

SPECIAL ASSEMBLY MEETING
THE CITY AND BOROUGH OF JUNEAU, ALASKA
DRAFT Meeting Minutes – August 29, 2022

A. CALL TO ORDER

Meeting No. 2022-21: The Special Meeting of the City and Borough Juneau Assembly was held in the Assembly Chambers and called to order by Mayor Beth Weldon at 6:10p.m.

B. LAND ACKNOWLEDGEMENT

Ms. Woll provided the following land acknowledgment: We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous peoples 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

Assemblymembers Present: Maria Gladziszewski, Christine Woll, ‘Wáahlaal Gíidaak, Carole Triem, Greg Smith, Michelle Hale, Wade Bryson, Alicia Hughes-Skandijs and Mayor Beth Weldon.

Assemblymembers Absent: None

Staff Present: Deputy City Manager Robert Barr, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy City Clerk Diane Cathcart, Finance Director Jeff Rogers, Assistant City Attorney Sherri Layne, Community Development Director Jill Maclean, Airport Manager Patty Wahto; Budget Analyst Adrien Speegle

D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

1. Instruction for Public Participation

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278. For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.org.

Public Testimony:

Tony Tengs, from Telephone Hill, said he appreciated the Assembly’s desire to give residents a soft landing, but also encouraged the Assembly to firm up the plan of what will happen to the Telephone Hill area. He encouraged the Assembly to peruse Ms. Gladziszewski’s motion to guarantee residents at least nine months of residency now and then an additional four months of time after a final plan for Telephone Hill was decided.

Mary Ellefson, from North Douglas, talked on behalf of the North Douglas Neighborhood Association about a second crossing on North Douglas. She stated that the group takes no position on any crossing alternative. She asked that the CBJ North Douglas Comprehensive Plan be updated. Lastly, she asked the Assembly to include the North Douglas Neighborhood Association in the planning process for a second crossing as outlined in CBJ Ord. 1993-68(am).

Fraser Patterson, from Western Australia, shared his concerns around the public health issue of pornography. Mr. Patterson adapted a book to help people break pornography addiction; he stated that pornography, like all addictions, is on a spectrum.

Susan Shoshana Seligman, from Telephone Hill, supported previous points mentioned to create a soft landing for Telephone Hill residents, and asked the Assembly to approach the process as neighbors. She supported the idea of at least a year-long lease and asked the Assembly to look into or provide relocation grants, such as the State of Alaska provides.

Maureen Connerton, from Telephone Hill, shared concerns that tenants of Telephone Hill, particularly seniors and people with disabilities, require additional time to vacate the properties, and asked the Assembly to extend the amount of time residents had in the properties.

E. CONSENT AGENDA

i. Public Requests for Consent Agenda Changes, Other than Ordinances for Introduction.

None.

ii. Assembly Requests for Consent Agenda Changes. *None.*

iii. Assembly Action

MOTION by Ms. Gladziszewski to adopt the Consent Agenda and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent.*

2. Ordinance 2022-06(b)(K) An Ordinance Appropriating \$100,000 to the Manager for the Telephone Hill Redevelopment Capital Improvement Project; Funding Provided by General Funds.

This ordinance would appropriate \$100,000 to begin the redevelopment process of Telephone Hill upon completion of the property conveyance from the State Department of Natural Resources to CBJ. An additional \$2 million in project funding will be provided by temporary

1% sales tax, if extended by voters during the October election. This project is #9 on CBJ's FY23 Legislative Priority List.

The Lands, Housing, and Economic Development Committee reviewed this request at the August 8 and August 29, 2022 meeting.

The City Manager recommends the Assembly introduce this ordinance and forward it to the Lands, Housing, and Economic Development Committee, and set it for public hearing at the regular Assembly meeting on September 12, 2022.

3. Ordinance 2022-06(b)(L) An Ordinance Appropriating \$187,442 to the Manager for the Design Phase of the Gate 5 Passenger Boarding Bridge Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

This ordinance would appropriate \$187,442 in Airport Improvement Program grant funding for the Gate 5 Passenger Boarding Bridge CIP. This funding would provide for the design phase of the acquisition and installation of a new passenger boarding bridge. The local match requirement will be provided by previously appropriated 1% sales tax funds in the Gate 5 Passenger Boarding Bridge CIP.

The Airport Board reviewed this request at the August 11, 2022 meeting. The Public Works and Facilities Committee reviewed this request at the June 6, 2022 meeting.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

4. Ordinance 2022-06(b)(M) An Ordinance Appropriating \$2,017,881 to the Manager for the Design Phase of the Ramp Improvements Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

This ordinance would appropriate \$2,017,881 in Airport Improvement Program grant funding for the Ramp Improvements CIP. This funding would provide for the design phase of the rehabilitation of large air carrier and air taxi ramps. The local match requirement will be provided by previously-appropriated 1% sales tax funds in the Ramp Improvements CIP.

The Airport Board reviewed this request at the August 18, 2022 meeting. The Public Works and Facilities Committee reviewed this request at the June 6, 2022 meeting.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

5. Ordinance 2022-06(b)(N) An Ordinance Appropriating \$2,254,418 to the Manager for the Construction Phase of the Float Pond Improvements Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

This ordinance would appropriate \$2,254,418 in Airport Improvement Program grant funding for the Float Pond Improvements CIP. This funding would provide for the construction of raising the existing roadbed, introducing a drainage ditch, armoring the pond bank with rock, and reconstructing fourteen floatplane dock headwalls. The local match requirement will be provided by previously appropriated 1% sales tax funds in the Float Pond Improvements CIP.

The Airport Board reviewed this request at the August 18, 2022 meeting. The Public Works and Facilities Committee reviewed this request at the June 6, 2022 meeting.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

6. Ordinance 2022-06(b)(O) An Ordinance Appropriating \$2,400,000 to the Manager for the Purchase of the Family Practice Building at 10301 Glacier Highway; Funding Provided by Hospital Funds.

Bartlett Regional Hospital desires to acquire the Family Practice property near Industrial Boulevard to ensure the hospital has space to expand into as the demand for medical care increases. This property currently houses multiple established medical practices, and it would provide convenient access to medical care for people that live in the Mendenhall Valley. The hospital would like to eventually provide easy access to specialty care practitioners closer to patients' homes.

This request was reviewed by the Lands, Housing and Economic Development Committee at the March 7, 2022 meeting. This request was reviewed by the Hospital Board at the February 22, 2022 meeting. The Hospital Board recommended the purchase of the building at the August 23, 2022 meeting.

The Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

7. Ordinance 2022-06(b)(Q) An Ordinance Appropriating \$1,185,900 to the Manager for the Hospital CT/MRI Replacement Capital Improvement Project; Funding Provided by Hospital Funds.

This ordinance would appropriate \$1,185,900 of hospital funds for the replacement and installation of one MRI and two CT scanners at Bartlett Regional Hospital. The existing apparatus has reached end of useful life and upgrades to the HVAC, electrical, and magnetic shielding are required for installation of the new equipment. This funding will supplement the original project appropriation of \$2,300,000 in order to award the bid, which came in 65%-75% above the architect's estimate.

The hospital Board reviewed this request at the August 23, 2022 meeting and the Hospital Finance Committee will review this request at the September 9, 2022 meeting.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

8. **Ordinance 2022-22 An Ordinance Amending the City and Borough of Juneau Code Related to the Aquatic Board of Directors.**

Over the last two years, the Aquatics Board has had vacancies, which contributed to meetings being cancelled for lack of quorum. The Aquatics Board recommended changes to its membership requirements, so it can continue to provide effective oversight of the pool facilities. The Assembly Human Resources Committee reviewed this topic on August 1, 2022 and recommended the Assembly reduce the membership from nine to seven and allow up to three members to be from a local aquatic organization. Assemblymember Triem has also proposed an amendment to remove the current code requirement that inserts the Aquatics Board into the hiring process for the Aquatics Manager.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

9. **Resolution 2999 A Resolution Accepting Telephone Hill at No Cost from the State of Alaska.**

This legislative session, the Alaska Legislature enacted HB349, directing the Alaska Department of Natural Resources to convey, without cost, State-owned properties on Telephone Hill to the City and Borough of Juneau. In exchange for receiving these properties, the City and Borough of Juneau acknowledges that the State of Alaska has satisfied any and all obligations originating from a \$2M contribution made by the City and Borough of Juneau in 1984.

The Lands, Housing, and Economic Development Committee reviewed this topic at the August 8, 2022 meeting and passed a motion of support for a resolution to acquire Telephone Hill properties.

The Manager recommends the Assembly adopt this resolution.

10. **Resolution 3000 A Resolution Amending the City and Borough of Juneau Personnel Rules.**

This resolution would update the Personnel Rules as a result of recent three-year collective bargaining agreements, market conditions, and changes to the State of Alaska pay policies related to attorneys. A more detailed summary of the changes is included with a memo from Human Resources Director Dallas Hargrave.

The Assembly Human Resources Committee reviewed this matter on August 25, 2022.

The Manager recommends the Assembly adopt this resolution.

F. NEW BUSINESS

11. **Notices of Appeals to Assembly: Goldstein Improvement Company Appeal #2022-AA03, #2022-AA04, #2022-AA05, and #2022-AA06**

Greg Adler, on behalf of Goldstein Improvement Company, filed four Notices of Appeal regarding real property valuations by the Assessor from 2022 as follows:

Appeal to Assembly #2022-AA03 for the property located at 119 Second St., parcel #1C070A020043

Appeal to Assembly #2022-AA04 for the property located at 201 Seward St., parcel #1C070A040010

Appeal to Assembly #2022-AA05 for the property located at 224 Second St., parcel #1C070A040020

Appeal to Assembly #2022-AA06 for the property located at 234 Seward St., parcel #1C070A050060

State law (AS29.45.210(d)) provides that a taxpayer can appeal a Board of Equalization decision to Superior Court within 30 days of distribution of the Board of Equalization decision---not to the Assembly. Additionally, CBJ Charter has two provisions that may be relevant: CBJ Charter 3.16(b) (allowing appeals from Boards created by the Assembly to the Assembly) with CBJ Charter 3.11 (prohibiting the Assembly from giving orders on administrative matters to an employee of the Manager). Prior to the expiration of the 30 day window to appeal the Board of Equalization decisions to Superior Court, the City Clerk informed Mr. Adler that the Assembly would likely address these subject matter jurisdiction issues before deciding the merits of the appeals and that may cause Mr. Adler to forego his ability to timely appeal the Board of Equalization decision to Superior Court.

The Assembly needs to decide if it is going to accept these appeals, and if it is going to appoint a presiding officer or appoint a hearing officer.

The City Attorney recommends the Assembly accept these appeals for the limited purpose of receiving briefing from the parties and deciding if it has jurisdiction over the subject matter of these appeals, and refer these to the same hearing officer as the two prior appeals.

Public Comment:

Greg Adler, of the Goldstein Improvement Company, owns and manages several buildings and commercial properties in town. Mr. Adler, before starting his public comment period, stated that “I would like to say that the agenda item as written states the law incorrectly and the notice of appeal is actually governed by the CBJ Charter 01.50 which says it’s governed – which means the Assembly can exercise continuous sovereignty over the six appeals. Based on 01.50 the notice of appeal, and I’m quoting ‘shall be liberally construed in order to preserve the rights of the appellants’.”

Mr. Adler stated that the intent of the CBJ charter was to be ‘liberally construed in order to preserve the rights of the appellants’ and to let the Assembly govern with continuous sovereignty over appeals. Mr. Adler said that the Goldstein Improvement Company appeals should be heard by the Assembly, not State statute or law or City ordinances. Mr. Adler said that the assessor radically altered the manner in which commercial property was valued and that the mass appraisal method the assessor used was based on false data. He stated that the mass appraisal

method ignores market transactions and treats commercial property owners unfairly. He said that his company purchased the Key Bank property in late November 2021 and the assessor's office ignored the transaction and valued the property at more than double the sales price. Mr. Adler stated that ignoring the market sale of the Key Bank property was dishonest and inconsistent with appraisal practices. He urged the Assembly to use their oversight power to change the commercial property assessment process to reflect actual property values and to accept MAI appraisals submitted by commercial property owners. Mr. Adler stated that the City Manager uses outside council to defend assessment appeals and questioned the use of public funds to be used for this process.

Assembly Action:

Ms. Triem requested from Mr. Palmer the status of the first two appeals by the Goldstein Improvement Company. Mr. Palmer said that he has found a hearing officer and if the Assembly accepts these additional appeals tonight, then the hearing office would consolidate the appeals and move to the next step.

Motion by Ms. Gladziszewski for the Assembly to accept the appeals for the limited purpose of receiving briefing from the parties regarding whether the Assembly has jurisdiction over the subject matter of the appeals, and moved that they are referred to the same hearing officer as the other appeals. *Mayor Weldon asked if there were any objection; hearing none, the motion passed by unanimous consent.*

12. Staff Reports: Juneau Terminal Reconstruction CIP: Supplemental Agreement #2

At the July 11, 2022 regular meeting, the Manager notified the Assembly that he had approved a supplemental agreement to the JNU Terminal Reconstruction Project with Dawson Construction for up to \$223,506.25 for the installation of additional acoustical tiles in the terminal building. CBJC 53.50.040(C) authorizes the execution of supplemental agreements; the Manager is limited to approving supplemental agreements to an amount not greater than \$250,000, or 25% of the contract amount, whichever is less. The base contract with Dawson was for approximately \$16,000,000. The Manager is also required to notify the Assembly of approved supplemental agreements at its next regularly scheduled meeting.

The Airport has requested approval for a second supplemental agreement for the installation of additional flooring for a price of \$176,266.32. As the value of these two requests exceeds the Manager's authority, Assembly approval for this proposed addition to the construction contract is required.

The logic for these two supplemental agreements is similar. The Airport desires to capitalize on the already mobilized contractor, the ability to lock in building materials at current prices, and the value of having consistent building materials throughout the building, which allows for lower maintenance costs. These reasons support a finding that not requiring competitive bidding for these improvements is in the best interests of the City and Borough.

The Manager recommends that the Assembly approve Supplemental Agreement #2.

Ms. Triem asked what the source of the money would be. Airport Manager Patty Wahto, answered that the money comes from a combination of airport fund balance and general obligation bond funds.

MOTION by Ms. Hughes-Skandjis for the Assembly to approve supplemental agreement #2. *Mayor Weldon asked if there were any objection; hearing none, the motion passed by unanimous consent.*

13. Staff Report: Update on Catholic Community Service - Hospice and Home Health

Mr. Barr updated the Assembly that earlier in the month Catholic Community Services expressed financial difficulty in operating their hospice and home care program. The City, primarily through Bartlett, is looking at helping to find a financially sustainable solution for those services.

Ms. Hughes-Skandjis asked if this matter will come back to the Assembly again, and what services Juneau is currently without.

Mr. Barr answered that the matter will come before the Assembly and/or the Bartlett Hospital Board again as the problem evolves, but that the Assembly will receive more updates.

14. Staff Report: Update on Municipal Election Matters

Ms. McEwen said the full report is in the packet, but informed the Assembly that the final turnover of the Thane Ballot Processing Center would be happening that week and staff will schedule tours for the Assembly, media, and the public. Ms. McEwen said that elections results will have to be reported differently this year than in previous years, as the maps the Assembly adopted in May 2022 were significantly different than the State's emergency precinct and redistricting maps that were adopted in July 2022. This year's election results will not show the granular data of how individual precincts voted.

Ms. Gladziszewski asked Ms. McEwen when the data from the State was needed in order to for the City to produce the more granular election reports.

Ms. McEwen said the Clerk's office would have needed that data by spring. The city uses the State Voter Registration List and the precinct numbers adopted by the Assembly would not coincide with the precinct numbers assigned by the State, and those numbers came too late to be programmed in the City's voter systems.

Ms. Gladziszewski asked if we could use the old precinct numbers, as it's a CBJ election and not a State election.

Ms. McEwen answered that the data that comes from the State has the new precinct numbers and that and we do not have the ability to recreate the old numbers.

Mayor Weldon asked if it was possible to have additional voting centers the day of the election, particularly people in Douglas were asking to have a Douglas vote center on the day of the election.

Ms. McEwen answered that the City does not have the ability to do so for this election, but could look at adding additional vote centers in future elections, after staff has the time and money is found to secure additional voting equipment for various voting needs.

15. **Assembly retreat date discussion**

Assembly Action: Mayor Weldon postponed discussion on item 15 until after the Joint Assembly Meeting with the Planning Commission. *Hearing no objection, item 15 was taken up after the Planning Commission meeting.*

Mayor Weldon said the original retreat date was set for November 5th, but the Finance department needed additional time. Discussion ensued about various dates. A final decision was made to hold the Assembly Retreat Date on Sunday, December 11, 2022.

16. **Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications**

There is one property owner that has requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider this request and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept this late-filed exemption request, the application will be referred to the Assessor for review and action.

The City Manager recommends the Assembly act on this application.

Assembly Action: Mayor Weldon postponed discussion on item 16 until after the Joint Assembly Meeting with the Planning Commission. *Hearing no objection, item 16 was taken up after the Planning Commission meeting.*

MOTION by Ms. Gladziszewski to accept the application and refer it to the Assessor for review asked for unanimous consent. *Hearing no objection, this motion passed by unanimous consent.*

G. SPECIAL ORDER OF BUSINESS

17. **Joint Assembly Meeting with the Planning Commission** began at approximately 7:00p.m.

Planning Commissioners present: Michael LeVine, Chairman; Paul Voelckers, Vice Chair; Travis Arndt, Clerk; Dan Hickok, Deputy Clerk; Erik Pedersen; Mandy Cole; Matthew Bell

Planning Commissioners absent: Joshua Winchell; Ken Alper

Joint Meeting Topics:

i. Brief overview of Community Development Department (CDD)

CDD Director Jill Maclean shared a powerpoint presentation about the role of the CDD within CBJ and the community. CDD has three main divisions: Administration and Permitting, Building

and Compliance, and Planning and Zoning. Ms. Maclean shared that all three divisions of CDD have had significant staff vacancies in the last year. In addition, the director shared that the staff workload has increased. For example, in calendar years of 2018-2021 CDD ranged from 4104 to 4425 total actions. For calendar year 2022 (January to August) CDD already processed over 3000 total actions. Also, since 2018 CDD staff have significantly increased the number of meetings for the Planning Commission and subcommittee meetings they staff.

Ms. Maclean highlighted several possible areas for improvement including new permitting software to simplify the permit application process and potentially shortening the time it takes to change the land use code by changing when the final ordinance is drafted by the Law department.

Ms. Maclean shared her top priorities for CDD which were, in order: undertaking a new comprehensive plan (after the successful recruitment of a project manager), reviewing and amending the table of dimensional standards, reviewing and amending the table of permissible uses and specifically what is minor versus major development, reviewing and updating the permit fee schedule, enacting the transition zones that meet the condition to be upzoned, and reviewing application submittal requirements.

Ms. Maclean then answered follow-up questions from Assembly and the Planning Commission members.

Mr. Hickok asked if there was going to be outside consulting for the creation of the comprehensive plan. Ms. Maclean answered that there is funding for a new comprehensive plan, but it still requires CDD staff to manage the consultants doing the work. CDD does not currently have the capacity to take on that project at this time.

Mr. Bryson asked how long it took to get streamside setbacks through the process and how much of that time was going through Law. Ms. Maclean said she believes the process started in 2014 and it has gone between planning staff and law staff multiple times.

Mr. Bryson asked what the Assembly could do to speed up the process of changing the land code. Ms. Maclean said it was a complicated answer and that by the mid-90s hundreds of variances had been issued for the community, which meant that the land use code did not work for this community. She said that problem has been pushed down the line for decades and now it seems to be reaching a boiling point. CDD has to make a decision to get permits out the door or to work on fixing the land use code, but it does not have time for both.

Ms. Gladziszewski stated that she hears from developers that the permit process takes more than two weeks. She asked where the disconnect is coming from between developers and CDD. Ms. Maclean answered that process time is counting beginning when an application is deemed complete for intake, not when someone first approaches the office. Staff at CDD submit a plan review log every week and when an item approaches two weeks, CDD tries to prioritize it.

Mayor Weldon asked when the new permitting software will be operational. Ms. Maclean answered that staff is working on the scope of services that will go out with a Request for Proposals (RFP).

Mayor Weldon asked for an updated about the Federal Emergency Management Agency (FEMA) flood maps. Ms. Maclean answered that the FEMA flood maps did get adopted but the hazard maps have not. Mr. Barr said that the delay is in the manager's office. Mr. Barr said the Manager's office was planning to bring this item to the Committee of the Whole at the November 2022 meeting.

ii. Priorities discussion

Planning Commission (PC) Chair Mike Levine then discussed the PC process and their work with the CDD staff. He stated the PC has a quasi-judicial role and a legislative role and that both of those roles depend on CDD analysis and decisions.

Members of the PC gave an update on their goals and priorities to the Assembly:

Mr. Levine said one of his priorities is trying to recruit and retain diverse and qualified Planning Commissioners. He said that institutional knowledge is very valuable and helped the PC avoid pitfalls.

Ms. Cole said that the PC's priorities should be looking at the larger picture of housing in Juneau and to "think big" instead of focusing on line by line changes to the code. She said that the community will need to decide what tangible tradeoffs they were willing to make in order to have reasonable housing in this community.

Mr. Pedersen said that the Title 49 work of reviewing the Table of Dimensional Standards and Table of Permissible Uses is important and can provide a lot of relief to help with housing issues.

Mr. Voelckers said he is concerned that the PC can be too focused on small changes, such as changing stream or side-yard setbacks, as these things do not change the fundamental economics on how housing gets built in the community. He said he had been thinking about how housing can be incentivized, and that it will involve sacrifice and multiple approaches. Mr. Voelckers also addressed two additional concerns: Avalanche and Hazard Mapping and the city's electric capacity. He recommended more research and analyses on the Avalanche and Hazard Mapping to make sure the maps can be defended to the public. Mr. Voelckers said that the testimony presented to the PC stated that according people who testified: two local avalanche experts had not been consulted by the Tetrattech study, residents wanted more depth to the study, and residents had concerns about whether the maps would be a static document or a living document. He also said that the Assembly has a role in developing hydroelectric capacity to support sustainability goals.

Mr. Arndt said a major concern was staffing; Title 49 updates cannot progress without adequate staffing. He said that when these changes take years to process the Assembly changes people and priorities. He supports making improvements to the process so changes can be completed in a timelier manner.

Mr. Bell agreed that housing should be a priority. He said that it is important to have meetings like the joint Assembly and Planning Commission meeting because it gives the PC some perspective on the Assembly's goals and priorities.

Ms. Woll asked what the Assembly should do to help the PC make the process go quicker and smoother.

Mr. Arndt answered that the role of the Assembly should be to provide a higher level perspective of goals. Mr. Levine said the consistency in Assembly priorities being communicated to the PC and CDD makes it easier for work to happen. Ms. Cole noted that the Assembly should set global priorities and leave the granular implementation to the PC.

Mayor Weldon asked the PC if they prefer a carrot, to incentivize private owners to do something, or a stick, such as increasing taxes on vacant buildings.

Mr. Voelckers prefers to use carrots. He said that there are lot of economic disincentives for dealing with downtown properties and that carrots such as flexibility on rehabilitation might help. Ms. Cole said the Assembly should put money behind in-fill incentives, which is a type of carrot for development. Mr. Arndt, who spoke from a non-commissioner hat, said more carrots and less sticks. He said there are lots of sticks outside of the City process. Ms. Triem said both carrots and sticks are needed. Mr. Levine agreed with Ms. Triem that both carrots and sticks are needed and that there is a role for sticks, especially in getting delinquent owners or landlords to transfer ownership or take other actions for the carrots to be effective.

Mr. Levine said the Planning Commission will put together a letter of priorities before the retreat to the Assembly.

Mayor Weldon said the next joint meeting will be the last week of January, 2023.

The Assembly took a 10 minute break at 8:12pm and resumed at 8:22 to discuss the agenda items 15. Assembly Retreat Date and Time and 16. Late filed exemption applications for property assessments.

VII. ADJOURNMENT

There being no further business to come before the Assembly, the Special Assembly meeting was adjourned at 8:30p.m.

Signed: _____
Elizabeth J. McEwen
Municipal Clerk

Signed: _____
Beth A. Weldon
Mayor