

EXHIBIT CC

AFFIDAVIT OF MEILANI SCHIJVENS

I, MEILANI SCHIJVENS, being first duly sworn, do depose and say that:

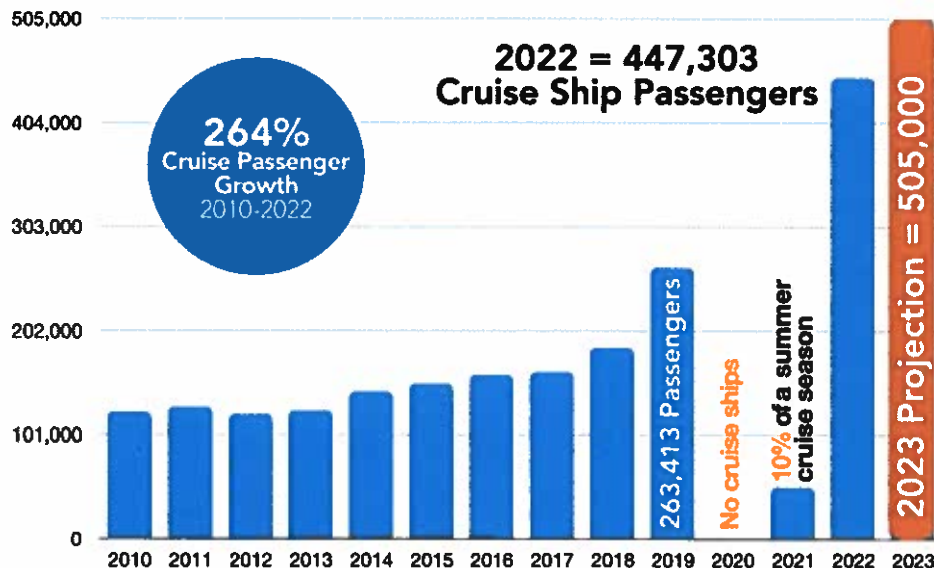
1. I am owner and Director of Rain Coast Data, a Juneau-based research and consulting firm. I have dedicated my 25-year professional career to Alaska economic and community development, specializing in Southeast Alaska economic analysis, publications, socioeconomic impact studies, survey research, and public outreach. I have authored hundreds of Alaska economic studies. My clients primarily consist of cities, boroughs, tribes, other governmental entities, and nonprofit organizations. Examples include the 2025 5-year Comprehensive Economic Development Strategy (CEDS) for Southeast Alaska, and Southeast Alaska by the Numbers.
2. I have been asked to give an opinion as to whether there is specific and persuasive evidence as to whether the population of the proposed Xunaa Borough is large and stable enough to support borough government. It is my opinion that there is specific and persuasive evidence that, due to the sustained growth of the Hoonah economy since 2010, along with evidence that the economy will continue to prosper and expand into the future, the population of the proposed Xunaa Borough is large and stable enough to support borough government. This affidavit sets out the basis for that opinion.
3. I hold a Master of Science from the University of Oregon and a Bachelor of Arts History from Colby College. My resume is attached.
4. In addition to my 9 years at Rain Coast Data, I was the Executive Director at Southeast Conference, taught Alaska Economic History at the University of Oregon, worked as a Research Analyst at McDowell Group, worked as a Legislative Research Analyst for the State of Alaska, served as a staffer to the US Legislative Minority Leader in Washington DC., and worked at the Juneau Economic Development Council.
5. In 2022, I was engaged by the Sustainable Southeast Partnership to support industry opportunity and community capacity assessments for Yakutat, Pelican, Hoonah, Angoon, Kake, and Prince of Wales. As part of that process, I conducted community economic analyses, including *Hoonah by the Numbers 2022*.
6. My opinion is based on five key economic indicators, including the growth of the visitor sector, demographic trends, decreasing unemployment, business climate, and school enrollment:

a. Past and forecasted growth of visitation to Icy Strait Point as a tourist destination

In 1996, a tribal-private-public partnership was developed that would change the trajectory of Hoonah’s long-term growth. Huna Totem bought the Hoonah cannery, originally built in 1912, converting it and the surrounding property into a cruise ship destination. Icy Strait Point welcomed its first cruise ship in 2004. The proximity of Icy Strait Point to the community offered new sources of employment and local business opportunities in the form of retail, food and beverage services, shore-excursions, and transportation. Between 2007 and 2022, two cruise ship docks, a zip-line, and two gondolas were installed at the site. Arriving passenger numbers more than doubled between 2013 and 2019 and are expected to nearly double again between 2019 and 2023 to more than a half million visitors. While the cruise season was cancelled in 2020, and reduced by 90% of normal in 2021, the sector had fully recovered by 2022.¹

In 2023, arriving passengers in Hoonah are expected to spend \$52 million in the community.² Hoonah’s city sales tax is 6.5% and the city receives a portion of the State-collected Commercial Passenger Vessel Excise Tax, while Huna Totem collects additional revenue. In 2023, the last ship will depart Hoonah on October 26. By 2024, the first ship will arrive April 1, meaning the tourism season has been extended to a full seven months allowing the sector to attract year-round businesses and residents.

Hoonah Arriving Cruise Ship Passengers



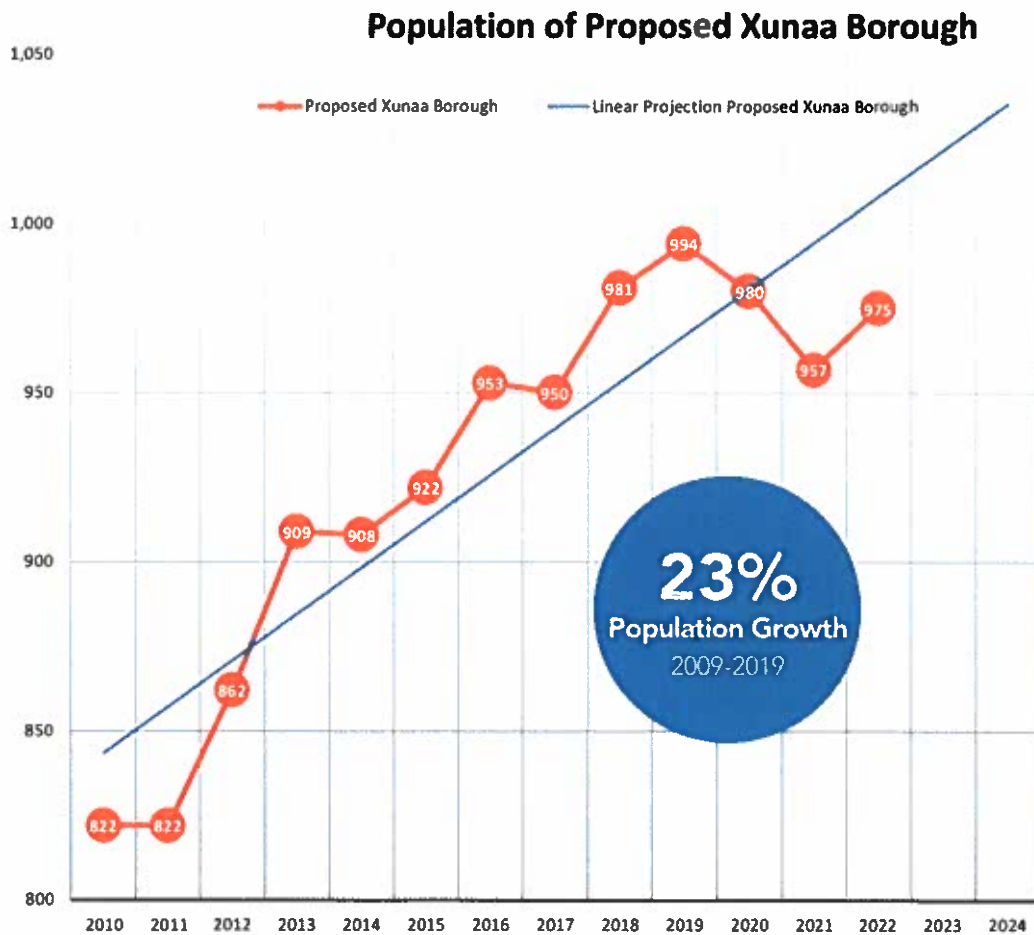
¹ Huna Totem, Cruise Line Agencies of Alaska, and the City of Hoonah. Estimates do not include all small cruise ship visitors.

² Per the Alaska Visitor Statistics Program, visitors in Hoonah in 2016, including non-cruise visitors, spent an average of \$92. Adjusting for CPI increased that value to \$104 in 2021 dollars. Estimate by Rain Coast Data.

b. Long-term demographic trends

An analysis of long-term Alaska Department of Labor trends of the proposed Xunaa Borough shows that between 2009 and 2019, the population grew by 23%, or by 183 individuals.³ The growth can primarily be attributed to the growth of Icy Strait Point, leading to increased economic opportunities in the area. The pandemic caused a year of no tourism (2020) and a year of 10% tourism levels (2021); however, between 2021 and 2022, the population of the proposed borough grew by 1.9%, even though every other borough in Southeast Alaska lost population.

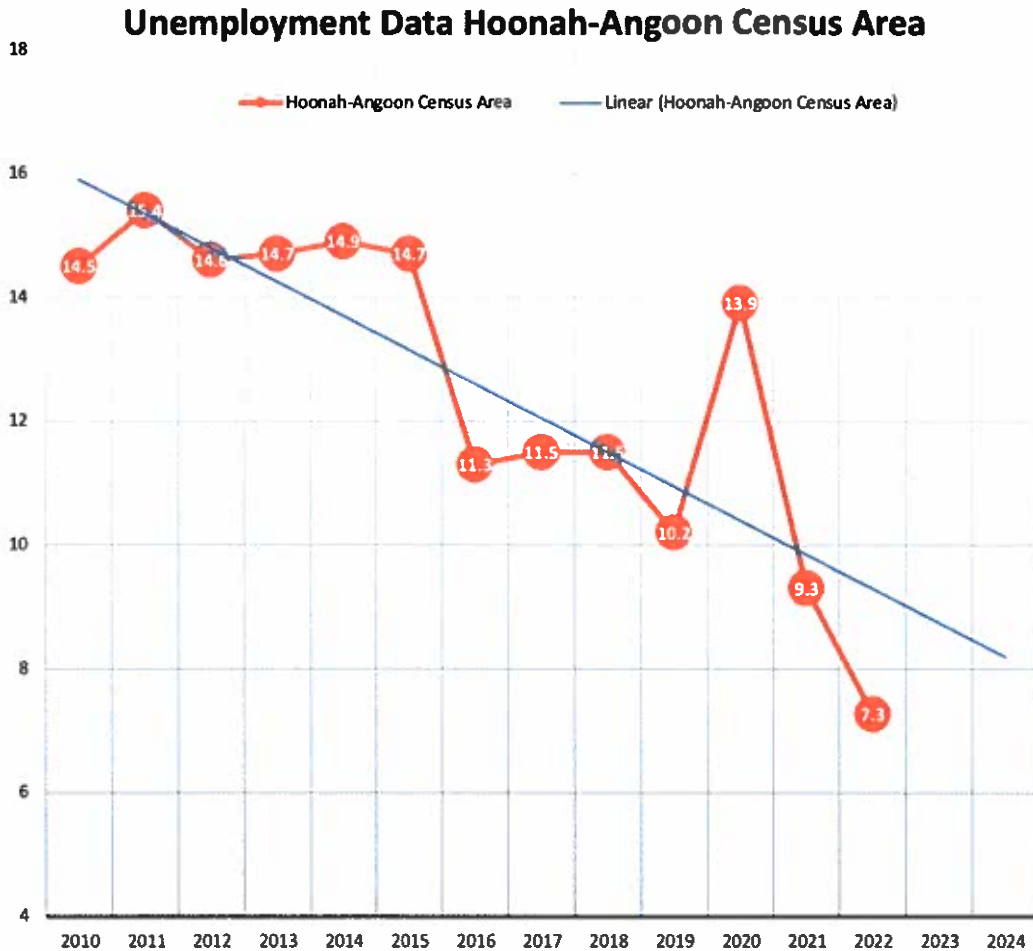
Due to the strength of economic projections, the proposed Xunaa Borough should exceed 1,000 residents by 2024. The linear projection model shows the area exceeding 1,000 residents even earlier.



³ Alaska Department of Labor and Workforce Development Research and Analysis. Alaska Population Estimates by Borough, Census Area, City, and Census Designated Place. <https://live.laborstats.alaska.gov/pop/index.cfm>

c. Long-term unemployment trends

The unemployment rate for Hoonah is measured as part of the larger Hoonah-Angoon Census Area. The annual unemployment rate for the area dropped from 15.4% in 2011 by more than half to 7.3% in 2022. The August 2022 unemployment rate of 3.6% was the lowest on record for any month in the history of the census area (a change in the way labor force statistics are calculated for sub-state areas makes data prior to 2010 not comparable with later data.)⁴ The decreasing unemployment rate is due to increasing jobs and employment opportunities in the community of Hoonah. The unemployment rate increase in 2020 was due to the arrival of zero large cruise ships in 2020, along with additional COVID-19 related closures. The unemployment rate is expected to continue to decrease as local job growth will require attracting workers from outside the Hoonah area, which will lead to increased population.



⁴ Alaska Department of Labor and Workforce Development Research and Analysis. Alaska Population Estimates by Borough, Census Area, City, and Census Designated Place. <https://live.laborstats.alaska.gov/pop/index.cfm>

d. 2022 business climate analysis

Each year Rain Coast Data conducts a regional business climate survey to track Southeast Alaska business confidence. In 2022, 14 Hoonah business owners and operators responded to the survey, representing 70 workers. Survey analysis for Hoonah includes the following findings:

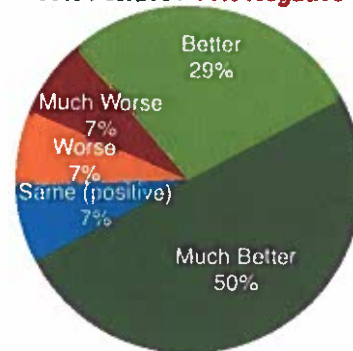
- **Strong Business Climate:** Nearly three-quarters (71%) of Hoonah business leaders had a positive view of the business climate in 2022, one of the best business climate reports in the region.
- **Outlook is Brightest in Region:** Half of respondents expected their prospects to be “much better” in 2022-2023, the best economic outlook for any community in the Southeast Alaska region.
- **Businesses are Hiring:** More than a fifth (21%) of Hoonah businesses were in hiring mode and expected to add employees.
- **Top Business Barriers and Benefits:** Local elements that are most considered benefits to businesses in Hoonah include recreation, culture, arts, and overall quality of life. The most significant business barriers include the cost of energy, construction, and business overall; along with the lack of housing availability.

Comments from Hoonah Business Leaders about the economy include the following:

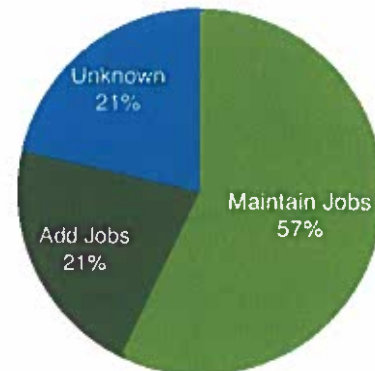
- *“I think our business is going to thrive this next couple of years and that we’ll grow if things to continue like so.”*
- *“We are very optimistic for this 2022 season. We are seeing 100 plus % increases on pre-booked tours when compared to the same periods in 2019.”*

2022 Hoonah Alaska: What is the economic outlook for your business/industry over the next year (compared to the previous year)?

86% Positive / 14% Negative

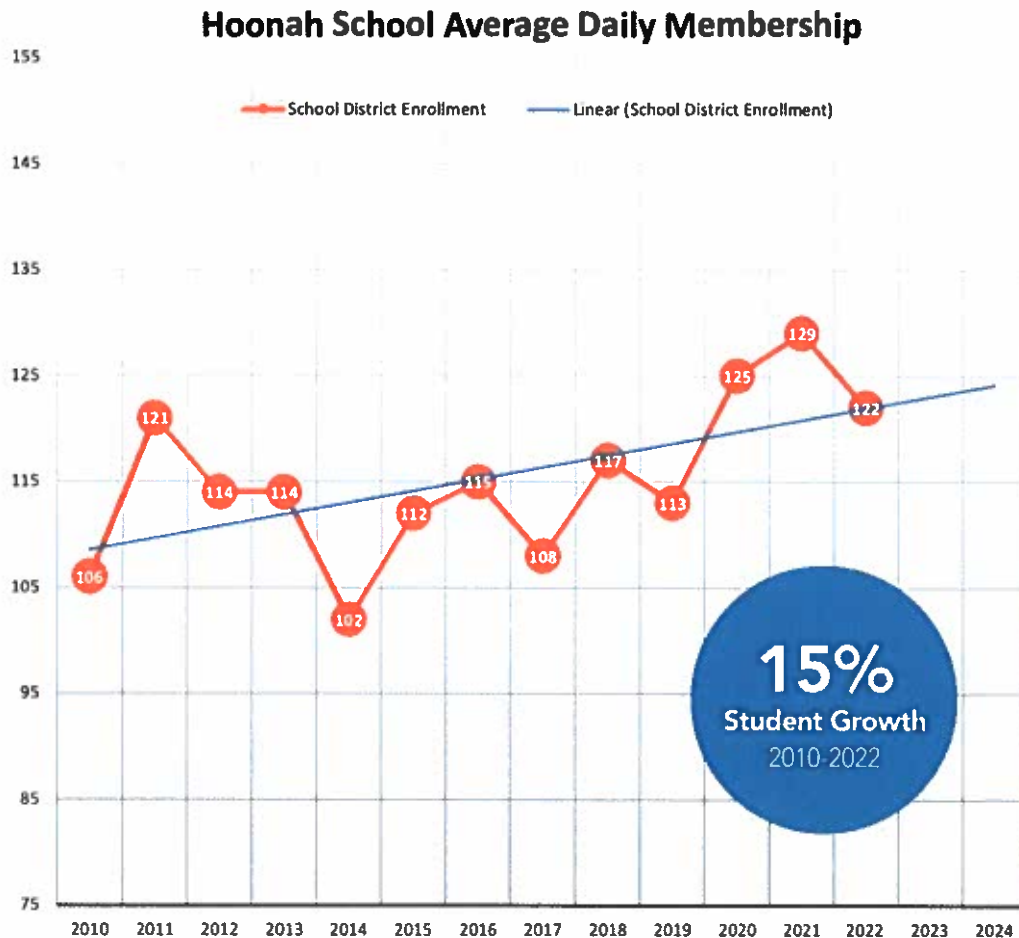


2022 Hoonah: Over the next 12 months, do you expect your organization to add jobs, maintain jobs, reduce jobs, or are you unsure (For those businesses with staff)



e. School Enrollment Growth

Not only is the community growing, but the youth population is also growing. In the past 12 years, enrollment in Hoonah schools has increased six times, growing from 106 students in 2010 to 122 students in 2020-2021 school year, for overall growth of 15%.⁵ Regionwide, total student population decreased by 9% over the same period across Southeast Alaska as a whole. A linear trend analysis indicates continued K-12th grade enrollment increases in Hoonah.



⁵ Alaska Department of Education and Early Development. Average Daily Membership (ADM) by Districts FY88-FY22. <https://education.alaska.gov/data-center>. ADM is the average number of enrolled students during a 20-school day count period that ends the fourth Friday of October.

7. Finally, my assessment that the population of the proposed Xunaa Borough will continue to grow moving forward comes from the business philosophy espoused by Huna Totem itself. In 2000, I was invited to Hoonah to see the new port concept. I walked along an empty beach and through a crumbling cannery and was told that one day it would host restaurants and shops staffed by local residents, have boardwalks, bookstores, traditional dancers, and space for a fleet of charter boats to bring visitors fishing and whale watching. The campus development stayed true to that original vision. At a speech at Southeast Conference on February 1, 2023, President and Chief Executive Officer of Huna Totem Corporation Russell Dick stated: "We integrate the values of our community into our port, and not the other way around." Such a philosophy points to a long-term model of success that will lead to continued community growth.

Further your affiant sayeth not.

DATED at Juneau, Alaska, this 23 day of February, 2023.

Meilani Schijvens
Meilani Schijvens

STATE OF ALASKA)
)ss:
First JUDICIAL DISTRICT)

Before me, the undersigned Notary Public, personally appeared Meilani Schijvens to me known and acknowledged to me that [he/she] executed the above instrument as [his/her] free and voluntary act and with knowledge of its contents for the purposes therein expressed.

WITNESS my hand and official seal this 23 day of Feb, 2023

NOTARY PUBLIC
KIERSTEN BROWNE
STATE OF ALASKA
My Commission Expires January 4, 2027

Kiersten Browne
Notary Public, State of Alaska
My commission expires 1/4/2027



MEILANI SCHIJVENS

Rain Coast Data

Professional Background

Ms. Schijvens is the owner and Director of Rain Coast Data, a Juneau-based research and consulting firm specializing in Alaska economic analysis, publications, socioeconomic impact studies, survey research, and public outreach. Ms. Schijvens is a lifelong Alaskan and has dedicated her professional career to coastal Alaska economic development. Her work has been cited by many national organizations. Ms. Schijvens has authored hundreds of Southeast Alaska economic development planning and economic analysis publications and has been conducting public and community surveys across the region since the 1990s. Rain Coast Data has worked in nearly every Southeast community, telling their economic stories and providing clients with digestible but effective documents they can use to advocate and plan for their community, tribe, project, or organization.

Education

Master of Science, University of Oregon,
1999

Bachelor of Arts, History, Colby College,
1995

References

Jacqueline Kus.een Pata
President/CEO Tlingit Haida Regional
Housing Authority

Jared Kosin, President and CEO, Alaska
Hospital and Healthcare Association

Carol Rushmore, Economic Development
Director City and Borough of Wrangell

Volunteer Work

Southeast Constitutional Convention
Steering Committee: 2022

Mayor's Juneau Visitor Industry Task
Force member: 2019 to 2021

Juneau Blueprint Downtown Steering
Committee member: 2018-2019

State Northern Opportunity Strategy
Committee member: 2016-2019

Marine Transportation Advisory Board
Committee member: 2003-2004

Governor's Transition Team
Transportation Chair: 2002

Pro bono economic study for
the Glory Hall Homeless Shelter

Award

National Association of Development
Organizations 2021 Impact Award for the
Southeast Alaska 2025 CEDS



Relevant Experience

Southeast Alaska Comprehensive Economic Development Strategy, 2025

Rain Coast Data developed the 2025 5-year Comprehensive Economic Development Strategy (CEDS) for Southeast Alaska on behalf of Southeast Conference. The planning process integrated economic analysis, stakeholder input, priority objective development, resilience, and an evaluation framework. The 2025 plan was called one of the best CEDS in the country by the United State by the US Economic Development Administration, and received a national award from NADO. Report is updated annually to include Southeast Alaska by the Numbers, and regional Business Climate Survey results.

Rural Southeast Alaska Innovation Economy Community Assessments, 2022

Rain Coast Data was engaged by the Sustainable Southeast Partnership to develop industry opportunity and community capacity assessments for Yakutat, Pelican, Hoonah, Angoon, Kake, and Prince of Wales. Rain Coast Data developed business climate surveys, conducted community economic analysis, and engaged in community capacity assessment building. The team trained community catalysts on community asset mapping, and planning and action plan development.

Skagway Alaska Creative Space Facility Feasibility Analysis, 2022

Rain Coast Data developed a 4-part feasibility analysis for the Skagway Development Corporation: Part I Potential Use Assessment; Part II: Skagway Alaska Creative Space; Part III: Feasibility and Return-on-Investment Analysis; and Part IV: Creative Facility Dynamic Economic Modeling Tool, a dynamic Return on Investment (ROI) excel-based deliverable.

Southeast Regional Tribal Housing Survey Analysis and Plan

On behalf to the Tlingit and Haida Regional Housing Authority, Ms. Schijvens developed and conducted a tribal housing needs assessment in twelve tribal partner communities. The web-based survey was primarily administered electronically. Nearly half of the 2,600 households completed the survey. The survey results provided valuable information that was used to develop unique and comprehensive long-term housing plans for each community.

Alaska Health Care Workforce Analysis, 2023

The Alaska Hospital & Healthcare Association commissioned a health care workforce statistical analysis, released in November 2022. The report includes data and analysis of Alaska health care jobs, earnings, and wages; growth projections; and workforce demographics.

Southeast Alaska by the Numbers, Annually 2012 to 2022

Southeast Alaska by the Numbers, a widely used document that provides a comprehensive assessment of the socioeconomic, demographic, and industry data impacting the regional economy, along with industry forecasting. Ms. Schijvens is in her 12th year of publishing this study on behalf of Southeast Conference.

Other Recent Projects

- Wrangell Marine Service Center 30-Year Cost-Benefit Analysis
- Economic Analysis of Proposed City and Borough of Juneau City Hall
- Benefit-Cost Analysis of City of Hoonah Marine Industrial Center Cargo Dock
- Kake Tribal Corporation 5-Year Strategic Plan