



CENTRAL COUNCIL  
*Tlingit and Haida Indian Tribes of Alaska*  
Office of the President • Edward K. Thomas Building  
9097 Glacier Highway • Juneau, Alaska 99801

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Executive Council of the Central Council  
TLINGIT & HAIDA INDIAN TRIBES OF ALASKA

Resolution EC 21-63

Title: Ratification of the Purchase Developed Real Property on Willoughby Avenue

WHEREAS, the Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is a federally recognized tribe with more than 32,000 citizens; and

WHEREAS, under Article X of the Tlingit & Haida Constitution, the Executive Council is the governing body of Tlingit & Haida when the Tribal Assembly is not in session; and

WHEREAS, the Tribal Assembly is not in session; and

WHEREAS, on March 11, 2020, the World Health Organization characterized COVID-19, also referred to as the coronavirus, as a pandemic; and

WHEREAS, on March 13, 2020, the President of the United States issued a proclamation declaring a national emergency concerning the COVID-19 outbreak; and

WHEREAS, on March 24, 2020, in EC Res. 20-12 Declaration of a State of Emergency Related to COVID-19 Pandemic, Tlingit & Haida declared a State of Emergency for and on behalf of the Tribe and its communities, related to the COVID-19 pandemic; and

WHEREAS, also in EC Res 20-12, Tlingit & Haida activated a Tlingit & Haida emergency response plan and directed the assets and personnel to protect the health, safety, and welfare of the Tribe, its citizens, employees, and neighboring general public; and

WHEREAS, the pandemic continues as of the date of this resolution; and

WHEREAS, on September 22, 2021, the Governor of Alaska activated crisis standards of care for the entire State, and such standards remain in effect as of the date of this resolution; and

WHEREAS, as of the date of this resolution the State of Alaska has the second highest rate in the country, by state, of COVID-19 cases per 100,000 people; and

WHEREAS, as of the week of November 15, 2021, Alaska Natives and American Indians have infection rates more than 3.5 times higher than non-Hispanic whites, are over four times more likely to be hospitalized as a result of COVID-19, and have higher rates of mortality at younger ages than non-Hispanic whites; and

WHEREAS, a majority of Tlingit & Haida employees and a majority of clients are Alaska Native and American Indian; and

WHEREAS, the above statistics and information, combined with the crisis standards of care, affirm the dire necessity to aggressively combat and mitigate the spread of COVID-19 to protect the health, safety, and welfare of the Tribe, its citizens, employees, and neighboring general public; and

WHEREAS, Tlingit & Haida has over 400 employees, which is an increase of approximately 25% of employees since the pandemic began; and

WHEREAS, many employees were closely sharing offices prior to the COVID-19 pandemic or were working from open spaces not adaptable to COVID-19 mitigation requirements, which has created a significant need for increased office space to safely operate; and

WHEREAS, Tlingit & Haida has continued to provide essential governmental services to its citizens and communities throughout the pandemic, services which respond to the COVID-19 pandemic by providing citizens and communities with Personal Protective Equipment, financial support due to pandemic related job loss, child welfare services and court services such as protective orders which respond to the documented increase in-home crime perpetration; and

WHEREAS, currently, clients receiving multiple services from the Tribe may need to go to several different building spread across the City & Borough of Juneau, potentially requiring bus rides, bus transfers, and ride sharing, all of which increase potential exposure to COVID-19, including exposures based on entering multiple buildings whose COVID-19 mitigation protocols may not be as stringent as those required by Tlingit & Haida; and

WHEREAS, the risk of exposure by entering buildings whose COVID-19 mitigation protocols may not be as stringent as those required by Tlingit & Haida also applies to those Tlingit & Haida employees who work at such locations; and

WHEREAS, the developed real properties located at 400 and 410 Willoughby Avenue are located in Juneau in immediate proximity to the Tribe's primary government building – 320 W. Willoughby Avenue – where the majority of employees work and where many client services are provided, such as enrollment, court services, and child support services; and

WHEREAS, the purchase of 400 and 410 Willoughby Avenue would allow for the creation of a centralized Tribal campus, such that services would no longer be spread across multiple Tribal offices, several of which are not wholly controlled by the Tribe and subject to the Tribe's strict COVID-19 mitigation protocols; and

WHEREAS, the properties would allow Tribal employees to space operations so that offices would no longer be shared and specific COVID-19 mitigation, and adequate social distancing would be possible; and

WHEREAS, a centralized Tribal campus would significantly reduce the need for client travel on public or shared transportation required when services are conducted from locations spread across the City and Borough of Juneau; and

WHEREAS, property for lease or sale in Juneau is limited by several factors, (1) Juneau is a landlocked city, only accessible by plane or boat; (2) Juneau is surrounded by the Tongass National Forest and there is only limited private land available for development, because a significant proportion of local land is owned by the federal government (a common factor in Alaska), is owned by the State of Alaska and local governments, or is owned by Alaska Native Corporations; (3) there are additional limitations on development even on private property, because Juneau is in an archipelago full of waterways, avalanche zones, anadromous salmon producing streams, wetlands, and protected species such as bald eagles; and

WHEREAS, land in the downtown neighborhood, the location of the Tribe's primary government building, that would allow for the establishment of a centralized Tribal campus with COVID-19 required mitigation spacing, is highly limited, as is common with most "downtown" neighborhoods; and

WHEREAS, as in many other places across the country, the pandemic impacted the real estate market and resulted in substantially fewer properties being on the market and a systematic review of properties listed for lease did not result in available options for Tlingit & Haida to pursue, in fact, there were no other options for purchase that could accommodate the Tlingit & Haida's significant need for COVID-19 mitigation designed office space and have the benefit of the creation of a consolidated Tribal campus for the centralized provision of services; and

WHEREAS, Tlingit & Haida has consistently taken action to protect the Tribe, its citizens, employees, and neighboring general public from the spread of COVID-19, instituting universal masking in Tribal offices, mandating the COVID-19 vaccine for Tribal employees, instituting robust hand washing and sanitizing protocols, requiring social distancing and health screenings, allowing paid administrative leave for people diagnosed with COVID-19 or caring for people with COVID-19 as well as those experiencing COVID-19 symptoms, to ensure the Tribe can reasonably enforce a standard that the workplace will be a symptom-free environment, and requiring work-from-home when circumstances warranted, due to COVID-19 transmission rates and when working conditions do not allow for social distancing and appropriately mitigated airflow; and

WHEREAS, the creation of COVID-19 mitigation designed centralized Tribal campus would continue the Tribe's aggressive combatting and mitigation of the spread of COVID-19 to protect the health, safety, and welfare of the Tribe, its citizens, employees, and neighboring general public; and

WHEREAS, for all these reasons the Executive Council, in Executive Session on August 13, 2021, previously authorized the purchase of 400 and 410 Willoughby Avenue properties;

NOW THEREFORE BE IT RESOLVED, that the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska hereby ratifies the purchase of developed real property located at 400 and 410 Willoughby Avenue, Juneau, Alaska 99801 to protect the health, safety, and welfare of the Tribe, its citizens, employees, and neighboring general public.

ADOPTED this 18<sup>th</sup> day of November 2021, by the Executive Council of the Central Council of Tlingit and Haida Indian Tribes of Alaska, by a vote of 6 yeas, 0 nays, 0 abstentions and 0 absences.

**CERTIFY**

  
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President Richard J. Peterson

**ATTEST**

  
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Tribal Secretary Ralph Wolfe