

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

November 28, 2022 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** - Chair Hughes-Skandijs called the meeting to order at 5:00 pm.

B. **LAND ACKNOWLEDGEMENT**

C. **ROLL CALL**

Members Present: Chair Alicia Hughes-Skandijs, Wade Bryson, Wáahlaal Gíidaak, Christine Woll

Members Absent: none

Liaisons Present: Chris Mertl, Parks and Recreation

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

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Joseph Meyers, Housing & Land Use Specialist; Rorie Watt, City Manager

D. **APPROVAL OF AGENDA** – approved as presented, no changes

E. **APPROVAL OF MINUTES** – November 7, 2022 Draft Minutes, approved as presented, no changes

F. **AGENDA TOPICS**

Juneau Affordable Housing Fund – 2022 Funding Recommendations

Mr. Meyers and Mr. Bleidorn discussed this topic.

Mr. Bryson asked about the Juneau Housing First and the Brave Enterprises requests both seem like worthy projects, if staff could elaborate on why they were not advanced. Mr. Meyers replied that Juneau Housing First had a great application and the amount of funding that they had committed was zero dollars. They provided estimates based on funding that they received in the past for earlier phases, but the issue for the committee for this application was the committed funding. For the Brave Enterprises application, there were some concerns with the depth of the application as we are looking for plans that are more complete and more in depth experience. Mr. Bleidorn added to that, as part of the review committee, they also requested funding last year. This year their application was closer to the point where they ranked higher on our list than it did last year and I think, as they continue to move forward, by next year they might be in a spot where they are going to be ranked higher up on the list.

Mr. Bryson commented that he is on the Juneau Housing First Collaborative Board of Directors but does not believe there is any conflict.

Mr. Mertl commented that he is a paid consultant for the Tlingit-Haida Regional Housing Authority but as a liaison, he is a nonvoting member of this committee and should have not any conflict. He asked what as the difference between the average score between Rooftop and Housing First, if there was any. What was the defining thing that made one rise to the top, and one not quite make it, was there anything more specific? Mr. Meyers replied that the thing that would tip the scales would be the committed funding for the project, and I think that since they are so close, that was one of the things that the review committee saw as rating one higher than another. Mr. Bleidorn added that the fact that Rooftop Properties is going to be a loan request, so that funding will come back to the housing fund where the Housing First application is an early stage grant request, and they are looking to use the city funds to build other contributions in the future, so it would not be developed quickly.

Mr. Bryson moved that the Lands, Housing, and Economic Development Committee recommend funding for the four applications, AWARE, Tlingit-Haida Regional Housing Authority, Rooftop Properties LLC, and St. Vincent de Paul, and forward to the Assembly for final approval. Motion passed no objections.

Telephone Hill Pending Lease Request

Mr. Bleidorn discussed this topic. Mr. Watt commented that looking at the intent of the lease with the late breaking news that the Neighborhood Association wants to dissolve itself, we want to keep the same intent. He proposed a new motion, which would start the same as the one at the bottom of packet page twenty-five, "staff request Lands, Housing, and Economic Development Committee provide a motion of support for the City Attorney to draft any legislation necessary that achieves the intent of the attached lease, including the hiring of a property manager and potential of individual leases." We want to achieve the same thing, we understand the Neighborhood Association has different needs and not wanting to be the Neighborhood Association is something that I can appreciate. We do want to achieve our soft landing for the residents on the Hill, and we want to do that in a way that is rational for CBJ. I know Mr. Bleidorn does not have the time to administer seventeen individual leases; therefore, we are going to need to hire a property manager to help us do that, which will be helpful. It will be a bit of a time burden and a cost, but I think that is just the cost of transition to get that property. Depending on how that plays out, it may make sense for us to tender the manager to lease out, or maybe have the property manager facilitate individual leases back to us, or maybe something else and we just do not quite know what the details are yet. The goal would be to maintain the status quo for the residents on the Hill until July 31 and achieve the legislation necessary, so that when the State transfers the property over to us we have the authority to do the things that we need to do.

Mr. Bryson asked if putting out an RFP would be the simplest way to acquire a property manager, or does the city use a property manager for some of our other leases. Mr. Watt replied that normal municipal procurement practice would be to put out an RFP, which can be a slow process, somebody would have to draft the RFP; we would have to advertise it for twenty-one days, and put ads in all the usual media places. I think in this instance, we have a section of the procurement code where we can declare a Class Two Emergency, so something that is not so severe that it is catastrophic, but it is a legitimate reason to wave the normal procurement process. We would work with the Purchasing Officer and find an expedited way to find a property manager that has time to deal with the issue for us and get them under contract.

Mr. Mertl asked if the intent is to still execute this lease or a similar contract that is in the packet and is it of help to provide comments to that now. Mr. Bleidorn replied that the lease is an option but comments for the draft lease in the packet may not be necessary at this point, as it is probably going to change. It will be used as a template to come up with something for individual leases.

Mr. Bryson moved that the Lands, Housing, and Economic Development Committee provide a motion of support for the City Attorney to draft an ordinance for this lease and any legislation necessary for the City Manager to complete this lease. Motion passed no objections.

G. STAFF REPORTS

CBJ Christmas Tree & Firewood Harvesting Policy

Mr. Bleidorn discussed this item.

Mr. Bryson ask how many citizens participate in free Christmas tree harvesting or firewood harvesting, does the city have any stats on how many people take advantage of this program. Mr. Bleidorn replied that people do not need to tell us when they harvest a Christmas tree; they just go and do it on their own as long as they are following the rules. That being said, probably about six or seven years ago, we had a public outreach event where the city and some forest service reps got together on Douglas, went out, harvested a few Christmas trees with people to show them what to do. There was a handful of people at that event. Mr.

Bryson asked if the city could plan another of those events, perhaps for next year. Mr. Bleidorn replied that could be something to consider in the future.

Mr. Mertl asked if this policy remains unchanged from previous years. He clarified his comment to add that there are several creeks within these cutting areas, and was looking for an update that had additional description about staying out of these riparian zones, and maybe a setback for Fish Creek with two hundred feet. These are sensitive, high-value landscapes, and if we can be a little more prescriptive about them or put some sort of note asking people to stay away and not cut out of riparian areas. Mr. Bleidorn replied that definitely with the next round of amendments to this it would also include updated maps. I think since the last time we have updated it we can get a little more creative with our mapping technology these days. We may also look at updating the dates to allow for tree harvesting the day after Thanksgiving.

H. STANDING COMMITTEE TOPICS

LHED Committee Goals – no updates. Chair Hughes-Skandijs commented that the assembly is preparing to go into their retreat and would like to review the goals and keep this item as a standing topic.

I. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS – No comments

J. NEXT MEETING DATE - December 19, 2022

K. SUPPLEMENTAL MATERIAL

RED FOLDER ITEM: Telephone Hill Neighborhood Non-profit Mgmt. Corp. email to CBJ Lands Office

L. ADJOURNMENT – meeting adjourned at 5:24pm