

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

February 26, 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: Acting Chair Greg Smith, Alicia Hughes-Skandijs, Wáahlaal Gíidaak, Greg Smith, Paul Kelly

Members Absent: none

Liaisons Present: Chris Mertl, PRAC

Liaisons Absent: Matthew Bell, Planning Commission; Jim Becker, Docks & Harbors Committee

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

Members of the Public: Liz Perry, President & CEO Travel Juneau

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES - 1. January 29, 2024 Draft Minutes – approved as presented

F. AGENDA TOPICS

2. Mayflower Island Update

Mr. Bleidorn discussed this topic.

Mr. Mertl asked if there are any long-term visions with CBJ for this property, should they acquire it. Mr. Bleidorn replied that at this point staff and the city manager's office haven't found a purpose or use for the property. We don't have any funding allocated for building maintenance. On the property there's a communications tower, which is of interest. Regardless of the outcome of this process, getting some type of ownership of that tower would be beneficial to the community as well for the city. Mr. Mertl followed up to ask about the background and current condition of the existing building, is it usable or will it be a maintenance nightmare in the future? Mr. Bleidorn replied that he and other city staff went through the building in 2022 and all things considered, BLM managed and maintained that building and it is in great shape. They did remodels, mitigated some hazardous waste, and cleaned that up. Generally speaking, it's in better condition than you would expect, and it's about 9,000 square feet total.

Mr. Mertl asked about the options for acquisition, has there been any discussions with DIA about what they would do with this facility if it were passed on to them. What is their vision should they get it or are they looking to potentially sell it. Mr. Bleidorn clarified that the three options are related to disposal. There's definitely many potential complications to address and we would work with BLM and DIA to come up with some type of memorandum of agreement that would guide the sale process. I didn't ask DIA what their plans for the building would be, and they didn't share them.

Ms. Hughes-Skandijs moved that the Lands, Housing and Economic Development Committee forward a motion of support to the COW with option 3 listed in the memo, "Accept the property from BLM with the intent to facilitate conveyance to DIA".

Before the motion could be ruled upon, Mr. Mertl asked what is the highest invest value of the building, has that been part of negotiations with DIA, and is that with the city or with DIA. What is the vision for this piece of property and to have some facilitated conversation with them. He'd hate to see a prime

piece of real estate just be passed on without seeing how it may best support Juneau. Ms. Hughes-Skandijs appreciated his perspective and noted that in conversations with Mr. Bleidorn, for reference, the communications tower has a use to the community. The assembly can discuss more at the COW about any provisions for things we thought were useful to the whole community. This land right now is more about acceptance versus conveyance, we don't have funds budgeted for it and this is a perfect opportunity to pass land back.

Acting Chair Smith asked for any objections to the motion, no objections, motion passed.

3. JG Construction Request to Purchase City Property

Mr. Bleidorn discussed this topic. Wáahlaal Gíidaak asked that since this is a proposal for a part of the parcels that are for sale, does it have any impact on the remaining part of the parcel in terms of the value. Will we get anything out of the remaining parcel that is not part of this proposal. Mr. Bleidorn replied that the way the subdivision would have to work, we'd run it through the Community Development Department, but to subdivide these properties it would likely mean that the remaining parcels are absorbed into what is now known as Lot 1, which is that panhandle lot that resembles a right-of-way at the end of the cul-de-sac. It would likely mean that developing those properties would mean that Jackie Street would need to be extended to provide road frontage. That would have a potential negative impact on the remaining lots which would be negotiated if this moves forward.

Ms. Hughes-Skandijs asked if this was one of the potential sites for Coast Guard housing. Mr. Bleidorn replied that the city is still interested in working with the Coast Guard on properties. This property at one time was discussed, but it didn't move any further than those discussions. As we think about the Coast Guard and the future here in town, we're often thinking about additional city properties with potential that could be utilized by the Coast Guard. It is a CBJ goal to help facilitate Coast Guard housing.

Acting Chair Smith asked to confirm the price proposed for these areas. Was it just the fraction of the lot and then the equivalent fraction of the assessed value of the total lot; it was a quarter of the lot, and a quarter of the price, then the offer was a quarter of the price. Mr. Bleidorn replied that's correct. The calculation, I believe, was based on the price per square foot. So we know the current lot square footage, and this would be a fraction, just as you said, and the final dimensions of the lot would be negotiated. I already spoke with the applicant and said, I didn't like the back of the lot remaining off of the lot, so rather than creating two lines, we'd create one, that would also be part of negotiation.

Ms. Hughes-Skandijs moved that the Lands, Housing and Economic Development Committee provide a motion of support to the Assembly and direct staff to work with and to proceed direct negotiations with the original proposer. Motion passed unanimously.

G. STAFF REPORTS

4. Travel Juneau Quarterly Update

Ms. Perry updated the committee. Ms. Hughes-Skandijs commented that she appreciated seeing the numbers, and one thing that was on her mind while looking at some of the data was that we had recently just seen Ms. Pierce's survey of our cruise tourism, we could see some of our repeat visitors, and some of them came back on a cruise because that's one thing we've talked about for some of the work that Travel Juneau had done this at the kiosk, we're trying to convert those cruisers into independent travelers at a different time of the year. With that context, I was just wondering for some of the travel trade shows, page 32 of my packet, it list those out, but I noticed that two of those, the Holland America Line Showcase and the Cruise 360 in March and April respectively. I was hoping you

could just talk a little bit about Travel Juneau's, choosing that as a trade show, since we're focused on independent travelers what the benefit we see from attending shows like that. Ms. Perry replied that we had selected those shows for two specific reasons. The Holland America show is really pretty easy for us. It's an opportunity for visitor information services to go to the show and help direct traffic a little bit, let people know what they can do in Juneau and again provide that extra level of service. Cruise 360 was selected because it has a number of travel agents and media that also FIT into the market. It's an opportunity to get writers in town who don't necessarily do cruises but also have an interest in independent travel, food tourism, and so on. It's a great opportunity to promote Juneau in that way and get in front of these tour agents who are also looking to bring groups up independently from the cruise lines. Even though it's labeled cruise, we are still aiming for media and operators that do independent travel. Ms. Hughes-Skandijs followed up to comment that she thinks it's important for us to keep that emphasis, as we're on one hand putting assembly time and action into trying to navigate and manage our cruise visitors to the most efficient way we can to where the cost is not outweighing the benefits. On the other hand, bringing in more cruise customers when they're going to get here anyway, and they have huge budgets to advertise those.

5. Sandberg Request to Purchase City Property Verbal Update

Mr. Bleidorn updated the committee on this topic that with discussions with the applicant. We came to a better idea that would work for both parties, which would be an easement, which would be a 30-year access easement. As it moves forward, that changes the process a little bit, because the acquisition process is an ordinance and goes to the Planning Commission and has a red sign put up for notifications, whereas easements goes through the resolution process. I just wanted a verbal update for this committee, as we already have the motion that includes an easement, but it's going to just be an easement. I didn't want anybody to be surprised when they see this moving forward as a resolution.

6. Telephone Hill Verbal Update

Mr. Bleidorn updated the committee on this topic. At the last COW, staff and the city manager received two motions to move forward. Mr. Bleidorn attended the February 22, 2024 special meeting Historic Resources Advisory Committee, and I would expect that the assembly would receive a letter from them requesting additional information or additional studies of the historic value of those structures, just to keep an eye out for that. Acting Chair Smith asked that in a previous letter that the HRC sent us, they said that we would be ineligible for any federal funding unless we did a section 106 review, could you speak to that a little bit? Mr. Bleidorn replied that he has heard that same, and we're still investigating that federal funding would require a 106 review. I think in the future, if we're working on a subdivided piece of this property, a 106 review is needed, it could be done at that time with the partners for that project, if they're looking for, say, HUD funding, for example. I'm not sure if we did a 106 review now, if it would hold up, say, if in 10 years, and if someone were developing that property, would we have to do it again because it's 10 years old? We're still looking at that and if something comes to light that causes us to redetermine that 106 could be a logical path forward, we'll bring that forward. At this point it still seems like, as we are working on individual sites, but in the future with partners that are specifically trying to build a certain type of housing that at that point a 106 could be done.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Ms. Hughes-Skandijs commented on how much she appreciated Mr. Bleidorn and Mr. Smith's flexibility while she has been healing and looks forward to being back in the chambers for the next meeting.

I. NEXT MEETING DATE - March 11, 2024

J. ADJOURNMENT – 5:30pm