

# ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

March 17, 2025 at 5:00 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

## A. CALL TO ORDER

## B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

## C. ROLL CALL

**Members Present:** Chair Wade Bryson, Paul Kelly, Ella Adkison, Neil Steininger

**Members Absent:** none

**Liaisons Present:** Paulette Schirmer, PRAC liaison

**Liaisons Absent:** Jim Becker, Docks & Harbors Committee liaison; Lacey Derr, Planning Commission liaison

**Staff Present:** Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands and Resources Specialist, Joseph Meyers, CDD Senior Planner/Housing & Land Use Specialist; Alix Pierce, Tourism Manager; Robert Barr, Deputy City Manager

**Members of the Public Present:** Liz Perry, Travel Juneau

## D. APPROVAL OF AGENDA – approved as presented

**E. APPROVAL OF MINUTES 1. February 24, 2025 LHED Draft Minutes – approved as presented**

## F. AGENDA TOPICS

### 2. Housing Tracker and Programs Update

Mr. Meyers discussed this topic. Chair Bryson asked about the tracker, he was thinking about it as a digital picture, like a pie chart or graph, to see how many we have processed. Mr. Meyers replied that there isn't a detailed, graphic interface, it is just as listed in the packet, but there is the possibility of making this more user friendly. Chair Bryson followed up to say that something visual might be helpful.

Chair Bryson asked if this is housing tracker is something that CBJ did or was this a topic that they saw that other cities were using to figure out where they were going with their housing, is this something that we did uniquely on our own. Mr. Meyers replied that this was something that was done uniquely through CBJ and he helped develop it in 2022 to keep in order all of the different initiatives that were taking place around the city to address the housing situation.

### 3. Travel Juneau Update

Ms. Perry discussed this topic and provided a few highlights for work Travel Juneau did for FY24, including their financial position, with a couple of items to point out in the memo. Travel Juneau is able to announce that in May, we will be hosting Pati Jinich, the host of Pati's Mexican table on PBS. Ms. Jinich was in Juneau to do some video work for this new series, and will be in Juneau to appear with us at the premiere of the 1st episode for the entire series. She's basically going from the top of the world in Utqiagvik all the way down through South America and she was interested in different ways of showing food in these different locations. You'll be seeing more information as soon as the plans are gelled for her visit. We are happy to be part of that big project. Also happy to let you know that, as of today, there are quite a few more registrations for Aukeman Triathlon. They are well ahead of their pace from this time last year and could hit the 200 attendee mark that they had wanted to hit in 2024 in 2025. We have been working with them to do the promotion, set them up for success, and help them grow that event incrementally as their board sees fit. The other piece that I wanted to point out is that we continue to focus on bringing groups and small groups into Juneau through our event group sales department, and have increased the number of meetings and the economic impact associated with those meetings for the near future. We are booking well into 2027, and finding it's a bit of a (good) challenge find places for

everyone that wants to come to Juneau, including space at Centennial Hall. We continue to work with planners, the week of March 6th I hosted a planner who would like to start putting Juneau on a regular rotation. I spent about a day and a half, showing her all of the facilities and hotels in town.

Ms. Adkison asked about the air and AMHS FY24 arrivals in the report, and assumed that's all total arrivals or are you able to separate out visitors versus locals. Ms. Perry confirmed those are all arrivals. We are working with Placer AI, and leaning that platform, and be able to parse out more strategically who is a resident and who is a visitor and will be able to provide the Assembly with that data soon.

Chair Bryson commented that he had a discussion with Ms. Pierce and Mr. Bleidorn regarding the crossing guards and asked Ms. Pierce to address the committee on that discussion. Ms. Pierce noted that the conversation was concerning Travel Juneau's MOA with the City. Updates from Travel Juneau, such as those at this meeting, are the result of the MOA that we have for funding, and as the staff liaison to the Travel Juneau board, she has heard from the board that there's a little bit of concern between the community NGOs over whose lane is what lane and whether something is a Travel Juneau, JEDC, a DBA task, or a Chamber, even though they're not funded by the city. I think there's some confusion and concern there, particularly from Travel Juneau's board. One of the things that Ms. Perry and I had discussed as a possibility, and I think I've discussed it with a few of you as well, is the opportunity to have a facilitated planning session where we determine who should be putting their energy where. We spend precious city dollars on most of these organizations, I think the Crossing Guard reference was that JEDC actually bid on Travel Juneau's Crossing Guard RFP, which to me, brings some concerns about whose scope is what given that both of those organizations are funded by the city. Not to say that JEDC wouldn't do a good job with crossing guards, but is that their core mission and how do we define what the missions of these organizations are when we're at such a tentative and important time in our economy. I think it's critical that we make sure that everybody's pulling together in the same direction rather than competing for resources. Chair Bryson commented that the crossing guards was a great example, we've had other examples of entities wanting to do an economic study for us, so helping these organizations stay in their lane is going to make them more effective, and it could be more efficient for our budget if we don't have an entity trying to go and do something that we've decided that somebody else could potentially have as their responsibility.

Mr. Kelly said that as a liaison and hearing some of these same concerns raised by Travel Juneau board members, he thinks this is a good idea, and was wondering when we're thinking we might do this, maybe a joint meeting or what were you thinking about? Ms. Pierce replied that she meant to send in a motion for this meeting that the committee would direct the staff through the manager, to come forward with a plan for how this would work, whether it's done in-house, or we hire a consultant, this would be something that we would scope and would happen as either an internal effort or contracted service, then we would come back to the assembly with the results and recommendations.

Mr. Steininger asked about the timing piece, it seems like this in terms of determining lanes or what the different organizations are doing, fits well within our discussion of how much money goes into the budget to these organizations and was wondering what you're proposing is achievable in the timeframe between now and when we get the managers budget to start having that discussion next month. Will we be able to have those conversations with each of these grantees to get a more refined idea of how the different grants that we put out work together. Ms. Pierce replied that we can do some initial scoping and maybe provide some initial guidance without having to put a lot of effort because we didn't have direction to do so with this topic. I'd like to be a little more careful about what this project looks like, and make sure that we're doing it well and correctly. That's not to say that we can't at least provide a framework for the discussion at budget time. Chair Bryson replied that what Ms. Pierce just said was perfect because that's what he thought we could do, set up framework on how would we determine

whose lane is whose and which topic ends where. We could do some of that preliminary work before we talk about bringing in outside consultant, get some legwork done, and then we know what we're looking at, how many different tasks that are sometimes being duplicated by 2 or more groups. He was hoping to have that discussion here at the LHED Committee for at least one more time before making progress.

**Ms. Adkison moved that the LHED Committee direct staff to evaluate the MOAs of Travel Juneau, JEDC, and other like entities, and bring it back to LHED Committee at a later date, and asked for unanimous consent. Motion passed unanimously.**

4. **Future use of the former Floyd Dryden Middle School for Childcare**

Mr. Bleidorn discussed this topic. Ms. Adkison asked to clarify the 60,000 square feet, is that the usable space in Floyd Dryden and the playground area that Tlingit and Haida also requested. Mr. Bleidorn replied that it's 100% of the available indoor space. It's actually 59,675 square feet and rounded up to roughly 60,000. The outdoor space will be part of the grounds, it's not included in the square footage inside the facilities, but would be included in those negotiations, and also the final terms and conditions.

Ms. Schirmer asked if this is taking into consideration that UAS is backing out of their use of this facility. Mr. Bleidorn confirmed that it does and that UAS does not have the authority within the UA system to lease this space, and their application hasn't been moving forward.

Chair Bryson asked if we approach Tlingit and Haida to see if they were interested in the entire space, was this our request to them? Mr. Bleidorn replied that we asked them if they were interested in the entire space, and as we began to negotiate, they determined that they could fill that space and utilize it for programs that would go along with their previously stated uses in that building.

Mr. Steininger noted that in the memo there is a counteroffer from Tlingit and Haida on the lease cost, bringing it down from \$1.97, a sq. ft. to \$1.79. Can you speak to how that difference, which I understand to be unexpected maintenance costs, how we calculate and determine that 18 cents a sq. ft., what the repercussions of not having that income would be. Mr. Bleidorn replied that on page 33 of the packet there's a cost breakdown of the expected costs for the sq. ft. of this building, in that was that contingency at 10%. They've requested that for the 1st 5-year term for that be removed. If this moves forward, and as time goes on, there'll be opportunities to renegotiate the rate every 5 years. Mr. Steininger followed up to ask if the 10% is a blanket assumption, there's no survey of the building's condition, or anything that went into that amount, correct? Mr. Bleidorn replied that we came up with that number to try to make sure that we had enough revenue coming in to continue to maintain the building as an asset in our land portfolio. This request is for the 1st 5 years, and when you first move a program into a facility like this, there's going to be more upfront costs. It seems reasonable to think about that as a long term goal. As part of the negotiations with the applicant, we had discussed removing that, and thus we are asking to receive direction from this committee.

Ms. Adkison asked what the cost for operating and maintaining the facility for CBJ would be if we were to accept this as it stands now, what are we're paying every year to heat and operate it versus if Tlingit and Haida were to take it over, what the cost difference would be. Mr. Bleidorn noted on page 33 of the packet, the city would be paying the same amount per square footage that any lessee in the building would pay. So if you take 100% of the square footage and say that 0% of it is leased out, then that chart would show that the entirety of the expenses would be CBJ. As for each percent that we take away and lease out, that would be a direct correlation to decrease in costs to the city. If the city plans on retaining some of the space, regardless of who leases it, that would be the base that the city pays, and then any unleased space on top of that would be an expense to the city. Chair Bryson added that the way it had been explained to him was that it costs us a \$1.79 a sq. ft. to maintain Floyd Dryden right now.

Mr. Kelly was thinking about the potential discount of additional capacity for childcare that this would provide coming back to the community, has Tlingit and Haida indicated how much additional childcare they'd be able to provide by using an additional 3rd of the building. Mr. Bleidorn replied that they did provide that information, and that there was a red folder item from the applicant. Mr. Barr added that their plans are tentative, but they've preliminarily indicated that they're planning on the other 3rd of the school being used for after-school activities for middle school kids. So still using two-thirds for childcare.

**Ms. Adkison moved that the LHED Committee direct the City Manager and Attorney to draft an ordinance for introduction authorizing the lease of up to 60,000 square feet of Floyd Dryden to the Tlingit and Haida Early Education and asked for unanimous consent. Motion passed.**

**Ms. Kelly moved that the LHED Committee direct the City Manager to draft an ordinance authorizing an Assembly grant to Tlingit and Haida Early Education for the purposes of tenant improvements, to be issued concurrently with any potential lease and asked for unanimous consent. Motion passed.**

Chair Bryson asked about Mr. Kelly's motion in that it did not include a dollar figure, is that something that we're going to discuss to come up with that potential? Mr. Barr replied that if the committee is interested in giving staff direction around a specific dollar figure that would be helpful in the absence of that direction, we will assume it is the committee's intent to, as indicated in the memo, to fully fund tenant improvements, as Tlingit and Haida has requested.

Mr. Kelly offered to make a Motion of Reconsideration and moved for Immediate Reconsideration for the Second Motion. Ms. Adkison objected to this motion and commented that we are going to have a lot of time to discuss this, but as it is right now, I'm supportive of the motion that we did just adopt, and would like to move forward with what we have already adopted. Chair Bryson commented that this motion should have given at least a little bit of direction, maybe a couple of financial options. We're moving in the right direction and could do another motion that just says we're including a couple of dollar figures, a couple of levels of funding for that previous motion, that is an option that could be available to us. Mr. Steininger objected and noted that it would be more useful to see a couple of dollar options when staff come back to the assembly.

**Mr. Kelly made a Motion of Reconsideration: Two (2) Yays, Two (2) Nays, motion fails.**

- **Mr. Steininger – Yes**
- **Ms. Adkison – No**
- **Chair Bryson – No**
- **Mr. Kelly – Yes**

Chair Bryson handed the gavel and the Chair to Ms. Adkison and then moved that staff bring back a few financial options, what it would be if the city 100% covered the leasehold improvements and what it would look like if the city covered 75% or 50% of the leasehold improvements. Mr. Bryson's motion is, for when this information comes back to us that it has dollar figures attached, so we know what we could be saying yes or no to. Motion passes unanimously.

## **G. STAFF REPORTS**

### **5. Lands, Housing, and Economic Development Committee 2025 Goals**

Mr. Bleidorn noted that he and Chair Bryson met earlier to begin discussing the Assembly goals and how they could fit into this committee's agenda over the next year, and wanted to supply these goals to this committee in hopes that you would review them between now and our next meeting. Then we need to determine which of the goals this committee would like to take ownership of and that we can see some

focus on over the next year. Between now and the next meeting Chair Bryson and I will meet to discuss these goals and come forward with some ideas. We want to keep the committee looking at them in order to make sure that we are providing the direction to this committee that you need. Chair Bryson noted that one of the things that had come about is that on the last year's Assembly Goals the LHED committee was only mentioned one time as attached to the goals, and as we see how the LHED committee could be more effective towards the goals and maybe help with our direction.

Mr. Kelly asked for clarification, is it the intent to meet with staff to discuss what goals we'd be prioritizing? Chair Bryson replied that he thought we'd try to put a package together to bring to LHED, so that we could have it as part of the discussion. Mr. Bleidorn and I will see what all the possibilities are, and then we, as a committee, can then determine which ones we want to tackle.

**6. Pederson Hill Verbal Update**

Mr. Bleidorn informed the committee that he had a meeting last week with Tlingit and Haida Regional Housing Authority, they purchased a piece of Peterson Hill from CBJ in October of 2023, and wanted to add that they've received some good news with their permitting both at the city and the Corps of Engineers levels. They're beginning to order things, such as sewer and water pipes, and they're going to begin Phase 1B this season, it's full steam ahead for them, they're making great progress. There was conditions associated with that sale that they have to have certificates of occupancy for both phases stepping up over time, basically over the next 9 years. It looks like they're well on track to meet their 1st round of requirements, and I just want to share that news with this committee. The remaining parcels that the city owns, Lands working with the Engineering and Public Works department, and we have a contractor on board to give us some site design and development diagrams of the next phase, which would involve an additional road access to the highway based on fire code and safety. I just wanted to let the committee know that we're actively working on that, Peterson Hill moving forward on 2 fronts, both with the piece that the assembly disposed of, and with the designing of the future phases of the remaining property.

**H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

- Planning Commission – no update
- Docks and Harbors Board – no update
- Parks and Recreation Advisory Committee (PRAC) – liaison Schirmer noted that they had a great discussion on the Jackie Renninger park renovations and got to see the new plans, they are awesome. They had conversations regarding maintenance at the Diamond Park facility, Adair Kennedy and Trail Mix provided their 2025 season outlook. Chair Bryson asked if they will include lighting at the Jackie Renninger park. Ms. Schirmer replied that there is going to be plenty of lighting.

Mr. Bleidorn noted that in attendance were two students from Mr. Knight's U.S. Government class. Mr. Kelly noted that Mr. Bleidorn reached a milestone with CBJ, he has been employed for 15 years.

**I. STANDING COMMITTEE TOPICS – no update**

**J. NEXT MEETING DATE - April 14, 2025**

**K. RED FOLDER - CCTHITA Request to Lease Floyd Dryden School**

7. RED FOLDER - CCTHITA Request to Lease Floyd Dryden School

**L. ADJOURNMENT – 5:45pm**