



Office of the City Manager

155 Heritage Way

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[intro]

Dear Property Owner,

Your property is located within the Local Improvement District (LID) established to share costs for the installation of the Phase 1 HESCO Barrier project. While the Phase 1 project was completed prior to the August 2025 GLOF event, several factors are preventing the City and Borough of Juneau (CBJ) from finalizing the actual cost to the community, including the availability of grant funding and related project costs.

- **No payment is due until CBJ finalizes the Special Assessment.**
- **CBJ cannot accept any pre-payment in anticipation of the final Special Assessment.**
- **CBJ does not yet have a formal timeline for finalization. The CBJ Finance Department will provide advance notice, and the Assembly will provide the opportunity for public comment well before any assessment payments are due.**

The Assembly will set a due date at the same time they approve the final assessment. Every effort will be made to align LID payment due dates with the property tax billing cycle.

Assessments not paid in full by the first due date will be billed out in equal installments on parcel owners' property tax bills over the subsequent ten (10) years at a 0% interest rate. The four additional \$50K assessments will be payable over 30 years. Per CBJ code, if the roll is not finalized by April 15th, then the initial installments will not start until the following year's property tax bill. Meaning that if CBJ does not finalize the full and final cost of the Phase 1 HESCO Barrier project by April 15, 2026, then the first payment/installment would not be due until after July of 2027.

Phase 1 HESCO Barrier Project LID Background:

On February 3, 2025, the Assembly approved the creation of a Local Improvement District (LID) that encompassed the 466 properties within the projected flood zone for a 16-foot lake stage Glacial Lake Outburst Flood (GLOF) based on National Weather Service inundation mapping and would therefore benefit from the installation of the HESCO barriers in the Phase 1 area.

The total cost of the Phase 1 HESCO Barriers project was estimated to be \$7.83M. This scope included removing obstructions on riverfront property, stabilizing soils, installing drainage pipe and check valves in barriers, removing organics, bank armoring, permitting, accessing and filling HESCO bags, and restoring property after HESCO barriers are removed for 2.5 miles of riverfront. Under the proposal approved by the Assembly in early 2025, LID properties would be responsible for up to 40% of the project cost, not to exceed \$6,292 per parcel. Four properties within the LID required additional riverbank armoring and would each be assessed an additional \$50K.



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It is important to note that creation of the LID did not automatically create a Special Assessment (cost). The \$6,292 amount set by the Assembly last year is the maximum amount that property owners can be billed, however the final assessment could be less if the final project cost -is less than estimated. Once the full costs of the project are known, the Assembly will need to approve the final assessment roll of included parcels and the amount to be assessed. This process will include a.) notice to impacted property owners and b.) additional opportunities to provide public comment, including protesting the inclusion of a property in the LID.

Current Status

Construction of Phase 1 of the HESCO barrier project was completed in July of 2025. However, CBJ was able to secure grant funding that may be used to offset some of the costs and ongoing litigation related to the installation of the HESCO barriers may impact the final and full cost of the project.

Again, no payments are due to CBJ prior to finalizing the Special Assessment,

CBJ's ongoing flood fighting efforts, and the mechanisms to pay for these critical projects continue to evolve alongside our understanding of the annual threat from glacial lake outburst flooding. Visit bit.ly/CBJGLOF for more information on the Phase 2 HESCO Barrier project and the Enduring Solution to glacial lake outburst flooding in Juneau. CBJ appreciates your patience and will continue to provide updates as available.

For questions regarding the LID, please contact CBJ Accounts Receivable at AR@juneau.gov.