

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

September 09, 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 Alicia Hughes-Skandijs, Paul Kelly, Greg Smith, 'Wáahlaal Gídaag

Members Absent: none

Liaisons Present: Jim Becker, Docks & Harbors Committee; Mandy Cole, Planning Commission

Liaisons Absent: PRAC liaison

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Alix Pierce, Tourism Manager; Scott Ciambor, CDD Planning Manager

Members of the Public Present: Dionne Cadiente-Laiti, Douglas Indian Association

D. APPROVAL OF AGENDA – approved as presented

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

F. AGENDA TOPICS

2. Franklin Dock Land Swap for Seawalk Construction

Ms. Pierce discussed this topic. Mr. Smith mentioned that in the packet on page 4 there is a difference in the value of the different parcels with the National Guard dock assessed as more valuable and says that Mr. Stoops proposes to make up the difference in property values, in credit towards lease payments. Ms. Pierce replied that is what Mr. Stoops proposes to do. He would want to lease the adjoining tidelands from CBJ. The actual mechanism of how the difference in funds are transferred would be cared for in the ordinance that's brought to the assembly. If the committee has any particular objection to doing it that way to the difference being managed through the lease as opposed to a transfer of funds, then the committee can make that position, and we can move forward with that recommendation. From a staff perspective, I don't have a strong preference or feeling towards the mechanism through which the money is transferred, whether it's a function of the tidelands lease, or whether it's just a bulk sum and then we lease Mr. Stoops the property under our typical lease process. Mr. Smith followed up to say what his understanding of those things mean, that there's a difference in the values of the property of about \$140,000, Mr. Stoops would then pay off that difference as he was paying the lease payments for the lease of the adjoining tidelands, he would be making additional payments on top of those lease payments to make up that that \$140,000, is that right? Ms. Pierce confirmed.

Mr. Smith asked about the appraisals, they were done in August 2020 and Covid is noted on both of them, what would the impact of Covid have? I don't know if it was included and may have been equally applied to both, was that a factor in these appraisals going on 4 years old? Is there something that would have impacted one property more than the other or would it be an equal impact? Ms. Pierce replied that the appraisals were done around the same time, so any impact would be equal. Should we need to retain Mr. Horan again to update the appraisals, that's an option. I think both parties are willing to accept the valuation as the appraisals show. If, through the course of working out the lease, we need to update the appraisals, we can do that.

Chair Hughes-Skandijs thought she asked this before at the COW, but the intention with Franklin Dock Enterprises and Petro Marine for the float that they will have, it says yachts are mid-sized vessels, would we think of that as similar sized boats to the ones by Taku Fisheries? Ms. Pierce confirmed.

Mr. Smith moved that the Lands Housing and Economic Development Committee forward this proposed Land exchange to the Assembly for approval and ask for unanimous consent. No objections, motion approved.

3. Federal FY25 Community Development Block Grant (CDBG)

Mr. Ciambor discussed this topic. Mr. Smith asked if CBJ as a co-applicant, have been awarded the grant in the past? Mr. Ciambor replied that yes, since around 2011, CBJ has probably made 8 or 9 different applications, the main winner of these funds has been AWARE, they've received 3 grants overtime, most recently with the retaining wall reconstruction in 2021, that was the last award to Juneau.

PC Cole noted that the site work has been bid, contracted, and paid, is this work in the total project cost, what's left to raise after the site work is completed? Mr. Ciambor replied that he would ask that Ms. Cadiente-Laiti respond on behalf of DIA, she answered that this is a project that has been in progress since November 2023, but we've only recently secured Carver Construction as our main contractor beginning of July. We're on an uphill climb with the project. We're in year 2 of our grant funding and there's another phase to that grant which begins October 1 for another year. We anticipate completing construction by September 30, 2025. What was provided with the application was the entire budget from Carver Construction and if we were successful in securing the State grant it would go towards the overall costs of the project depending on when the award is secured and what construction phase we're in. PC Cole followed up to ask if the CBJ award would be the last piece of the puzzle, or do you still have to do more fundraising. Ms. Cadiente-Laiti confirmed that it would be the last piece of the puzzle.

Chair Hughes-Skandijs commented that this is a fantastic co-applicant and we've seen some other super worthy applicants come through over the years and had a question about the CBJ funds themselves, as she was on the Department of Commerce earlier today, and always get confused about the State holding the balance of those funds, is that correct that these are the funds that if you're not a minimal size, other folks who have entitlement funds traditionally, these funds would be used for housing? Mr. Ciambor replied that the CDBG Block Grant, as it's dispersed from HUD, either goes directly to municipalities or regions as entitlement funds, so that if they create a consolidated plan and do another set of criteria that they can dictate and steer funds to projects that are meeting that plan's goals. In our case, since we are a small community, we're in the balance of State, so we have to compete for these funds with all the other communities through the DCCEDs process that they've established over the last 20 years. We are on a competitive basis, which obviously one of the reasons we want to pick our applicant as soon as possible, so that we can get on the final product to make sure that we're competitive for those grant funds. Chair Hughes-Skandijs followed up to ask if other people who are competing for the balance of State, are there municipalities who are competing just as municipality and has the city ever done this or then we realized it was better to do it with a co-applicant. What's the history there. Mr. Ciambor replied that was correct. One of the key components of the CDBG is meeting the low and moderate income threshold. There is a formula that allows certain communities who meet that threshold in general to compete as a city for whatever project they deem necessary. We are not in that category therefore, we have to put forward projects that target and work specifically for this population and we believe that this project does because of its work with seniors, elders, and cultural youth and families, and for the very nature of the project.

Mr. Smith moved that the Lands Housing and Economic Development Committee move a recommendation and a resolution of support for this CDGB grant with the Douglas Indian Association to the next assembly meeting and ask for unanimous consent. No objections, motion approved.

4. Ordinance 2024-31 An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning 12400 and 12410 Glacier Highway from D1(T)D3 to D3.

At the Regular Planning Commission meeting on June 25, 2024, the Commission voted to recommend approval of a rezone of 1.96 acres from D1(T)D3 to D3 on Glacier Highway west of Auke Bay (12400 & 12410 Glacier Highway). This is an expansion of the D3 zoning district directly south across Glacier Highway. Transition zones are intended for higher density development after public water and sewer have been provided in accordance with CBJC 49.70.700(a). These properties have public water, but not public sewer. The Commission determined that the upzone is in character with parcels in the area that are of comparable size and use that are zoned D3. If zoned D3, these properties could not be subdivided under current code (CBJC 49.35.210(b)(3)). However given the D3 dimensional standards, the properties could accommodate two single-family dwelling units.

The Manager recommends the Assembly approve the rezone.

Mr. Ciambor discussed this topic. No committee discussion.

Mr. Smith moved that the Lands Housing and Economic Development Committee move Ordinance 2024-31 to the full assembly for introduction and ask for unanimous consent. No objections, motion approved.

G. STAFF REPORTS

5. State of Alaska DEC Air Quality at Floyd Dryden School

Mr. Bleidorn discussed this topic.

Mr. Kelly asked when the last time was that we had to ban the use of woodstoves. Mr. Bleidorn replied that it has been a couple of years, our last air emergency may have been about 4 winters ago. Part of it is the winters we've been having the last few years but we're still monitoring closely. There's a handful of days every year that are touch and go where we monitor it. We also check the air quality 7 days a week during air quality season, and sometimes we hover, but we've managed to stay under the threshold for the last few years.

6. Final Foreclosure Verbal Update - 520 Sixth Street

Mr. Bleidorn discussed this topic. No committee discussion.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Chair Hughes-Skandijs asked about the status of the rezones. Mr. Bleidorn replied that we are beginning our neighborhood meetings with 7 proposed rezones that came before Lands Committee at the last meeting and we've submitted those applications to CDD, and they're reviewing them and creating staff reports. Part of that process is neighborhood meetings; we have 7 neighborhood meetings beginning Wednesday of this week at 6pm on zoom. We're going to have the Auke Bay Rezone neighborhood meeting, and then we'll have 3 the following weeks, which are available on the Assembly calendar. PC Cole gave an update on the rezones, saying that the bulk of the rezones are on the Planning Commission calendar for October 22.

I. NEXT MEETING DATE – November 4, 2024

J. ADJOURNMENT – 5:28PM