



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-5240 | Facsimile: 586-5385

DATE: October 19, 2017

TO: Mary Becker, Chair Assembly Lands Committee

FROM: Rorie Watt, PE, City Manager

RE: Indian Point Update

At the Assembly meeting on September 18th, the Mayor reported that he had met with officials of Goldbelt Corporation and Elder Marie Olson of the Aak'W Kwaan to discuss Indian Point and West Douglas properties and asked the Lands Committee to work on these issues.

Suggested Role of the Lands Committee:

I recommend that the Lands Committee complete the following tasks on behalf of the Assembly and forward its work when complete. On these topics, I believe that the Assembly should make decisions together, as an entire body. Tasks for the Lands Committee include:

1. The Committee should consider whether the land should be conveyed, or if the status quo should be maintained (land remains under CBJ ownership).
2. Review a synopsis of the history of the lands under discussion, and allow an opportunity for the public to add history/comment on it. A draft synopsis is attached. The purpose is to inform the public and ensure that we are trying to work from a shared understanding of the land issues.
3. The land is currently owned by CBJ and the National Park Service. It has been suggested that the CBJ's portions should be transferred to the Auke Kwan, Goldbelt Heritage Foundation, Goldbelt Corporation the Douglas Indian Association, or the Department of Interior, Bureau of Indian Affairs. The Lands Committee can work on the pro's and con's of conveyance to the possible parties.
4. It has been suggested that the lands on Indian Point be conveyed so that the land can be placed into trust. It has also been suggested that the lands be conveyed in a manner that limits future development opportunities. The Committee should work to understand the details of these two very different approaches.

5. Of the potential parties, it is Goldbelt Corporation that has the significant land assets and the ability to do a trade. The obvious trade proposal would incorporate property in West Douglas, where Goldbelt Corporation has extensive land holdings. The CBJ and Goldbelt Corporation have long worked together to find a way to mutually develop lands on the "back of Douglas." Staff can prepare trade concepts for review at a future Lands Committee meeting.
6. Consider whether to attempt to include the Federal Government in the land discussion for two reasons. First, the National Park Service owns a portion of Indian Point. Second, the CBJ owns a portion of Indian Point because of a 1998 land trade. That trade included the expenditure of \$4M by CBJ to purchase Lena Point property that was then conveyed to NOAA for the Ted Stevens Marine Research Institute (TSMRI) and the conveyance by NOAA of the 28 acre Lot 2 of Indian Point to the CBJ. The Committee should consider the question of whether or not there are federal or State lands that the CBJ might want to receive in exchange for its holdings at Indian Point.

Tonight's Action:

I recommend that the Committee take no action tonight, except to ask for the public to submit comments or questions to the Lands Division by November 15th. Working with staff, I will compile those comments, update the synopsis and will bring this topic back to the Lands Committee for further work.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Greg.Chaney@ci.juneau.ak.us
Voice (907) 586-0205
Fax (907) 586-5385

TO: Mary Becker, Chair Assembly Lands Committee

FROM: Greg Chaney, Lands and Resources Manager

DATE: October 19, 2017

SUBJECT: Historical Synopsis

The City and Borough of Juneau owns 52 acres along the north shore of Auke Bay on the peninsula known as Indian Point or *X'unáxi*. This property is composed of three lots that occupy approximately 2/3 of the point.



DRAFT HISTORICAL SYNOPSIS of INDIAN POINT

Prehistorical Setting

According to oral history provided by A'ak'w Kwa'an elder Phillip Joseph in the 1960's, the A'ak'w people first established a village along the beach at Indian Cove adjacent to Indian Point. The village location was chosen in part because the rocky shoreline along Indian Point was the center of a large herring spawn. This spawning activity attracted other wildlife such as salmon, sea birds and marine mammals. This made Indian Point an excellent subsistence location. In part to avoid disturbing the herring spawn, the village was relocated to the beach along Auke Rec and the new village was named *Aanchgaltsoow* (the village that moved).

The herring spawn was so significant that people came from Klukwan and Taku Kwa'an to share in the bounty. Indian Point was used for a variety of traditional activities and Native graves have been documented in the region.

Mining Era

From the time the first European explorers came to Southeast Alaska until the 1880's the A'ak'w people lived a traditional subsistence lifestyle supplemented by trading. The end of the 1800's brought tremendous changes to the A'ak'w Kwa'an homeland with the establishment of some of the largest gold mining complexes in the world. As the A'ak'w people transitioned to a cash economy, they moved to the mine sites for employment and no longer lived full time at the traditional *Aanchgaltsoow* village site although they continued to use the location for gardening and subsistence especially during herring spawning time.

When the Tongass National Forest was created by presidential proclamation in 1907, the Federal government did not recognize the A'ak'w Kwa'an's seasonal occupation along the north shore of Auke Bay as significant, and the area became Federal property.

With few exceptions, Alaskan Natives at this point in history were not afforded citizenship and therefore were unable to vote, own land, utilize the homestead act or file mining claims. Therefore, early attempts by A'ak'w people to claim this region were unsuccessful. Alaska Natives became US citizens upon adoption by Congress of the Citizenship Act of 1924.

1959 National Park Service Withdrawal of Lot 1

In 1959 the National Park service proposed to withdraw 23 acres of land on west side of Indian Point to build a headquarters for Glacier Bay National Monument. The Alaska Native Brotherhood (ANB) and Alaska Native Sisterhood (ANS) organizations lodged a formal protest against the proposal and wrote a letter stating that they had claimed this

area for generations, had been used for subsistence activities historically and that the area was currently be used for subsistence. The land transfer was approved with the following provision:

This order shall not be construed to affect or impair any rights or privileges the natives of the area may have to the use and enjoyment of their established campsite on the south shore of Herring (Indian) Cove in their customary manner.

There was no provision for exclusive use of the larger tract as requested in the ANB/ANS letter. Buildings were built for Park Service use and by 1972 a dock had been added for Park Service use.

1968 Selection of a Portion of Indian Point by the Greater Juneau Borough

In 1968 the Juneau Borough was granted title to Lots 3 and 4 encompassing 24 acres of the southern portion of Indian Point.

1969 Proposed Rezoning of Indian Point For Recreation

Indian Point was zoned for residential development and in 1969 an ordinance to rezone Indian Point exclusively for recreational uses was adopted.

1971 Alaska Native Claims Settlement Act (ANCSA)

There appeared to have been an opportunity for the Native Community to have claimed the area in the 1970's as a component of the Alaska Native Claims Settlement Act however two factors resulted in this area not being selected:

1. Lots 3 and 4 had already been transferred to the Borough in 1968. Since these were municipal lands, they were not eligible for consideration under the ANLCA land selection process. In addition, these lots were not involved in the Point Stevens NOAA land trade.
2. Lot 2 was briefly considered during the ANILCA land selection program however there was a strong preference for qualifying cultural sites to include physical evidence of occupation. Since there was a strong desire for selected areas to be approved, properties selected for cultural reasons were prioritized for selection based on clear evidence of occupation. The survey of Indian Point did not turn up any clear evidence of house pits, middens etc. so even though there was strong oral history evidence that the site was culturally important, the site was not forwarded as a 14(1) selection.

1980 - Herring Spawn Collapse

As a result of aggressive commercial herring fishing, herring stopped spawning at Indian Point by 1980. Although not specifically tied to land ownership, herring were a foundational species for the ecosystem in this area. When the herring spawn was lost, Indian Point became less attractive for subsistence activities. Consistent traditional use of this area for subsistence activities by the A'ak'w Kwa'an faded as well.

1987 Rezoning

In 1987 a new structure for zoning was adopted within the City & Borough of Juneau. The new system did not have a *recreational* classification and Indian Point along with the neighboring area was rezoned to D3(T)D5 for residential development.

1996 Recreational Park Designation

In 1996 the City property encompassed by Lots 3 and 4 were included in the newly adopted Juneau Parks and Recreation Plan. These lots were designated for natural open space recreation.

1996 Proposed NOAA Research Facility, Lot 2

In September 1996, NOAA/NMFS released the draft Environmental Impact Statement for a proposed NOAA/NMFS Consolidated facility at Indian Point. Representatives from the A'ak'w Kwa'an, Tlingit & Haida Central Council and SEALASKA Corporation expressed strong opposition to the proposal.

A complex 3 way land trade was executed. The result of this land trade was that the City and Borough gained title to Lot 2 which included 28 acres of the northeast portion of Indian Point. This increased the City ownership to 2/3rds of Indian Point for a total of 52 acres. This area was placed in Natural Area Park land management status.

NOAA received the site of an active rock quarry at Lena Point which became the site of the Ted Stevens Research Facility. Red Samm Inc. which operated the quarry was given access to another source of rock which became the Stabler Rock Quarry and \$4 million dollars from the CBJ.

Currently Adopted Plans

2013 CBJ Comprehensive Plan

The **2013 Comprehensive Plan** recommends for Subarea 3, in Guideline and Consideration 13 that the area be developed as a cultural park. This directive is also included in Chapter 8 of the **Parks and Recreation Comprehensive Plan**.

2015 Auke Bay Area Plan

An extensive neighborhood plan was undertaken by the CBJ Planning Department for the Auke Bay region was adopted by Ordinance 2015-13. Chapter 3 of this plan is largely dedicated to A'ak'w Kwa'an's cultural use of Auke Bay.

The newly adopted **Auke Bay Area Plan** contains several references to Indian Point. Among the Goals and Policies are:

Goal 2 Preserve and protect Auke Bay's history.

Policies

2.1 Preserve Indian Point through rezones, easements, or other preservation methods with limit activities allowed on the site, and amend the CBJ Parks and Recreation Comprehensive Plan to further limit activity at Indian Point.

2016 Land Management Plan

In the Land Management Plan these properties were designated LND-0203 and LND-0205 and "...should be managed and protected to in manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people." These parcels are being managed by the Parks and Recreation Department as a natural area park.

Alaska Tidelands Survey 239 (LND-0204) is a 4.7 acre tideland parcel in this region that is also owned by CBJ but is being managed by Dock and Harbors and is currently leased to the National Park Service.

Overland access to the property is via an access easement through Lot 1 which is currently owned by the National Park Service.

The 2016 Land Management Plan contains the following provision for LND-0203 and LND-0205:

This parcel should be managed and protected in a manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people.

August 2016 National Register of Historic Places

The Indian Point region was recently recognized by being listed on the “National Register of Historic Places”. This designation is an honorific title and does not pose any restrictions on the property. However, if Federal funds are used for any purpose on the site, then development would have to comply with the provisions of the *National Historic Preservation Act*.

Acknowledgement:

The majority of the information about prehistory and cultural values contained in this memo was obtained from the report; “*Traditional Cultural Property Investigation for Auke Cape, Alaska*” by Thomas Thornton, August 15, 1997. This document was foundational for the listing of Indian Point on the “National Register of Historic Places”. This report cannot yet be distributed because it contains sensitive information about archeological sites. The Lands Division is currently reaching out to the author, Thomas Thornton, for permission to provide copies of a version of the report with sensitive information removed.

Attachments:

Aerial image of Indian Point with CBJ upland parcels and access easement highlighted (shown at beginning of memo)

US Survey No. 3811

1968 State of Alaska Patent, to the Greater Juneau Borough for Lots 3 and 4

Ordinance 85-76am “*An Ordinance Preserving Certain Municipal Land For The Juneau Open Space and Park System*”

1996 NOAA Facility Plan for Indian Point

1998 CBJ Ordinances 97-17(AH) and 97-17(AX)

2001 US Department of Interior Patent to the City and Borough of Juneau for Lot 2

2001 US Department of Interior Patent to the City and Borough of Juneau for road easement.

June 17, 2016 Marie Olson and Bob Sam Letter to Mayor

July 11, 2016 Letter from Mayor to Marie Olson and Bob Sam

August 7, 2017 Goldbelt Heritage Foundation Letter, Funding Chart, Project History

August 15, 2017 Goldbelt Heritage Foundation Letter to Mayor

September 1, 2017 Randy Wanamaker Letter to Mayor and Assembly

October 10, 2017 Gretchen Bishop Letter

October 17, 2017 Rosa Miller Letter

October 17, 2017 Tom Chapple E-mail

October 17, 2017 Richard Beasley E-mail

October 18, 2017 Dr. Steven and Colleen Torrence Letter to Lands Committee

October 19, 2017 Jeanie and M. Scott Macaulay E-mail



A black and white photograph of a map. The map shows a coastline with several small islands or peninsulas. The text 'AUKE BAY' is printed on the map, with 'AUKE' on the left and 'BAY' on the right, separated by a small gap. The text is in a bold, sans-serif font. The map is oriented with the coastline running diagonally from the top left to the bottom right.

APPROVED MARCH 19, 1960

For the Director

Chief, Division of Engineering

U.S. 676

State of Alaska

Patent

No. 722

RECORDED - FILED
REC. DIST.
DATE 8-27 1968
TIME 11:05 A.M.
Requested by HJB
Address

Know All Men By These Presents that the State of Alaska in consideration of the sum of
ONE AND NO/100-----DOLLARS,
lawful money of the United States and other good and valuable consideration, now paid, the receipt
whereof is hereby acknowledged, does hereby grant to GREATER JUNEAU BOROUGH

A FIRST CLASS BOROUGH ORGANIZED AND EXISTING PURSUANT TO THE LAWS OF THE

STATE OF ALASKA

its successors

and assigns all the real property situated in the Borough of GREATER JUNEAU
State of Alaska, described as follows:

LOTS THREE (3) AND FOUR (4) EMBRACED IN U. S. SURVEY
3811, LOCATED WITHIN TOWNSHIP FORTY (40) SOUTH, RANGE
SIXTY-FIVE (65) EAST, COPPER RIVER MERIDIAN, CONTAINING
24.02 ACRES MORE OR LESS.

Subject to valid existing rights and existing rights-
of-way and easements.

Township 40 SOUTH Range 65 EAST COPPER RIVER Meridian,
Alaska, according to the official survey thereof save and except those restrictions appearing in the Federal Patent or
other conveyance by which the Grantor acquired title and further, Alaska, the Grantor, expressly reserves, out of
the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals,
fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above
described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable
materials and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its
lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon
said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and
working mines or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal,
ores, minerals, fissionable materials and fossils, and to that end it further expressly reserves out of the grant hereby
made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys
at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, power-
lines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part
thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such
purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights
and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render
beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have and to Hold the said land with the appurtenances thereof unto the said Grantee and
its successors
and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director
of the Division of Lands, Department of Natural Resources, State of Alaska, this NINTH
day of FEBRUARY A.D. 1968.

Acting Director, Division of Lands

State Record of Patents

Vol. VIII

Page 22

JUNEAU
Serial No. 68-1711

Presented by: Lands Committee
Introduced: 10/07/85
Drafted by: Lands Committee

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 85-76am

AN ORDINANCE PRESERVING CERTAIN MUNICIPAL LAND
FOR THE JUNEAU OPEN SPACE AND PARK SYSTEM.

WHEREAS, the establishment of a municipal open space and park system would permit the more efficient and effective management and use of land classified for such purposes, and

WHEREAS, in accordance with CBJ 53.09, the Planning Commission has previously classified as "public use" those lands included in the list attached hereto as Appendix 1 and the maps attached hereto as Appendix 2, and

WHEREAS, such lands appear to be well suited for inclusion in an open space and park system, and

WHEREAS, the Planning Commission has reviewed and concurs with the objectives of this ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:


* Section 1. Classification. This ordinance is a non-code ordinance.

* Section 2. Preservation of Land. (a) Those parcels of land listed in Appendix 1 and depicted in Appendix 2 are preserved from all other uses for the purpose of inclusion in the Juneau Open Space and Park System; provided, however, waterlines, utilities, access, roads, easements and similar incidental uses may be allowed, and provided further that appropriate present uses and adequate future space for major right-of-way alignments shall be maintained in those parcels designated in Appendix 1 as 0412B and 0520A.

(b) The manager or his designee, upon a finding that circumstances so warrant, may by regulation issued pursuant

to CBJ 67.01.045 subject any of the aforesaid parcels to the application of CBJ 67.01, and such action shall be regarded as a dedication for the purposes of CBJ 67.01.030.

Adopted this 3rd day of March, 1986.



Mayor

Attest:



Clerk

PARK AND OPEN SPACE STATISTICAL SHEETS

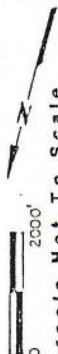
General Location	CBJ Parcel Number	Property Description	Approx. Acreage	Classification	Comprehensive Plan Designation	Legal Description
Auke Cove	0202	Indian Cove Island	1.54	Public Use - Waterfront Recreation	Open Space	Lot 2, USS 3810
	0203	Indian Point Shoreline	24.02	Public Use - Open Space Preserve	Existing Park	Lots 3 and 4, USS 3811
Auke Bay	0301	Auke Bay Shoreline Access	.36	Public Use - Beach Access	Urban Low Density Residential	Fraction of USS 3812
	0302	Auke Bay Shoreline Access	.14	Public Use - Beach Access	Beach Access	ROW, USS 2909
	0305	Spaulding Trailhead & Corridor	1.39	Public Use - Trail Access	Trail Corridor	Lot 1, USS 2391
Auke Lake	0400A	Spaulding Trail Corridor	4.10	Public Use - Trail Access	Trail Corridor	Fraction of Lot 3, USS 3820, 50 feet each side of Spaulding Trail centerline
	0400B	Auke Lake Shoreline	1.50	Public Use - Beach Access	Urban Low Density Residential	Fraction of Lot 3, USS 3820 south of Back Loop Road
West Mendenhall Valley	0404	Auke Lake Access	.67	Public Use - Beach Access	Urban Low Density Residential	Lot 1, Tract A, USS 2392

* Future road corridor will cross this parcel.
NOTE: Greenbelts for stream corridors are measured from HWL.

Map 3
Auke Bay
Sept.1, 1985

PARCELS INCLUDED IN CBJ
OPEN SPACE AND PARK SYSTEM

0 2000'



Parcels Not To Scale
Prepared by the CBJ Planning Dept.

REVISÉ: 9/26/85

BAIT-
DISL

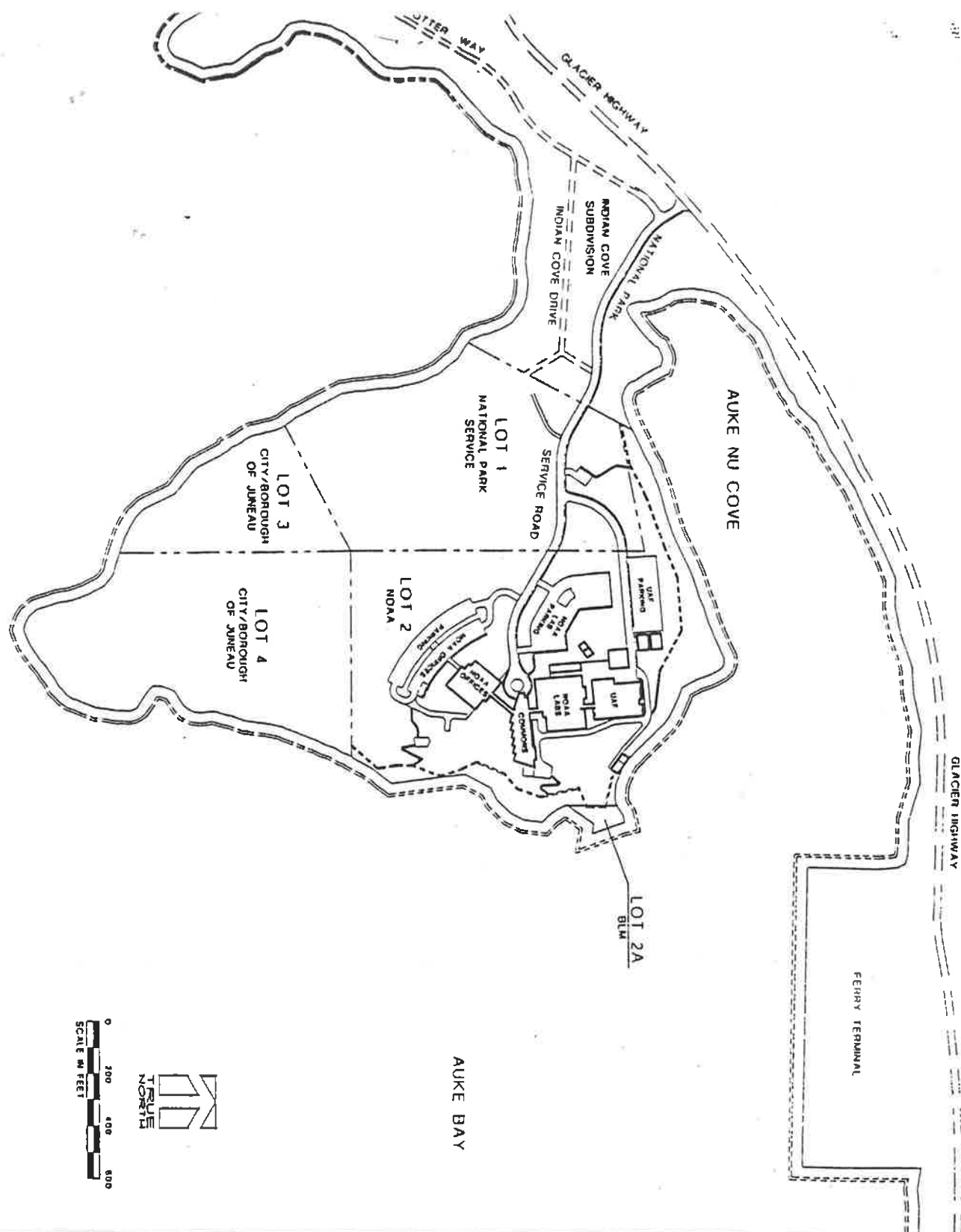


Figure 1. Auke Cape, showing the major lots and plan for the proposed NOAA facility

Presented by: The Manager
Introduced: 02/09/98
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 97-17 (AH)

AN ORDINANCE APPROPRIATING TO THE MANAGER THE SUM OF \$100,000 FOR AN OPTION TO PURCHASE LAND LOCATED AT LENA POINT. SUCH FUNDS PROVIDED BY THE SALES TAX BUDGET RESERVE.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$100,000 for an option to purchase land located at Lena Point described as tract B amended plat R.C.A. Lena Point Subdivision according to plat 79-14. The property will be used for the National Oceanic and Atmospheric Administration's consolidated facility.

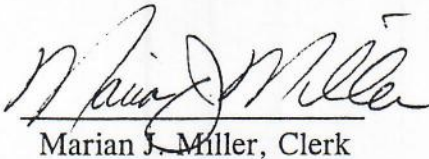
Section 3. Source of Funds

Sales Tax Budget Reserve	\$100,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this 2nd day of March, 1998.


Dennis Egan, Mayor


Marian J. Miller, Clerk



Ordinance 97-17 (AH)

Manager's Report

This ordinance will appropriate \$100,000 for an option to purchase 22.59 acres of land at Lena Point on which the proposed consolidated National Oceanic and Atmospheric Administration facility is to be constructed. This option will allow the CBJ to purchase the Lena Point property as part of a three way land transaction between Secon Inc., NOAA, and the CBJ. Negotiations for the purchase of the Lena Point property are still underway but are expected to be completed by the public hearing date on this appropriation of March 2, 1998. The terms of the option agreement will be presented at that time.

The option agreement will allow time for the U. S. Congress to appropriate sufficient funds to construct the facility. At the present time, only design monies are available for the project. Once the option is exercised, additional funds will be required for the purchase of the Lena Point property.

After this ordinance is adopted the Sales Tax Budget Reserve will be approximately \$6,961,115.

I recommend this ordinance be introduced for public hearing at your next regular meeting.

Presented by: The Manager
Introduced: 04/20/98
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 97-17 (AX)

AN ORDINANCE APPROPRIATING TO THE MANAGER THE SUM OF \$3,900,000 FOR THE PURCHASE OF LAND LOCATED AT LENA POINT. SUCH FUNDS, \$1,160,000, PROVIDED BY THE U. S. DEPARTMENT OF AGRICULTURE SOUTHEAST ALASKA ECONOMIC RELIEF FUNDS (SAEF), \$170,000 FROM INTEREST EARNED ON THE SAEF FUNDS AND \$2,570,000 FROM THE SALES TAX BUDGET RESERVE.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

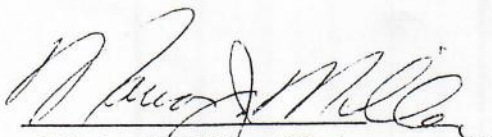
Section 2. Appropriation. There is appropriated to the Manager the sum of \$3,900,000 for the purchase of land located at Lena Point described as tract B amended plat R.C.A. Lena Point Subdivision according to plat 79-14. The property will be used for the National Oceanic and Atmospheric Administration's consolidated facility.


Section 3. Source of Funds

U.S. Department of Agriculture Southeast Alaska Economic Relief Funds	\$1,160,000
Interest Earned on SAEF Funds	170,000
Sale Tax Budget Reserve	<u>2,570,000</u>
	<u>\$3,900,000</u>

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this 4th day of May, 1998.


Marian J. Miller, Clerk


Dennis Egan, Mayor

Ordinance 97-17(AX)

Manager's Report

This ordinance appropriates Southeast Alaska Economic Relief Funds (SAEF) and cumulative interest earned on those funds, and Sales Tax Budget Reserve funds to fund the purchase 22.59 acres of land at Lena Point. This is the proposed site where the consolidated National Oceanic and Atmospheric Administration/National Marine Fisheries Service (NOAA/NMFS) facility will to be constructed.

The Sales Tax Budget Reserve will be partially repaid by the \$1,030,000 in SAEF funds received in October, 1998, and accumulated interest earned on those funds at the time the purchase option is exercised. The purchase option allows the CBJ to purchase the property on or before December 31, 1999.

Negotiations are still underway for the Land Exchange Agreement between the CBJ and NOAA. The Agreement should be final by May 4, 1998 Assembly meeting; at that time a Resolution will be introduced seeking Assembly approval of the Agreement.

These funds will be used only in the event that NOAA receives the funding to construct the new NOAA/NMFS Consolidated Facility at Lena Point.

Sufficient additional unobligated 1% Discretionary Sales Tax funds are projected to be available in FY01 and FY02 to reach the \$10,000,000 budget reserve target.

28848

BOOK 0569 PAGE 686

The United States of America

To all to whom these presents shall come, Greeting:

Patent

AA-82039

This Patent is issued by the UNITED STATES, Department of the Interior, Bureau of Land Management, 222 West Seventh Avenue, #13, Anchorage, Alaska, 99513-7599, as GRANTOR, to the City and Borough of Juneau, 155 South Seward Street, Juneau, Alaska, 99801, as GRANTEE, for lands in the Juneau Recording district.

WHEREAS

The City and Borough of Juneau

is entitled to a Land Patent pursuant to Section 213 of Title II Department of Commerce and Related Agencies Appropriations Act, 1999, Pub. L. 105-277, 112 Stat. 2681-88, 2681-89 (1998), and the Exchange Agreement between the City and Borough of Juneau and the United States of America, effective May 31, 2001, for the following described lands:

Lot 2, U. S. Survey No. 3811, Alaska

Containing 28.16 acres as shown on plat of survey accepted July 2, 1962.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above-named grantee, the land above-described, TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said grantee, and to its successors and assigns, forever.

Patent No. **50-2001-0399**

Page 1 of 3

EXCEPTING AND RESERVING TO THE UNITED STATES:

- 1) A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 43 U.S.C. 945 (1994); and
- 2) A right of access to and across the property for use in any case in which a response or corrective action is found to be necessary after the date of this conveyance on the property or to carry out a response action or corrective action on adjoining property pursuant to Sec. 120(h)(4)(D)(ii) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9620(h)(4)(D)(ii) (1994).

THE GRANT OF THE ABOVE-DESCRIBED LAND IS SUBJECT
TO:

- 1) The continued right of public access to grave sites located in Lot 2-A, U. S. Survey No. 3811, Alaska; and
- 2) The terms and conditions of the Exchange Agreement between the City and Borough of Juneau and the United States of America, effective May 31, 2001, as recorded June 5, 2001, in the Juneau Recording District, Book 0564, Pages 884 to 890, specifically including, but not limited to, the following:

The City and Borough of Juneau (CBJ), so long as it holds title to the Auke Cape Tract, shall comply with National Historic Preservation Act Section 106 requirements, applicable to federal agencies with respect to any future CBJ action concerning the Tract which may affect Auke Cape.

The United States hereby warrants that pursuant to Sec. 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9620(h)(4)(D)(i) (1994), that any response action or corrective action found to be necessary on this property after this conveyance, which is caused by or based upon conditions which existed prior to the date of this conveyance, shall be conducted by the United States.



In TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in ANCHORAGE, ALASKA the TWENTY-SIXTH day of JULY in the year of our Lord Two Thousand One and of the Independence of the United States the two hundred and TWENTY-SIXTH.

By Margaret J. McDaniel
Margaret J. McDaniel
Acting Chief, Branch of State
and Project Adjudication

005793
JUNEAU
RECORDING DISTRICT
21.00 EC

Location Index for Recording Information:

Lot 2, U. S. Survey No. 3811 is located within
Secs. 21 and 28, T. 40 S., R. 65 E.,
Copper River Meridian, Alaska.

Return Recorded Document to:
City and Borough of Juneau
155 So. Seward
Juneau, Alaska 99801
Attn: Steve Gilbertson

2001 JUL 31 AM 9:21
REQUESTED BY 714

The United States of America
Road Easement Deed

AA-82039

This Deed is issued by the UNITED STATES, Department of the Interior, Bureau of Land Management, 222 West Seventh Avenue, #13, Anchorage, Alaska, 99513-7599, as GRANTOR, to the City and Borough of Juneau, 155 South Seward Street, Juneau, Alaska, 99801, as GRANTEE, for lands in the Juneau Recording District.

WHEREAS

The City and Borough of Juneau

is entitled to a Road Easement Deed pursuant to Section 149 of Title I—Department of the Interior, Pub. L. 105-277, 112 Stat. 2681-267, 2681-268 (1998), for the following described lands:

Lot 6, U. S. Survey No. 3811, Alaska, containing 0.67 acre, as shown on the Dependent Resurvey and Subdivision of Lot 1 into Lots 5, 6, and 7, officially filed February 14, 2000.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the City and Borough of Juneau, its successors and assigns, the above-described road easement; TO HAVE AND TO HOLD the said road easement with all the rights, privileges, and immunities, of whatsoever nature, thereunto belonging, unto the City and Borough of Juneau, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES:

- 1) The right of access and use of such road easement as provided for in Sec. 149, Pub. L. 105-277, 112 Stat. 2681-268 (1998); and

- 2) A right of access to and across the property for use in any case in which a response or corrective action is found to be necessary after the date of this conveyance on the property or to carry out a response action or corrective action on adjoining property pursuant to Sec. 120(h)(4)(D)(ii) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9620(h)(4)(D)(ii) (1994).

THE GRANT OF THE ABOVE-DESCRIBED ROAD EASEMENT
IS SUBJECT TO valid existing rights, if any.

The United States hereby warrants, pursuant to Sec. 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9620(h)(4)(D)(i) (1994), that any response action or corrective action found to be necessary on this property after the date of this conveyance, which is caused by or based upon conditions which existed prior to the date of this conveyance, shall be conducted by the United States.

IN WITNESS WHEREOF, the undersigned authorized officer of the Bureau of Land Management has, in the name of the United States, set his hand and caused the seal of the Bureau to be hereunto affixed on the Seventh day of September, 2001, in Anchorage Alaska.



UNITED STATES OF AMERICA

John M. Toms, Jr.
John M. Toms, Jr.

Chief, Branch of State and Project Adjudication

Location Index for Recording Information:

U.S. Survey No. 3811 is located within
Sec. 28, T. 40 S., R. 65 E.,
Copper River Meridian, Alaska.

Return Recorded Document to:

City & Borough of Juneau
155 S. Seward St.
Juneau, AK 99801
Attn: Steve Gilbertson
Lands & Resources Division

Deed No. **222**

RECORDING DISTRICT

007492 1800

2001 SEP 21 AM 9:34
REQUESTED BY 065

Wooshkeetaan & L'eeneidí Clans of Juneau, Alaska

Honorable Ken Koelsch, Mayor
City & Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

June 17, 2016

RE: Indian Point

Dear Mayor Koelsch:

Allow us to introduce ourselves. We are Marie Olsen^{MM} and Bob Sam. We are cultural bearers from the Wooshkeetaan and L'eeneidí Clans of the Auk Kwaan respectively.

As the Sesquicentennial of the American presence in Alaska approaches we sense a unique opportunity to recognize and celebrate the joining of our cultures and traditions. Specifically we are inviting the City & Borough of Juneau to donate the land at Indian Point to the Goldbelt Heritage Foundation.

The Goldbelt Heritage Foundation is a non-profit organization committed to the revitalization and education of Tlingit language, culture, history and traditions in the Juneau Community, which includes the lands of the original Auk Kwaan sites. Indian Point is one of those traditional sites.

We understand that the City & Borough of Juneau has a land transfer process that is formal and distinct from the Tlingit way. Therefore we have asked former Juneau Deputy Mayor and Assembly member Randy Wanamaker to assist us with any technical land transfer processes that may be required. Rangy Wanamaker is a Tlingit of the Kaagwaantaan Clan and a Grandchild of the Auk Kwaan. He has agreed to help us. His cell phone number is 907-723-2228.

We look forward to your reply and we are willing to meet with you or your designated representatives to discuss this further. Please do not hesitate to contact us at any time. Our contact information is listed below.

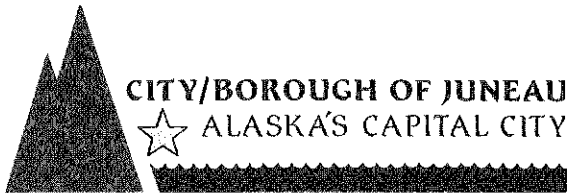
Respectfully,



Marie Olsen
P.O. 33557
Juneau, AK 99803



Bob Sam
448 Katlian Street
Sitka, AK 99835



OFFICE OF THE MAYOR

Telephone: (907) 586-5240; Facsimile: (907) 586-5385
Ken.Koelsch@juneau.org

July 11, 2016

Marie Olson
PO Box 33557
Juneau, Alaska 99803

Bob Sam
448 Katlian Street
Sitka, Alaska 99835

Dear Ms. Olson and Mr. Sam:

We have received your letter regarding Indian Point. You are most certainly correct in your observation that any CBJ land transfer goes through a formal process. We plan to forward your letter to our Lands Department and our Law Department and also plan to work with your designee, Randy Wanamaker.

Thank you for your correspondence and patience.

Sincerely,

Ken Koelsch
Mayor, City and Borough of Juneau



August 7, 2017

Mayor Ken Koelsch
155 S. Seward Street
Juneau, Alaska 99801

Mayor Ken Koelsch,

Goldbelt Heritage Foundation, non-profit arm of the Goldbelt ANCSA Corporation, had previously sent a letter to the City and Borough of Juneau regarding the potential historic offer to return property in the Indian Point region to the Aakw Kwan. Goldbelt Heritage Foundation at that time indicated that as an Alaska Native organization that supports the Aakw Kwaan and Taaku Kwaan people, we would welcome being the cultural keeper of Indian Point on behalf of and in concert with the Aakw Kwaan.

As an extension of the GHF vision to support cultural and language preservation for future generations and to expand upon our educational initiatives, we are hoping to support at Indian Point the following endeavors for the continual building and engagement of community in the preservation of historic sites:

GHF seeks to preserve, protect, educate and promote the public awareness of Indian Point as a Resilient and Historic Landscape

In concert with the Aakw Advisory Panel, GHF would pursue the potential goal of a Historic Research Learning Center with the mission to promote research, historical and scientific understanding of this region.

Specific goals include:

- Facilitate research efforts inclusive of an Ethnographic Resource Study and establishing a Museum Resource Center Collections
- Establish a Historic Sites Education Program and Multidisciplinary Curriculum for Youth
- Work towards offering Interpretation, Preservation and Historical Analysis Education Internships

Goldbelt Heritage Foundation, 3200 Hospital Drive, Suite 203, Juneau, Alaska 99801

GHF would continue to establish partnerships to increase research opportunities and enhance historic and science literacy.

GHF has been working in concert with the Douglas Indian Association, and recently completed a Memorial Healing Totem Pole at the Gastineau Elementary School in recognition of the graves unearthed at this site. As an extension of this first Totem Pole raising which occurred this year, we are also working on the acknowledgement of historic sites including the Taaku Kwaan Douglas Indian Village in collaboration with the Douglas Indian Association, the federally recognized tribe of this area. As a part of our historic sites preservation efforts, GHF would affirm the support of the Aakw Kwaan and the Alaska native people of this area by establishing an advisory panel of Aakw Elders to inform the vision and care of Indian Point.

As affirmed in prior correspondence, we welcome the technical support of Randy Wanamaker, who has extensive experience with the oversight and facilitation of land transfers as well as CBJ processes. At the right time in the future, we would welcome meeting with you about plans for the area which will be guided by the Aakw Elders Advisory Panel. Thank you for your kind consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dionne', followed by stylized loops and flourishes.

Dionne Cadiente-Laiti
Executive Director

cc: Randy Wanamaker
Greg Chaney



Goldbelt Heritage Foundation

Haa toowú kligéi haa kusteeyí dáat

"We are proud of our way of life"



	Grants	Grant Funds
2007	None	0
2008	First Alaskans Institute	24,737
	ANA Language 1	18,698
		<hr/> 43,435
2009	First Alaskans Institute	22,361
	ANA Language 1	98,434
	TANF	15,733
	JSD Curriculum	7,000
	Youth Grant	2,686
	Path to Excellence	47,682
	Wooch.een	100,874
	ANA Language Through Generations	34,082
		<hr/> 328,852
2010	Expanding on Excellence	9,000
	Youth Grant	7,352
	Path to Excellence	275,778
	Wooch.een	663,318
	ANA Language Through Generations	203,111
		<hr/> 1,158,559
2011	Lingit Tundtanee	34,825
	Path to Excellence	303,859
	Wooch.een	706,772
	Youth Grant	6,796
	TANF	7,318
	ANA Language Through Generations	188,566
		<hr/> 1,248,136
2012	Path to Excellence	273,481
	Wooch.een	401,110
	ANA Language Through Generations	159,004
	Youth Grant	7,299
	TANF	8,909
	Lingit Tundtanee	251,965
	Aan Yatx'u Saani Deiyi	66,995
		<hr/> 1,168,763

2013	Path to Excellence	197,080
	Wooch.een	97,404
	TANF	6,346
	JSD Cultural Specialists	15,000
	Lingit Tundtanee	170,340
	Aan Yatx'u Saani Deiyi	703,352
		<hr/> 1,189,522
2014	Lingit Tundtanee	208,269
	Tlingit Words	2,500
	Juneau Community Foundation	5,000
	JSD Cultural Specialists	15,000
	Aan Yatx'u Saani Deiyi	745,227
	Lingit yoo X'atangi	40,040
	Haa Tlaagu	42,548
		<hr/> 1,058,584
2015	Lingit Tundtanee	198,788
	Aan Yatx'u Saani Deiyi	415,037
	Lingit yoo X'atangi	299,972
	Haa Tlaagu	499,749
	Time for Healing	48,126
		<hr/> 1,461,672
2016	Lingit Tundtanee	130,753
	Aan Yatx'u Saani Deiyi	167,863
	Lingit yoo X'atangi	299,767
	Haa Tlaagu	539,212
	Time for Healing	380,184
	I Kusteeyi	49,950
		<hr/> 1,567,729
2017	Lingit yoo X'atangi	259,727
	Haa Tlaagu	225,406
	Time for Healing	380,184
	I Kusteeyi	981,075
		<hr/> 1,846,392
	Grant Funds for Continuation Years:	3,377,982
		<hr/> 14,449,626



Goldbelt Heritage Foundation

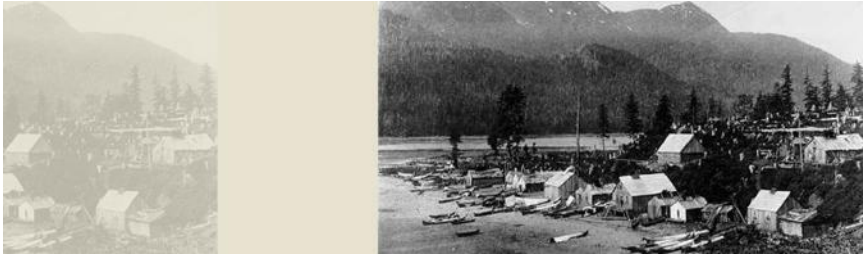
Non-Profit Organization
Juneau, Alaska



*"Drink from the vessel of
traditional knowledge"*



Goldbelt Heritage Foundation



Our Mission

The Goldbelt Heritage Foundation is an Alaska Native, regional, non-profit organization founded by Goldbelt Corporation, a Native, for-profit corporation established by the 1971 *Alaska Native Claims Settlement Act*. Goldbelt Heritage Foundation's mission is to enhance and perpetuate the Tlingit language and culture, to provide economic opportunity in addition to promoting educational parity for Native students. We report to an all-Native Board of Directors, which represent Southeast Alaska Native people.



Our Team

Our distinctive team introduces and provides Alaska Native culture and language. We are inclusive of fluent-language elders, traditional knowledge bearers conversant in the Alaska Native culture, history and traditions, the executive director, financial and project managers, curriculum specialists, teachers who emphasize on culturally responsive teaching, language preservation and service to community.

Goldbelt Heritage Foundation aspires to include the community as much as possible in all projects. Goldbelt Heritage Foundation has received \$10,552,991 in grant funds since 2008 enabling us to work with the community to provide project services. We are appreciative and proud of the work that GHF implements and hope to accomplish more in the years to come.



Children's Celebration Hosted by
Goldbelt Heritage Foundation

The following information highlights how many people/communities were impacted through Goldbelt Heritage Foundation projects supported by Goldbelt Incorporated and federal and local grants.

Honoring Our Elders and Youth



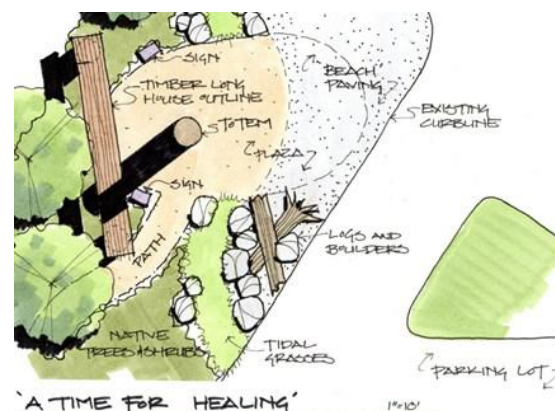
Goldbelt Heritage Foundation's first grant received in 2008 was from the First Alaskan's Institute. The "Honoring Our Elders and Youth" grant helped to support the first Canoe Welcome sponsored by Goldbelt Heritage Foundation in 2008. Since that time, GHF has proudly supported the One People's Canoe Society efforts to bring communities together through traditional gatherings that focus on strengthening us as Alaska Native people.



A Time for Healing: A Gaawooya Yei Shtoosneixhji

The goal of this project is to: provide a pathway for community healing and strengthening future generations of Alaska Natives through: 1) Documenting and sharing the history of this area; 2) Document and perpetuate traditional arts through a master/apprentice traditional arts program to restore and preserve traditional art forms; 3) Strengthening youth through education in traditional arts, history, Haa Aani, Our Land, migration and identity with education; and 4) Lifting the spirits of Native and non-Native people through artist and elder gatherings. Remedy and address historical trauma through annual Elders "Haa Wduwa.eex, We are Invited" Gatherings, which will undo the years of silence endured by this community of a traditional village and history almost completely forgotten. Two Memorial Totem Poles will be com-

⇒Project Benefits⇐



Location: Douglas Indian Village

750 Youth
20 Elders
23 Artists/
Educators

Start: 9/30/2014
to 9/29/2017
Award #: 90NA828301

Lingít Tundátanee: Pathway to Multi-Literacy

Start: 7/1/2011
End: 7/1/2016
Award #: T365C110007
Department of Education

Overview

Lingít Tundátanee's project efforts include supporting student academic success in the areas of literacy and heritage language instruction. The project also includes improving instructional practices by providing a series of professional development opportunities to teachers.

Project Impact Serves 244 Students and their Families

Tlingít Language Through the Generations



A team of curriculum specialists, language speakers and elders documented and developed Tlingit language curriculum that is readily available at: www.goldbeltheritage.org. The website houses educational resources and a database of over 550 Tlingit verb forms. Language revitalization initiatives by Goldbelt Heritage Foundation include documentation and teaching of Tlingit language for learners of all ages and working towards advanced fluency that assures language preservation for future generations. The language documented through this project with language teachers and fluent speakers was incorporated into Tlingit Language app that may be accessed at: www.goldbeltheritage.org

Haa Tlaagu, Haa Yoo X'atangi Education



Overview

Haa Tlaagu, Haa Yoo X'atangi is a project recently funded by the Department of Education which focuses on language preservation connected to our stories. The grant promises to establish language immersion in addition to working towards culturally responsive school environments. This project will fund house panels for our schools with this first year's implementation focusing on house panels that honor the T'aaku and Aák'w Tribes. Award #S356A140024 Department of Education. 8/23/2014 to 8/23/2017

⇒Project Impact⇐

Students Served Annually: 180	Families: 120
Elders and Artists in the Schools	Teachers Trained: 30
New Language Teachers: 7	Tlingit Language Curriculum

Lingít yoo X'atangi dei Deiyí: Pathway to Tlingít Fluency



Overview

Lingít Yoo X'atangi dei Deiyi is a project recently funded by the Administration for Native Americans which focuses on establishing 3 language nests to serve students from preschool to high school. The project builds upon past language preservation efforts towards creating a clear pathway for language learning for youth that supports advancing fluency in the Tlingit language.

⇒Project Impact⇐

Students Served Annually: 190

Language Preservation Efforts
with Youth and Families

Mentoring for New Language Teachers

3 Language Immersion Sites Established

Start: 8/1/2014 to 7/31/2017

Award #: 90NL058902

Administration for Native Americans

Scholarship Program

Overview

The scholarship program provides shareholders and descendants school funding in order to pursue a college education or vocational training of their choice. The Scholarship Program, which was reinstated in 2006, has awarded the following scholarships for



2006	38 Awards	\$45,600
2007	63 Awards	\$63,000
2008	86 Awards	\$86,000
2009	86 Awards	\$86,000
2010	82 Awards	\$82,000
2011	111 Awards	\$116,550
2012	107 Awards	\$108,513
2013	87 Awards	\$128,735
2014	73 Awards	\$115,000
2015	93 Awards	\$120,000

Aan Yatx'u Saani Deiyi, Noble People's Path

Overview

The project includes an emphasis on both academic literacy and heritage language education as key elements of scholastic success and to help the Reverse Language Shift: loss of Tlingit Heritage Language .

⇒Project Impact⇐

Students Served Annually: 550	Grades pre-K-10
Elders in the Schools	17 school sites
"Parents As Teachers"	Heritage Language -Curriculum

Projects

Prepare students to take advanced coursework; offer Heritage language curriculum; engage family and community with an annual "Koo.eex"; offer cultural and language immersion summer enrichment program's for our youth, and an early learning initiative for pre-K levels.

Start: 10/1/2012

End: 9/30/2016

Award #: S356A120069

Department of Education



Wooch.een

Award #: S35A090050

We are Stewards of the Air, Land and Sea

Overview

Wooch.een means "together we can" and this Tlingit word represents exactly what Goldbelt Heritage Foundation is striving to achieve through each of their programs. Through culturally-responsive curriculum development, inviting families into schools and enhancing opportunities for parent-collaboration, Goldbelt Heritage Foundation works toward providing recognition of Alaska Native languages and increased opportunities for student success

⇒Project Impact⇐

Students Served Annually: 750 Participating Elders: 50
Participating Instructors: 40

*number of elders and instructors are not limited to volunteers and attendees



Demonstration Path to Excellence Project

Overview

This project supported youth advancement on to college through sponsoring early college/ high school coursework for Alaska Native/ Native American Youth. Through this grant, culturally responsive science and math curriculum were developed and delivered to youth in Alaska schools.

Office of Indian Education Award #: S299A90070

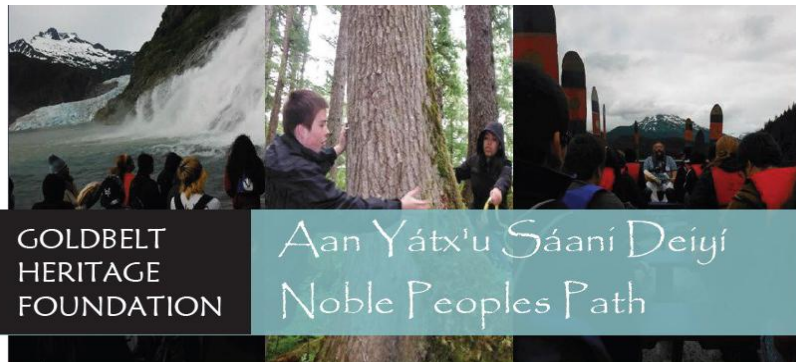


⇒ Project Impact ⇐

Participating Elders: 45
of Students Served Annually: 150
Participating Teachers: 59

Youth Academies

The Youth Academies focus on blending place-based academics with traditional knowledge. The academy connects youth with Tlingit elders, leaders and speakers. Goldbelt Heritage Foundation hosts three academies each summer for elementary, middle school and high school youth.



Goldbelt Heritage Foundation



Toowú klagé haa t'aakx'í, ka haa naax sateeyí,
ka haa kusteeyí
Pride in Family, Clan and Traditions is found
in Love, Loyalty and Generosity

Gunalchéesh for Your Support



3200 Hospital Drive
Suite 203
Juneau, Alaska 99801
www.goldbeltheritage.org





August 15, 2017

Mayor Ken Koelsch
City of Juneau Assembly Members
155 S. Seward Street
Juneau, Alaska 99801

Mayor Ken Koelsch,

Goldbelt Heritage Foundation, a cultural non-profit 501 (c) 3, had previously sent a letter to the City and Borough of Juneau regarding the potential historic offer to return property in the Indian Point region to the Aakw Kwan. Goldbelt Heritage Foundation at that time indicated that as an Alaska Native organization that supports the Aakw Kwaan and Taaku Kwaan people, we would welcome being the cultural keeper of Indian Point on behalf of and in concert with the Aakw Kwaan.

Goldbelt Heritage Foundation welcomes the potential to reestablish cultural stewardship of this ancient Native site supported by the City and Borough of Juneau. As an extension of the GHF vision to support cultural and language preservation for future generations and to expand upon our educational initiatives, we are hoping to support at Indian Point the following endeavors for the continual building and engagement of community in the preservation of historic sites:

GHF seeks to preserve, protect, educate and promote the public awareness of Indian Point as a Resilient and Historic Landscape

In concert with the Aakw Advisory Panel, GHF would pursue the potential goal of a Historic Research Learning Center with the mission to promote research, historical and scientific understanding of this region.

Specific goals include:

- Facilitate research efforts inclusive of an Ethnographic Resource Study and establishing a Museum Resource Center Collections
- Establish a Historic Sites Education Program and Multidisciplinary Curriculum for Youth
- Work towards offering Interpretation, Preservation and Historical Analysis Education Internships

Goldbelt Heritage Foundation, 3200 Hospital Drive, Suite 203, Juneau, Alaska 99801

- Provide access for Elders to visit the site inclusive of handicap access assuring that all can visit the site and learn the historical significance of this site and participate in cultural activities.

GHF would continue to establish partnerships to increase research opportunities and enhance historic and science literacy.

GHF has been working in concert with the Douglas Indian Association, and recently completed a Memorial Healing Totem Pole at the Gastineau Elementary School in recognition of the graves unearthed at this site. As an extension of this first Totem Pole raising which occurred this year, we are also working on the acknowledgement of historic sites including the Taaku Kwaan Douglas Indian Village in collaboration with the Douglas Indian Association, the federally recognized tribe of this area. As a part of our historic sites preservation efforts, GHF would affirm the support of the Aakw Kwaan and the Alaska native people of this area by establishing an advisory panel of Aakw Elders to inform the vision and care of Indian Point.

As affirmed in prior correspondence, we welcome the technical support of Randy Wanamaker, who has extensive experience with the oversight and facilitation of land transfers as well as CBJ processes. At the right time in the future, we would welcome meeting with you about plans for the area which will be guided by the Aakw Elders Advisory Panel. Thank you for your kind consideration.

Sincerely,



Dionne Cadiente-Laiti
Executive Director

cc: Randy Wanamaker
Greg Chaney

Honorable Ken Koelsch, Mayor
And Assemblymembers
City & Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

September 1, 2017

RE: Indian Point

Dear Mayor Koelsch and Assemblymembers:

On behalf of Marie Olsen and Bob Sam, the cultural bearers from the Wooshkeetaan and L'eneidi Clans of the Auk Kwaan respectively, we are inviting the City & Borough of Juneau to transfer the land at Indian Point to the Goldbelt Heritage Foundation.

The Goldbelt Heritage Foundation is a non-profit 501c3 organization committed to the revitalization and education of Tlingit language, culture, history and traditions in the Juneau Community, which includes Indian Point, the historic village site. Due to the long history of the village and burials at the site, Indian Point was recently placed on the National Register of Historic Places. It is regarded as a sacred place by Alaska Natives and many others.

The City portion of Indian Point consists of approximately 52 acres which were received as a result of a land transfer from the State of Alaska and a three party land exchange. The approved Land Management plan requires that Indian Point be managed in a manner that is sensitive to the cultural heritage of the Auk Kwaan people.

The many cultural and historic characteristics of Indian Point essentially preclude the City & Borough from developing the site to provide beneficial use for the community at large. However, if the title to the site is held by Goldbelt Heritage Foundation it can provide appropriate cultural stewardship and beneficial uses for the Juneau community.

Over the past ten years, the Goldbelt Heritage Foundation has established a proven record of financial stability and administrative efficiency. The Foundation has secured and managed millions of dollars in grants to support their cultural and educational projects. Most of this money has been spent in the Juneau community by the Foundation employees who pay sales and property taxes. This grant funding and spending is certain to increase if the Foundation has title to Indian Point.

Attached is a letter from the Foundation expressing their willingness to own and manage Indian Point in a culturally appropriate manner and a list of grants they received which illustrates their financial stability.

Considering and honoring this request in the sesquicentennial year of 2017 would be particularly poignant as a means of acknowledging the shared history of all Juneau citizens.

If you have any questions please be sure to contact me.

Respectfully,
Randy Wanamaker
9041 9th Ave SW, Seattle, WA 98106
907-723-2228
berners@ak.net

Gretchen H. Bishop
P.O. Box 210836
Auke Bay, AK 99821

October 10, 2017

Dan Bleidorn
Deputy Lands and Resources Manager
City and Borough of Juneau
155 S. Seward St.
Juneau, AK 99801

Dear Mr. Bleidorn:

I am writing to express my reservations about the current proposal to transfer ownership of Indian Point to the Goldbelt Heritage Foundation. I am fully supportive of protecting the location and its cultural resources and believe that it is well protected under its current ownership. For the sake of full disclosure, I should add that I am a more recent user of Indian Point as I enjoy hiking and picking berries there. Indian Point also has a flourishing river otter population. In short, I'm not clear what problem is being solved by this transfer and believe that it could lead to excessive tourist development, inappropriate to a site of such cultural, natural, and recreational significance. I do not believe that construction of a glorified tourist facility (Historic Research Learning Center) is consistent with archaeological and anthropologic explorations of the area, for which there is no current impediment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gretchen Bishop', with a long, sweeping horizontal line extending to the right.

Gretchen Bishop
Gretchen.h.bishop@gmail.com
(907) 419-0014

OCT 17 2017

GBJ Manager's Office

October 17, 2017

Honorable Ken Koelsch, Mayor
& Assembly Members
City & Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

RE: Indian Point

Dear Mayor Koelsch and Assembly Members:

Allow me to introduce myself. I am Rosa Miller, Tribal Leader, Elder and Cultural Bearer for the Aak'w Kwáan (Auk Kwáan).

I am writing to express our support for the return of the land called Indian Point to the Goldbelt Heritage Foundation to hold in trust for the Aak'w Kwáan. Juneau's Indian Point is now on the National Register as an Historical Site.

This return of the land will provide the opportunity to restore the appropriate cultural stewardship of this Sacred Site where many of our ancestors are buried. In addition, it will provide the protection and perpetuation of the rich history of our ancient village site.

Thank you for recognizing the significant history of the Aak'w Kwáan and for your service to the community.

Respectfully,



Rosa L. Miller
Marine View Apartments, Apt. 702
Juneau, Alaska

Witnessed by Frances A. Houston, Daughter of Rosa Miller:



Frances A. Houston
9241 Emily Way
Juneau, Alaska 99801

From: Tom Chapple [twchapple2@gmail.com]
Sent: Tuesday, October 17, 2017 8:54 PM
To: Greg Chaney
Subject: Indian Point land swap

Hello: My name is Tom Chapple. My wife, Carla Goeransson, and I own a home at 3188 Indian Cove Drive. We have owned this home for some 25 + years and very much enjoy the quiet small neighborhood.

We are very blessed to have this piece of land and the tranquil area as our home. Not a week goes by that we do not recall that this property was once part of an active native settlement extending from Auke Rec to Indian Point. I certainly do not oppose the land swap and the return of the Point/Cape land back to native peoples. I would none-the-less suggest that whatever development does occur on that property not transform it into a commercial tourist destination site. Road access on this small isthmus of land between the glacier highway and Indian Point is narrow and relatively incapable of handling significant volume increases. Any significant road traffic increase stimulated by a native cultural visitor site would significantly alter the residential characteristics of National Park Road and possibly Indian Cove Drive.

My request is that the land transfer proceed, yet the property transfer is made in a manner to carry forward a use limitation that would prevent a demand for a high use roadway access. A significant traffic volume increase would dictate the need for a major enhancements to the road surface with likely widening and subsurface work. Many possible development options could stimulate the need for roadway enhancements. There needs to be some protections for existing landholders in this neighborhood to preserve its current attributes as a quiet residential district. Incidental minor vehicle increases is not the issue, yet substantive routine visitor traffic would permanently alter the pleasant residential character of this small area.

Thank you for listening and please incorporate my comments into the decision making records.

Tom Chapple
3188 Indian Cove Drive, Juneau

From: Ken Koelsch

Sent: Tuesday, October 17, 2017 1:07 PM

To: Debbie White; Jamie Bursell; Jerry Nankervis; Jesse Kiehl; Kate Troll; Ken Koelsch; Loren Jones; Maria Gladziszewski; Mary Becker

Cc: Rorie Watt; Mila Cosgrove; Amy Mead

Subject: FW: Indian Point

Forwarded as requested-kdk

From: richard beasley <rabeasley@gci.net>

Subject: Indian Point

Dear Mr. Koelsch;

Please forward this to the assemblymen.

Regarding Indian Point.

Long Term Vision for the property.

*. Columbarium with area development suitable for cultural burial activities.

Someday, we envision a large Indian Columbarium. Sealaska Village Corporations would each have an area to inter their deceased and to help pay to develop a columbarium for their shareholders. Juneau would have the central area for over 4000 decedents are in the area. Many of our Great great Grandparents are resting here. I imagine someday there will be a crematorium on the property. Nobody would be able to bury bodies due to future environmental and health problems.

The area would someday be a world class sanctuary for our deceased. We need to think in terms of 50 year increments. This location if planned properly, it could be the gem of Juneau.

When we get to the end of the century and look backwards, what was the best plan and who to manage that plan.

Right now the longevity of the property would be best given to the Douglas Indian Association. They are a Federally recognized tribe. They will weather time. The land would be protected in perpetuity. I don't know what kind of money they have.

But here are a few facts.

Goldbelt Heritage Foundation
Douglas Indian Association
Goldbelt Ancestral Trust
Sealaska Heritage Foundation
Sealaska
Tlingit and Haida

Burial assistance is on the forefront of issues for all the Native Corporations. We would like for the Native Community to develop a sanctuary to bury their remains somewhat like at the Shrine of St. Tress. I think a Native Corporation could accomplish this goal. They have the money. I heard Randy on the radio this am. His characterization is inaccurate. I don't know of any Native Corp that would ever develop on Ancestral Grave Yards. That is my opinion.

I don't quite know who owns either the Sealaska Heritage Institute nor the Goldbelt Heritage Foundation.

Well that is my two cents worth. Please pass on to the Assemblymen and women. Thank you,

Rick

Dr. Steven M. & Mrs. Colleen M. Torrence
3180 Indian Cove Dr.
Juneau, AK 99801
(907) 209-9203
colleen.torrence@icloud.com

City and Borough of Juneau Lands Committee
155 S. Seward Ave.
Juneau, AK 99801

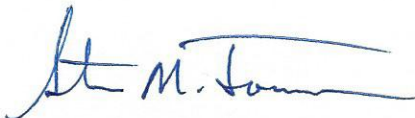
Drearr Madam Chair and Committee Members:

We would like to speak to the potential conveyance of Indian Point lands currently owned by the City and Borough of Juneau (CBJ) to the Aakw Kwaan people. Indian Point and Auke Cape have already been legitimized as sacred to the Aakw Kwaan, and intended to be held in their undisturbed state for perpetuity. We support this conveyance with protections clearly spelled out so that this land can always maintain its historical, cultural and sacred integrity. Constructions, accesses and commercial uses or developments are contrary to the intentions and desires of the Aakw Kwaan for preservation of these sacred grounds and can at least increase the likelihood of damage or loss of archeological sites and desecration of graves. In addition, commercial development would be contrary to the intention of CBJ Ordinance 69-3 and the 2015 CBJ-adopted Auke Bay Area Plan. Commercial development of any kind would also devastate the Indian Cove neighborhood as it has stood for over 80 years.

In speaking with and writing to Greg Chaney and Dan Bleidorn of CBJ Lands and Resources Department, they have assured us that the intent of Mr. Randy Wanamaker's and Goldbelt Heritage Foundation's request for Indian Point's title transfer to the Aakw Kwaan people is not to commercialize the area, but rather to preserve, celebrate, and teach cultural heritage and promote scientific research on the sacred lands. We are respectfully requesting the Lands Committee to consider an applicable legal-binding agreement, such as a land trust or protective easement, to accompany such a land title transfer to ensure the permanent, literally "forever," protection from commercial development to the area.

There are few areas left in Juneau that exist in this pristine state and it will not be possible to replace or repair, once altered. Centuries old canoe traces remain as evidence of traditional use; developments, no matter how small or carefully done, will be evidenced well beyond any of our lifetimes. In more recent years, the adjoining Indian Cove community has been a secluded, quiet neighborhood, and wishes to be enjoyed as such for years to come. Thank you for the careful consideration of the preservation of an ancient culture while considering the needs and wishes of multiple present and future cultures.

Respectfully submitted,



Steven M. Torrence



Colleen M. Torrence

Dan Bleidorn

From: Jeanie Macaulay <jslmac@alaska.net>
Sent: Thursday, October 19, 2017 10:25 AM
To: Greg Chaney; Dan Bleidorn
Subject: Indian Cove Land Transfer

We are residents of Indian Cove and are writing to request that consideration be given to legally protect our neighborhood from any sort of commercial development which will impact the residential nature of the community.

While the idea of using the property for a culture camp for children in a minimally invasive way is really appealing, the idea of a full blown tourism based cultural center is not. Take a drive through the neighborhood, get a feel for it, and see how the impact of bringing large numbers of vehicles and/or tour buses would negatively affect us all. Our bedroom windows are 30 feet from the road — it's not a huge issue now because of the small volume of traffic, but should traffic increase significantly -- especially in the form of buses trundling up the hill -- it would be a different story. The neighborhood was not planned out nor built to sustain that sort of traffic.

Additionally, the neighborhood association maintains National Park Road because neither the State or the CBJ will because it doesn't meet minimum road specifications — that in itself should speak volumes.

Thank you for your consideration.

Jeanie and M. Scott Macaulay
3251 National Park Road
(907) 789-9782

10/19/2017

FROM: MARCIA DONNELLY

3105 National Park Service Road, B6
Juneau, AK 99801

Re: Pending Auke Bay Zoning Requests and Land Transfers

I AM A CONDO OWNER AT THE AUK NU CONDOS AND HAVE OWNED HERE SINCE JUNE, 2001.

I HAVE NOT RECEIVED ANY FORMAL NOTICE BUT HAVE BEEN PRESENTED WITH INFORMATION REGARDING A REQUEST FOR LAND TRANSFER AT INDIAN POINT AND CHANGE IN ZONING ON GLACIER HIGHWAY NEAR SPAULDING BEACH CONDOS. THERE ARE CURRENTLY THREE LARGE PARCELS BEING EVALUATED BY OWNERS.

IF THESE AREAS ARE BUILT UP, WILDLIFE WILL RELOCATE. THAT WOULD BE UNFORTUNATE. WE BOUGHT OUR HOMES HERE ACCEPTING THE AREA AND VIEWS AS THEY HAVE BEEN FOR MORE THAN MY TWENTY YEARS HERE.

I WAS TOLD THAT INDIAN COVE ROAD IS NOT MAINTAINED BY ANYONE. MY INFORMATION IS THAT THE NATIONAL PARK SERVICE OWNED THE ROAD AND TURNED IT OVER TO THE CITY. THE CITY DOES NOT MAINTAIN THE ROAD, WHICH IS FULL OF POTHOLES, BECAUSE THE ROAD IS NOT UP TO CITY STANDARDS.

THE AREA IS NOT ON SEWER AND I HAVE HEARD NO PLANS TO ADD SEWER. AS A RESULT OF THE FISH PLANT, RAMP, LOADING DOCK, etc. ON GLACIER HIGHWAY, THE AUK NU CONDOS HAS INCURRED OVER \$100,000 IN DAMAGE AND REPAIR TO OUR WASTE TREATMENT PLANT. SHORTLY AFTER THE BOATS STARTED COMING IN , OUR PIPES WHICH ARE REQUIRED TO GO A CERTAIN DISTANCE OUT INTO THE WATER WERE REPEATEDLY BROKEN. AS A RESULT WE HAVE HAD TO REDO OUR TREATMENT SYSTEM TWICE.

I DO NOT BELIEVE ANY AREA NOT ON SEWER SHOULD BE EXPANDED OR REZONED.

IN MY OPINION AND CONSISTENT WITH PRIOR CITY DECISIONS, FOR HEALTH AND SAFETY, NO ZONING CHANGES SHOULD BE APPROVED WITHOUT SEWERS AND IMPROVED ROADS IN THE AUKE BAY AREA.

THIS AREA DOES NOT HAVE ROADS TO ACCOMMODATE ANY ADDITIONAL TRAFFIC TO INDIAN POINT. ADDITIONALLY, I AM NOT IN FAVOR OF ANY CHANGES BEING MADE AT INDIAN POINT WITHOUT NATIONAL PARK SERVICE ROAD BEING UPGRADED AND MAINTAINED ON A REGULAR BASIS.

I AM A REAL ESTATE BROKER IN JUNEAU AND RECALL THAT PERMITS AND BUILDING IN NORTH DOUGLAS WAS LIMITED UNTIL THERE WERE SEWERS. THE SAME SHOULD APPLY TO GLACIER HIGHWAY IN AUKE BAY AND INDIAN COVE.

I LIVE IN AUKE BAY FOR THE QUIET, NON COMMERCIAL ATMOSPHERE. I AM NOT IN FAVOR OF ADDITIONAL TRAFFIC AND OTHER AMENITIES. SOMETIMES DECISIONS SHOULD NOT BE MADE BECAUSE OF INCREASED REVENUE POTENTIAL.

RESPECTFULLY SUBMITTED,

Marcia Donnelly

907 723 9016