from CBJ would be required. This would necessitate an Ordinance and ensuing public process.
2. The zoning district would have to change. Another Ordinance and a lot more public process.
3. Our Long Range Waterfront Plan would have to be amended. Another Ordinance and even more public process.

To be blunt, at this time and in the foreseeable future, the likelihood of supporting legislative actions occurring in response to private acquisition of the parcel for a cruise ship dock is negligible at best. The best course of action is for the individual member lines to cooperate with the CLIAA position. The litigation was divisive and we've emerged jointly to a much better place. Let's not go backwards.

The rumor mill may be creating fiction and this memorandum may be unnecessary, but please advise your members accordingly. Thanks.