

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

November 04, 2024 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: none

Liaisons Absent: PRAC liaison; Docks & Harbors Committee liaison; Planning Commission liaison

Staff Present: Dan Bleidorn, Lands Manager; Joseph Meyers, Senior Planner/Housing and Land Use Specialist; Alix Pierce, Tourism Manager

Staff Absent: Roxie Duckworth, Lands and Resources Specialist

Members of the Public Present: Susan Bell, VP Huna Totem

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES – 1. August 5, 2024 Draft Minutes – approved as presented

F. AGENDA TOPICS

2. Juneau Affordable Housing Fund – 2024 Funding Recommendations

Mr. Meyers discussed this topic.

Ms. Adkison asked about the recommendation to move forward the \$1 million instead of the \$1.1 million, because of the current amount in the Affordable Housing Fund, do we know what that \$100,000 they will do to this project, is it going to be a significant problem for them? Mr. Meyers replied that the project has indicated that the \$1 million is acceptable for their project. They have decided to downsize their project by 2 units to meet the \$50,000 per unit limit.

Chair Bryson asked if the intent of the Assembly was to pay out \$4 million of the \$4 and a half million that's in the Affordable Housing Fund somewhere around there. Mr. Meyers confirmed that was correct.

Mr. Steininger thought that he read that the \$50,000 per unit was for the per affordable unit or is it per unit in total? Mr. Meyers replied that it is per unit total. Mr. Steininger followed up to ask if the non-affordable or not classified as affordable units would also receive the \$50,000? Mr. Meyers confirmed.

Mr. Kelly appreciated Mr. Meyers correspondence with him, which identified some of the people who are involved who comprise the Tower Legacy II who have been recommended for the \$3 million project. Mr. Kelly remembered that one of those people is Wayne Coogan, and had heard that we had been encouraging him to reapply for this year. Is this a part of that reapplication? Mr. Meyers replied that to his knowledge, he doesn't believe that he is part of the Tower Legacy II team.

Ms. Adkison moved that the Lands, Housing, and Economic Development (LHED) Committee adopt the Juneau Affordable Housing Fund application review committee recommendations and forward the following requests to the Assembly for approval. Motion passed unanimously.

- 1. Funding of \$3 million to Tower Legacy II, LLC, for Creekside apartments with no additional conditions.**
- 2. Funding of \$1 million to BroKo Holdings, LLC, for renovation of 220 Front Street with the following conditions:**

- a. Prior to issuance of funds provide the following:
 - i. Plans showing all proposed units in the project
 - ii. A copy of in progress environmental report
 - iii. Provide documentation of ownership

3. Huna Totem Dock Public Process

Ms. Pierce and Ms. Bell from Huna Totem discussed this topic.

Ms. Adkison noted that the background information was helpful as a refresher and mentioned the seawalk, the cultural center, shore power, these are all things that we've been hearing about from the public and have been a part of the larger conversation. This is a limited amount of space and only so much is compatible with it, but things like housing, meeting space, downtown passenger center shuttle, and water access, things in our packet, are issues that have come up. What have you considered that's just not feasible versus maybe a possibility to be incorporated in the final plan. Ms. Bell replied that one thing that has been asked and was discussed more extensively with the Planning Commission was housing. Part of that is that it's not only looking at the economics of it, but also the compatibility with our adjacent secure site of the Coast Guard. That's one element where we know in this committee that is an important need and it's something that had been taken up. Other things include the way the facility is designed, particularly when you think about possible uses of the Indigenous Knowledge and Cultural and Science Center, that could be designed for compatible meeting spaces with the arts and culture facilities and hotel rooms that are in that area. Just two weeks ago our community hosted the Alaska Travel Industry Association. The opening reception was held at the State Museum and community night was at the Hangar on the Wharf. It's just a reminder of when we have some of these kinds of events, small or large, there's more than one venue. Ms. Pierce added that another element that was in her memo was a number of things that they had been working on together that are outstanding questions that the Tourism Department, Docks and Harbors, and Parks and Rec had submitted through the Planning Commission process that didn't fully get addressed. We're working on a response to those that considers some of the elements that Ms. Atkinson mentioned. We'll have that information for the Assembly at the Committee of the Whole. There will be more detail on some of the minor outstanding elements, so I had forgotten to mention that earlier.

Mr. Kelly asked about in the presentation with a few times that mentioned honoring both the 5 ship limit and the leases being that they are negotiated each year and include things besides the flagship limit. Could you offer specifics as to what you mean by that. Ms. Bell replied that was specifically the piece in those leases that resonated with the community in our discussion of this last year. The 5 ship limit was something that as our community was talking about the ballot initiative and what we voted on, there was a lot of discussion about limits and passenger caps, we have other things in place, let's see how they work. The main thing that I was trying to emphasize was to a large degree in the downtown core is the 5th and final dock, bringing ships from anchor to a dock, and addressing that significant vehicular congestion issue. Ms. Pierce added that the MOAs are not renegotiated annually, they're in place until one of the parties involved chooses to opt out and they were negotiated with the idea that we may have an additional large cruise ship dock in downtown Juneau in mind.

Ms. Adkison asked about one of the Visitor Industry Task Force recommendations that was included in the background was that the CBJ manages the dock to some extent through a public-private partnership or a management agreement, is that something being worked on? Does that look like Docks and Harbors providing security or is it something more involved than that? Ms. Bell replied that we still have the opportunity to shape that but in our opinion there are some things that are being agreed to, including the one large ship a day, no hot berthing, no anchoring, and some other things that will that are reflected already in the process, are a beginning of that and a unique relationship that is not the

same as the other 2 private docks in this community. There's an opportunity for both of us to interpret what does that mean and how do we make this functional. Ms. Pierce added that another element of that of the discussion at the VITF that is not reflected in the memo, because it was not a direct recommendation for this facility, was this concept of best ship – best dock, and that can mean whatever you want to interpret it. It could mean congestion, orientation, but I think it has evolved in my mind and other stakeholders, to mean maximizing time on shore power. That's something we'll plan to work closely with Huna Totem on and other private dock owners as we have more shore power enabled docks in Juneau We look forward to discussing that element of management with Huna Totem in more detail in the future. We don't have a clear picture of what that looks like today.

Chair Bryson asked for clarification on the part of development, are these later renditions? Some of that development came from the public comments, are you trying to use the information for the public to design maybe the final rendition. Ms. Bell replied that one of the things she hopes to have by the Committee the Whole meeting, is more of a summation of some of this public process, but certainly the seawalk, the underground parking, the public park, and the year-round usage, some of these things that we've embraced in the design have come from these different aspects of the public process, including conversations that originated when Norwegian Cruise Lines still own the property and hadn't deeded it. Chair Bryson followed up to ask if at one point you were looking at partnering with SHI for some of the cultural experiences, could you elaborate on that? Ms. Bell replied that with her newness in her roll she doesn't have the full extent of that, but SHI is a partner we work with on the Indigenous Knowledge, Science, and Cultural Center. We've also been talking with Tlingit and Haida about not only the Willoughby district development, but where there is synergies and how we might partner. The Sealaska Heritage Institute partnership is very clear on that facility, and we're excited about what that can mean, seeing what they've already done downtown with the Walter Soboleff Building and the Arts Plaza.

Chair Bryson asked Ms. Pierce what she would need from the Assembly moving forward to make this decision. If you need additional information from Huna Totem or from the Planning Commission, now would be the time to start digging in to see what you need and to give you enough information to decide. No other comments or discussion from the committee was presented on this topic.

G. STAFF REPORTS

4. Deputy Division of Lands and Resources Manager Vacancy

Mr. Bleidorn discussed this topic. No comments or discussion from the committee.

5. FAA Crazy Horse Drive Lease Renewal Verbal Update

Mr. Bleidorn discussed this topic. Chair Bryson asked about the lease site, it's about 400 square feet, and then the lease length, is this a renewal? Mr. Bleidorn replied that the final draft was for a 20 year lease, that's what they had requested, it shouldn't have to come back to committee for a while.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Bleidorn wanted to thank a couple of JDHS government and civics students who attended this meeting. We always appreciate young faces here, and wanted to say you're welcome anytime.

- Planning Commission Update - no comments or discussions
- Docks and Harbors Committee Update - no comments or discussions
- Parks and Recreation Advisory Committee (PRAC) Update - no comments or discussions

I. STANDING COMMITTEE TOPICS – none discussed

J. NEXT MEETING DATE - December 2, 2024

K. ADJOURNMENT – 5:42pm