

ASSEMBLY STANDING COMMITTEE MINUTES
LANDS HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
June 6, 2022, 5:00 P.M.

I. CALL TO ORDER

II. LAND ACKNOWLEDGEMENT

III. ROLL CALL - Chair Hale called the meeting to order at 5:00 pm.

Members Present: Chair Michelle Hale, Greg Smith, Wade Bryson, Wáahlaal Gíidaak

Members Absent: none

Liaisons Present: Mandy Cole, Planning Commission; Lacey Derr, Docks and Harbors

Liaisons Absent: Chris Mertl, Parks and Recreation

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Jill Maclean, CDD Director; Beth McEwen, City Clerk

Members of the Public Present: Reggie Schapp, JAHC Operations Manager

IV. APPROVAL OF AGENDA – The agenda was approved as presented.

V. APPROVAL OF MINUTES – June 6, 2022 draft minutes were approved as presented.

VI. AGENDA TOPICS

A. L3Harris Technologies Inc. request to lease CBJ Property

Mr. Bleidorn discussed this topic. Ms. Cole asked if this company is a private, for-profit corporation, not a nonprofit to work under this code. Mr. Bleidorn replied that it could be a private, nonprofit, or a government agency if they are working under the FAA contract. Their sole purpose is to provide information to the Juneau International Airport, which is owned by the City and Borough of Juneau. I'm comfortable with this in that as the owner of the airport, the assembly is responsible for safety, so this being located on city property there may be a grey area but I'm comfortable arguing in favor of it. Ms. Cole followed up to comment that the disposal says to a nongovernmental agency, specifically in the city code. Mr. Bleidorn thought there was a section to government agencies and one to nongovernmental agencies and will look into this.

Wáahlaal Gíidaak moved that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support to lease CBJ property to L3Harris Technologies Inc. in accordance with 53.09.270. Motion passed, no objections.

B. JACC Building Lease to the JAHC

Mr. Bleidorn discussed this topic and introduced Ms. Schapp from the JAHC to speak on this issue. She commented that the rent doesn't need to stay at \$275 but her biggest concern is for FY23 and FY24. Much of their income comes from rental income and they're going to lose Centennial Hall rental income for seven months of 2023 and three months of 2024. The JAHC has saved money in order to pay and keep staff on through the renovations but does not have the funds to cover this amount of rent increase. We know \$275 is a very low rate, we like to ask that we could amend this for two years, FY23 and FY24, to be \$500 a month and then we can look at doing the full five years in the future. With the loss of Centennial Hall income and this big rent jump right now, it's squeezing us a little too hard.

Chair Hale commented that one option to consider at this committee, before forwarding to the full assembly, is recommending a different rate than that \$1700 and recommending it for the full five years of the lease to avoid complication.

Mr. Smith asked to clarify the rent amount. Ms. Schapp commented the reevaluation is for the maintenance costs, which the JACH should be able to cover in the future after having Centennial Hall rental income back. She liked Chair Hale's idea of five years at \$500 but wasn't trying to be unreasonable. Income is hard to come by right now as they have had a loss of income and do not want to lose staff, which is what this rent increase will cost the JACH. Mr. Smith asked how often the lease amount is supposed to be renewed. Mr. Bleidorn replied that the current lease and ordinance state that every year the lease rate would adjust to the previous year's building maintenance costs.

Wáahlaal Gíidaak asked about the seven months in 2023 and the three months in 2024 that are going to go without rental income. Ms. Schapp replied that will be the renovations to Centennial Hall, new movable walls and a new HVAC system, that starts on December 1 of 2022 and supposed to go through to September of 2023. No big money rentals will be coming in during that time.

Mr. Bryson asked who is the property manager, makes arrangements for performances, and collects fees, is that the JACH or the city. Ms. Schapp replied that the JACH manages both properties, collect rents and make event deposits. We have the staff that takes care of the maintenance of the events, not maintenance of the building, but setting up tables and chairs, making sure the kitchen is clean for the caterers to come in and provide their services. We collect those funds and we pay the staff. Mr. Bleidorn replied that city building maintenance staff works on large ticket items for both facilities and for item that need more funds can go through the engineering department. I think that's really key to this, because it's really important for our long term assets to make sure that we have oversight of those large building maintenance items. The JACH is obviously a great long term lease but if people vacate leases and they're in charge of managing the larger building maintenance items, sometimes we receive buildings back in pretty tough shape. This allows us to have that oversight, to make sure those necessary functions of the building are being maintained at a city standard.

Mr. Bryson followed up to comment that he understands that the city owns the buildings and pays for the maintenance. The JACH provides a service for the community, they book and organize our civic center, and they're performing a city task, which might give them the category of going below market rate. To me this organization is doing a city service on our behalf, is that not how it lands department sees it. Mr. Bleidorn replied that's a really great point of information, because we're talking about the cost of building maintenance, which is less than fair market value to begin with, both are less than fair market value. Assuming that if we appraised this building the rate would come back at more than just the cost to maintain it, if we were going to try to lease it out for another purpose. It's just a matter of what level below fair market value would be. Mr. Bryson followed up to comment that he comprehends that they are getting below fair market value in the lands view because they're performing a city task, if this organization was not performing this task for us we would have to pay an organization 10% of the rentals. We would not only be collecting rent from this property manager organization, we would have to be paying 10% of collected revenue to a property manager to perform this same task. I understand that they lease property on that space and that that's a component of it. In getting to that 1700 dollars a month, they can help

contribute to maintenance, I think we have the point of Centennial Hall being shut down for great deal of time, but we also have, if we weren't performing this service, we'd have to pay someone management services, so I don't know that I'd be in favor of raising it to 1700 dollars a month as we're having this discussion.

Ms. Schapp commented that that they received the Juneau Arts and Culture Center, which is also the JACC, back from the warming shelter and it was in great disrepair and had to put a lot of money in it. They had to deep clean everything, they put in time, blood, sweat and tears. Our volunteers came out and why we only spent \$26,000 is because more than 70% was done by volunteers to put that building back together, because the maintenance wasn't properly done.

Chair Hale commented that pre-Covid CBJ was managing the JACC, then made a change and the JAHC took over that management. I think the results of that are relatively cost neutral and that's only because we had to pay the state for terminating those job classes and that's part of the PERS costs. Now, as I understand it from people involved, life is much easier for CBJ with the JAHC doing this management than it was prior to that. To Ms. Schapp, you're doing a great job, thank you.

Wáahlaal Gíidaak commented that she is comfortable with reducing the amount but would like to see this conversation also take place at the Finance Committee. It seems like a natural place where we have a conversation about finances and the extra costs that it's going to put on the city now as a result of reducing costs to the JAHC. Mr. Bleidorn commented that he wanted to bring up the fact that this is managed by the Lands Division, it's a city owned property but comes from the Lands Fund, which keeps it separate from the general fund. And I believe in our current budget we have it at \$275 which will not negatively affect the land budget for the next year. The year after that it will be on another biannual budget and we should make sure to tidy this up. As soon as Lands staff came across this, we scheduled it for the next meeting because we wanted to have this exact discussion.

Mr. Bryson moved that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support to lease CBJ property to the Juneau Arts and Humanities Council for the amount of \$500 per month for fiscal year 23 and fiscal year 24 and for the remaining three years of the five-year lease to increase to \$1,000 per month per year. Motion passed, no objections.

VII. INFORMATION ITEMS

A. CBJ Naming Policy

Ms. Maclean and Ms. McEwen discussed this topic. Chair Hale noted that in 2007 this was a topic of conversation and was taken up by the Assembly in the past, and at a future meeting her intent with this on the agenda was that this was one of the assembly goals, to talk about the CBJ naming policy and at a future meeting but I'd like to actually keep it in committee for a bit, with a future meeting we could learn more about what has happened and what we might want to do.

Mr. Bryson commented that he is familiar with some school name changes, being front and center in the media. What are some of the other examples that the city's had to face for name changes and what are some of the issues that have surrounded changing names from community members or what legal issues we might run in to. Ms. McEwen replied that she had done some digging in the

interim and found lots of different naming issues have come up over the past few decades. One of the policies in the past has not been to name anything after a living individual. I do believe a policy is in place that has been reviewed and approved by the Assembly, I don't have a copy of it and hand and wasn't coming across it right in my small amount of searching, but we should look at the Parks and Rec naming policy. That said, we have had resolutions through the years, back in 2002 and 2010 was another. The recent sensitivity and controversy was with the naming of the Mike Pusich Harbor in Douglas and the Docks and Harbors minutes would reflect whatever that conversation and eventual resolution was. The resolution to name it the Mike Pusich Harbor did come before the assembly and was adopted, but there was some conversation, both in Docks and Harbors and some of the Assembly standing committee meetings. I don't recall which standing committee, it was that they talked about that, but it's been something that has touched multiple different CBJ bodies over the years and some policies have been put into place. This is something we can unearth in the records.

Chair Hale spoke to Mr. Bryson's comment. In our assembly goals we're talking about the naming policy and my intent in bringing this forward was to talk about that, not necessarily a renaming policy. Mr. Bleidorn's memo does go into some of the difficulties that arise when we rename a street or something because everybody has to change their address, and that gets really complicated. I think with a renaming policy we're talking about but my specific interest about what is our naming policy. Mr. Bryson replied that when reading the memo he was little confused, what are the issues that are popping up, are we afraid people are going to use an offensive term or are we trying to set better guidelines for names, because I was thinking that street and harbor names, they don't have the same implications of when you name a business, you think how people are going to relate the business and the business it conducts. When you're talking about renaming "Cherry Hills Drive," it's just Cherry Hills Drive, I'm not sure what are the issues that are popping up that's what I'm trying to figure out.

Wáahlaal Gíidaak commented that as we're considering what it means to name something or rename it because, in all honesty everything we're doing is renaming as it already has a name, it has had a name for 10,000 years, and so when we're talking about a naming policy, this should be called renaming policy. I've had this conversation with many people. The beauty of what we've done as an assembly in acknowledging the land that we sit on it has to go beyond that, giving these names true value because as you're reclaiming some of these indigenous place names you're also giving them descriptions, helping people see what these areas were, such as "this used to be a salmon habitat, this used to be where we got halibut, this is a bad place to invest, because you don't want to build here because it's rotten earth," and so on and so forth. There's value to be had by having this deeper discussion on what it could look like as we're going beyond land acknowledgments and really celebrating the diverse naming policies that have been in place for 10,000 years.

Mr. Smith asked to confirm in the memo that other areas, such as parks, trails, buildings, areas, and neighborhoods, these can be named by an appropriate governing body. I read the news about the School Board renaming Riverbend. Do I understand that Docks and Harbors and Parks and Recreation can name their properties, all happens at those bodies and from what it looks like, there's nothing in code that has put any direction on this. Ms. McEwen replied that she didn't believe we have anything in code, however, there may be some resolutions. In conducting a quick search I pulled up resolution 2144(am-2), which was the resolution, Naming the Bypass Road Park

as “Aant’iyeik Park”. And if I might, for just so you have an understanding of the language, what was used, and why it was used, the minutes go into more detail,

“whereas the Human Resources committee recommended at its March 18 2002 meeting that the Bypass Road Park be renamed as Aant’iyeik Park and whereas the Tlingit name”, and excuse my mispronunciation if it's not coming out right, “Aant’iyeik which literally means ‘Spirit of the Land’, was chosen in respect for the native village site that is located nearby; now, therefore, be it resolved by the Assembly of the City and Borough of Juneau: Section 1: The Bypass Road Park should be in hereby is named Aant’iyeik Park. Section 2: Effective Date. Effective This resolution shall be effective immediately upon adoption. Adopted this 15th day of April, 2002.”

Chair Hale stated her strong interest in this topic and commented to Wáahlaal Gíidaak in her appreciation in that everything we are doing is renaming. I wanted to bring this before the assembly and I advocated for it when we were voting on our primary issues that we would work on this year. Year after year I keep seeing things being named after people. In a previous job when I worked at the legislature, I worked with X’unei Lance Twitchell and other people that were talking about place names in Alaska and as Wáahlaal Gíidaak said, they all have names which are meaningful. If we have a hard time pronouncing them well, we can learn, and there are people that will help us learn to pronounce them. When I see Auke Bay, and I mean no offense whatsoever to families of people for whom these different harbors are named after, but when I see Statter Bay Harbor named after Mr. Statter and I see the Douglas Harbor named after Mr. Pusich, and even calling it the Douglas Harbor, that's a man that we've named the harbor after. There's the Mayor Bill Overstreet Park, where we have this incredible humpback whale statue, I bet there might be a nice Tlingit name about the whale rather than Mayor Bill Overstreet for all of his good qualities, so I see this happening again and again. I don't see the assembly or any kind of policy that is directing what is happening. I see street names that are named for somebody's daughter, and whoever picks that name, that name sticks forever. I happen to be lucky that I live on Taku Boulevard, but we have these sort of haphazard naming conventions. I think of a time that I have spent in Hawaii, where it is really hard to find any streets that do not indigenous names. I've only found one street that did not have an indigenous name. Clearly, they have a naming policy they follow. That's my interest in bringing it before the committee and I am certain that it might be very contentious right now. I'm not talking so much about renaming what has been named but at least looking at any new names that we come up with how we are actually doing that.

Wáahlaal Gíidaak commented that maybe now is the time for some guidance for a newbie assembly member and asked if it would be permissible to make a motion that we continue to examine this as a working group work on some amendments to this. Chair Hale replied that it would be appropriate and welcomed the opportunity to have this come back before the committee. We've learned there is more information and to have people come in to assist with educating us about place names.

Mr. Bryson asked if it would be possible to get the naming policies from other cities to have examples to go off of. When he first started looking at this he had one perspective and with more examples and information he thinks this is a pretty good conversation.

Ms. McEwen commented that she would include Parks and Recreation director, George Schaaf to assist as he has been through naming conventions with the PRAC process that has gone through the naming convention.

VIII. COMMITTEE MEMBER/LIAISON COMMENTS AND QUESTIONS

Planning Commissioner Cole noted the housing crisis in Juneau. AWARE sees many people who are trying to get into the Glory Hall and they cannot stay there because they are overfull. I get calls every day in my day job about folks whose leases are ending because their properties are being turned into some other thing, whether it's a short term rental or housing for businesses. I'm really afraid that there's a little bit of an echo chamber because we talk about housing so much at the assembly level. I wanted to just bring to you the fact that I think this is of a different caliber than we've been seeing and I am really terrified in a way for our city, particularly our most vulnerable and lower income folks because we are unable to find a hotel room for folks who have funding. I've come before the assembly many times and talked about how I need help with money, but right now money to rent a place is not necessarily the problem, the problem is stock availability. If someone is receiving help from the government, or from an agency, there are so much competition for rentals that I believe those applications are not looked on as favorably as folks who are not using those kinds of assistance and that's a reality that I wish wasn't true but I, I think it is true. We are seeing some things that I think this committee needs to know more about so that we can understand. What is, the long term consequences of this housing crisis and I've heard from everyone from Assembly to my 15 year old son referred to it as the housing crisis. I think that's a pretty generally acceptable term at this point. I just wanted to make sure this committee is also aware.

Chair Hale commented that they have been talking about the housing crisis at the Committee of the Whole and is also seeing other communities do things like take a ferry and put people in state rooms and it may be that we need to try to through this committee or through the Committee of the Whole to try to get some kind of a jump on something like that.

Mr. Bryson commented that this is a very important conversation. He concurs with Ms. Cole and at the Glory Hall strategy meeting, "housing, housing, housing," dominated the conversation. I've spoken with tour operators that cannot employ enough people because they can't house people, they can't bring enough employees in and they're turning down sales because they just have nowhere to put employees. I would also say that Juneau is at the worst housing crisis in my entire existence being here. I had just this week, somebody who had been kicked out of their apartment for the beginning of July, fortunately, I had a room to put them in but, his landlord is converting what was his apartment into short term rentals. It's a very real problem and it's definitely at a crisis level. I appreciate that we're having this discussion at the Finance Committee.

IX. STANDING COMMITTEE TOPIC

A. 2022 LHED Committee Goals

No updates. Chair Hale commented that Community Wellness Goal A is where it talks about the place names naming policy and acknowledging and honoring Juneau's indigenous culture.

X. NEXT MEETING DATE – July 18, 2022

XI. ADJOURNMENT - Chair Hale adjourned the meeting at 5:52 PM.