

June 8, 2026

Via Electronic Mail

Jolene N. John, Regional Director  
Lynn Polacca, Deputy Regional Director  
Tommy Andrew, Acting Director / Acting Realty Officer  
Bureau of Indian Affairs – Alaska Regional Office

The Honorable Sharon M. Avery  
Associate Commissioner  
National Indian Gaming Commission

Ms. Vida Tavera  
Region Director, Portland Region  
National Indian Gaming Commission

Re: Immediate Demand for Federal Trust-Protective Action and Cease-Operations Directive — Public Health and Safety Hazard and Unlicensed Gaming Activity on George Family Allotment

Dear Regional Director John, Deputy Regional Director Polacca, Mr. Andrew, Commissioner Avery, and Ms. Tavera:

We write because the situation has now escalated beyond a disputed proposed facility and into an active federal failure to protect trust landowners from an operating public hazard.

Tlingit & Haida has now publicly confirmed that it has soft-opened Two Coppers Casino on the George Family allotment and is actively operating and marketing the facility to the public. In its June 5, 2026 public notice, Tlingit & Haida described the facility as open, identified its location as 2270 Fish Creek Road, North Douglas Island, advertised free shuttle service from downtown Juneau, and announced extended operating hours. That same public notice states that invited guests, community leaders, and members of the George Family were welcomed to celebrate the soft opening.

The George Family has never approved this building, this location, or this apparent single-purpose gaming use under the terms and conditions of the federally approved lease. The family's position remains that what has been built and opened is materially different from the earlier development concepts reviewed during the 2015 to 2019 period, and that nothing since then has been reviewed or approved by the family. The family also continues

to maintain that the lease-cancellation request pending before BIA remains active and unresolved. The May 31, 2026 family letter to NIGC and BIA already placed the agencies on notice that the current building appears materially different in location, purpose, and use from what the family previously understood and approved.

The present circumstances require immediate federal action because they present a public health and safety hazard in addition to the already-existing lease, licensing, and site-approval disputes. The family is informed that the facility is operating without running water and with portable toilets serving the public. Operating a public gaming facility of this size and nature under those conditions presents a serious public health and safety hazard and raises substantial questions regarding sanitation, lawful occupancy, and whether the facility is fit for public use at all. The June 5 public notice confirms that Tlingit & Haida is actively drawing patrons to the site through public marketing, extended hours, and shuttle transportation while these serious concerns remain unresolved.

The apparent lack of running water also raises a separate and extremely serious fire-suppression concern. A public gaming facility operating without reliable water service raises immediate questions regarding whether any lawful and functional fire-suppression system exists or can operate as intended at the property. In a building filled with gaming machines, electrical systems, patrons, and ongoing public traffic, the absence of dependable water service creates an obvious and unacceptable public health and safety hazard. BIA and NIGC should require immediate confirmation of the fire-suppression system, the water source supporting it, and whether the facility is lawfully fit to remain open to the public under those conditions.

If the facility is in fact open to the public and operating for gaming, then BIA and NIGC should also immediately determine whether the building has received any certificate of occupancy, temporary certificate of occupancy, fire approval, or other public-use authorization. If any such approval has been issued, the agencies should identify how that approval was granted if the facility lacks reliable running water and appears not to have a lawful and functional fire-suppression system supported by a dependable water source.

The Family is also deeply concerned by the apparent lack of meaningful on-site security and surveillance at the facility. For a public gaming operation of this size, with gaming machines, cash activity, public traffic, and ongoing unresolved site conditions, little to no visible security presence raises additional public health and safety concerns and further undermines any claim that the facility is operating in a lawful and properly controlled manner. This concern is heightened by Tlingit & Haida's own June 5 public notice, which affirmatively represents that surveillance and security systems operate continuously and that the enterprise is being run under strict regulatory controls. If those public statements

are accurate, BIA and NIGC should verify them immediately. If they are not, then the Tribe is publicly overstating the operational and regulatory condition of the facility.

The Family also demands immediate investigation into whether explosive materials, including fireworks, are still being stored on the leased premises and whether Tlingit & Haida is continuing fireworks sales or related business activity at the site. The family has repeatedly raised fireworks storage, fireworks accounting, and related safety and compliance concerns with BIA, including concerns that such activity may involve unapproved business arrangements, inaccurate rent treatment, and ongoing public safety risk. The April 10, 2026 fiduciary-duty letter specifically renewed demands that BIA investigate fireworks operations, related agreements, and whether such activity affected rent calculations or involved unapproved arrangements. If fireworks or other explosive materials remain stored on site, or if fireworks sales continue at the premises, that would present an additional and independent public health and safety hazard requiring immediate federal intervention.

These current hazards do not exist in isolation. The George Family has repeatedly advised BIA that the present project appears to fall outside the scope of the earlier Environmental Assessment and related development approvals. Prior letters to BIA raised whether the current construction remains consistent with the approved development concept, whether the building is being constructed in an unauthorized and unimproved location, whether the current structure is being used as a single-purpose gaming facility rather than a broader approved development, whether underground waste-storage or related installations were added, and whether the project now being operated remains consistent with the family's prior approvals at all. The agencies should therefore evaluate the present operating conditions not only as a licensing issue, but also as a continuation of earlier environmental, safety, and site-compliance violations already placed in the federal record.

This matter also raises immediate federal licensing concerns. The May 31, 2026 family letter explained that the tribe must issue the required facility license and comply with the applicable Notice of Intention to Issue a Facility License process before opening any new place, facility, or location for Class II gaming, and that any earlier notice or facility-license materials tied to a different concept, earlier footprint, earlier purpose, or earlier location should not be treated as sufficient for the current building. That concern is now even more urgent because Tlingit & Haida has publicly announced that the facility is operating.

The Family is further concerned that federal background-investigation and licensing requirements for primary management officials and key employees cannot be treated as routine or presumed satisfied while the underlying facility itself remains disputed. Tlingit & Haida's June 5 public notice affirmatively represents that "Every aspect of our

operation—from licensing and background investigations to financial controls, surveillance, security, machine testing, reporting, and compliance—is governed by strict laws and regulations.” Those public claims only heighten the need for immediate federal verification. If Tlingit & Haida is publicly asserting full regulatory compliance while operating from a facility the Family contends is unauthorized, disputed, and presently unsafe for public use, then BIA and NIGC must immediately determine whether those representations are true and whether this facility is lawfully authorized to remain open at all.

BIA, in particular, has already been repeatedly reminded that its duty runs to the trust estate and to the restricted landowners, and that trust-protective action cannot continue to be deferred while harm deepens. The George Family’s April 10, 2026 letter explained in detail that BIA had already received repeated notice, had already circulated draft compliance letters identifying serious deficiencies, and still had not acted with the urgency its fiduciary duties require. That same letter warned that continued construction itself was the harm and that delay was compounding financial injury to the family and the trust estate. Those warnings have now been overtaken by events. The facility is not merely under construction anymore. It is operating and being publicly marketed.

The agencies should also understand that this dispute is not theoretical, manufactured, or stale. It is active, direct, and unresolved. The family’s May 31, 2026 NIGC/BIA letter attached both President Peterson’s invitation to a private unveiling and Jimmy George’s response to that invitation in order to show that Tlingit & Haida was already attempting to move the facility toward opening while the underlying disputes remained unanswered. The June 5 public notice now confirms that the tribe has done exactly that.

Under these circumstances, BIA and NIGC should not treat this as a mere paperwork dispute or a private disagreement between the family and the tribe. It is now a matter of federal trust responsibility, federal facility-licensing compliance, federal employee-licensing compliance, environmental and site-compliance review, and immediate public health and safety.

Accordingly, the George Family demands that BIA and NIGC immediately:

1. Issue written notice to Tlingit & Haida to cease gaming and public business operations immediately at the current facility.
2. State in writing whether any valid Notice of Intention to Issue a Facility License was ever submitted for this exact building, this exact location, and this exact gaming use.

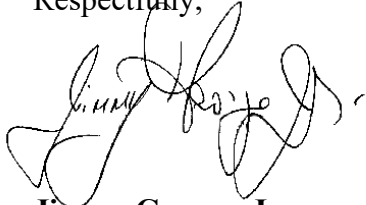
3. State in writing whether any tribal facility license has been or will be issued for this exact building, this exact location, and this exact use, and identify the federal materials relied upon for that process.
4. State in writing whether the required background investigations and licensing procedures for the primary management officials and key employees associated with this specific facility have been initiated, completed, and tied to this exact place, facility, and location.
5. Investigate immediately whether explosive materials, including fireworks, are still being stored on the leased premises and whether Tlingit & Haida is conducting ongoing fireworks sales or related business activity at the site, and identify all agreements, safety materials, permits, insurance support, and revenue / rent reporting associated with such activity.
6. State in writing whether BIA and NIGC consider the facility lawfully fit for public occupancy and gaming operations in light of the apparent lack of running water, reliance on portable toilets, the apparent absence or impairment of lawful fire-suppression capability, the apparent lack of meaningful on-site security and surveillance, and the resulting public health and safety hazard.
7. State in writing what fire-suppression system, water source, surveillance system, security staffing, and public-safety infrastructure currently support the facility, and whether the agencies consider those systems sufficient and lawful for continued public occupancy and gaming operations. State in writing whether any certificate of occupancy, temporary certificate of occupancy, fire approval, or other public-occupancy authorization has been issued for the facility, and if so, identify the issuing authority, the date issued, and the factual basis for issuance given the apparent lack of running water and the resulting questions regarding lawful fire-suppression capability.
8. State in writing whether the agencies consider the current facility and its operating conditions consistent with the prior approved development concept, site location, environmental review, and use previously presented to federal authorities.
9. State in writing whether BIA and NIGC have verified the truth of Tlingit & Haida's public representations that the facility is operating in compliance with applicable licensing, background-investigation, surveillance, security, machine-testing, reporting, and other regulatory requirements, and if not, what immediate enforcement action will now be taken.
10. Confirm what immediate trust-protective and regulatory-enforcement actions will now be taken, and on what timeline.

The George Family has repeatedly asked the federal government to act before the harm became irreversible. BIA was repeatedly reminded of its fiduciary responsibility to protect

the trust estate and the restricted landowners, not to defer to the convenience or political weight of the lessee. The family now renews that demand in the strongest possible terms. Federal agencies must do their job. The facility should not be allowed to continue operating unless and until it is lawfully authorized, lawfully licensed, and safe for public use.

Please provide an immediate written response.

Respectfully,

A handwritten signature in black ink, appearing to read "Jimmy George, Jr.", written in a cursive style.

**Jimmy George, Jr.**

Tribal Citizen and Trust Landowner

and on behalf of **Bernice Hansen, Dean George, and Garfield George**

Tribal Citizens and George Family Trust Landowners

cc: President Richard J. Peterson

cc: Members of the Executive Council

Attachments:

1. George Family letter to NIGC/BIA dated May 31, 2026.
2. George Family letter to BIA dated April 10, 2026 re Continued Failure to Discharge Fiduciary Duties.
3. Press materials / public reporting regarding soft opening, lack of running water, ongoing work at the site, and related public health and safety concerns.
4. T&H public notice dated June 5, 2026 re soft opening, shuttle service, extended hours, and claimed regulatory compliance for Two Coppers Casino.