

ASSEMBLY COMMITTEE OF THE WHOLE MINUTES

April 15, 2024 at 6:00 PM

Assembly Chambers/Zoom Webinar



Assembly Committee of the Whole Worksession - No Public Testimony will be taken.

A. CALL TO ORDER

Deputy Mayor Michelle Hale called the meeting to order at 6:00 p.m.

B. LAND ACKNOWLEDGEMENT

Mayor Beth Weldon provided the following 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

Assemblymembers Present: 'Wáahlaal Gídaag (Zoom), Christine Woll, Ella Adkison, Paul Kelly, Wade Bryson, Alicia Hughes-Skandijs, Greg Smith, Deputy Mayor Michelle Hale, and Mayor Beth Weldon.

Assemblymembers Absent: None

Staff Present: City Manager Katie Koester, City Attorney Robert Palmer, Deputy City Manager Robert Barr, Municipal Clerk Beth McEwen, Deputy City Clerk Andi Hirsh, Assistant Attorney Emily Wright, Assistant Attorney Sherri Layne, Lands Manager Dan Bleidorn, Parks and Recreation Director George Schaaf, Building Maintenance Supervisor Nate Abbott, Harbormaster Matt Cresswell, Eng/PW Nick Druyvestein

D. APPROVAL OF AGENDA

The agenda was approved as presented.

E. AGENDA TOPICS

1. CBJ Employee Office Space - Floyd Dryden & Marie Drake Uses

Manager Koester said that she was looking for guidance from the Assembly on two key questions:

- 1) Is the Assembly comfortable proceedings with negotiating a lease for the Burns building for downtown CBJ employee office space? If so, they will take Floyd Dryden and Marie Drake off the table for office space consideration.
- 2) Manager Koester said that if the answer to one above is Yes, then she would like guidance from the Assembly on a process for soliciting ideas for use of the Floyd Dryden and Marie Drake spaces and what the Assembly's priorities with those are.

Manager Koester said that at the last COW meeting, the Assembly directed staff to look at what they could get out \$16.3 million for Marie Drake which is the amount of appropriation that the Assembly has set aside for City Hall improvements. She said they went back and looked at the scope and the renovations at Marie Drake would still be very basic for \$16.3 million and would include painting and new carpet and lots of finishing would be improved such as building workstations with cubicles in each of the classrooms. What it doesn't allow for is reconfiguring walls and would make for small work stations with 6x6 ft workspace units with little privacy.

Manager Koester provided a slide show to demonstrate some of the rooms and configurations that would be needed to accommodate the needs of a refurbished Marie Drake vs. Floyd Dryden for City Hall purposes. She noted that while they did do a cost estimate for the refurbishment of Marie Drake, that has not been done for Floyd Dryden. Floyd Dryden has had newer construction than Marie Drake and will likely not cost as much as less refurbishment may be required.

She said that Floyd Dryden does have a lot of community interest from non-CBJ entities for potential uses of Floyd Dryden. She noted that there are representatives from Central Council of Tlingit & Haida Indians of Alaska (CCTHIA) who have put forth a proposal use of Floyd Dryden as a possible Head Start/Child Care/Early Education site. Manager Koester noted that representatives from T&H were present and would be happy to speak to their proposal if the committee wished to hear it.

Deputy Mayor Hale asked the T&H representatives to come forward and introduce themselves and their proposal. Central Council of Tlingit & Haida Indians of Alaska (CCTHIA) Chief Operating Officer Roald Helgeson introduced himself and his CCTHIA Collogues Amelia Rivera, Nishia Jackson who are with the CCTHIA Cultural Heritage and Education Department. Within that department, they operate several programs within Southeast Alaska including here in Juneau, they have three Head Start classrooms (and are slated to have 4) and they have the Little Eagle And Raven's Nest (LEARN) program, a Tlingit Language immersion program for pre-K. Mr. Helgeson said that CCTHIA would be interested in working with the city on using the space at Floyd Dryden. They are currently using approximately 14,000 square feet of educational space spread out across the city and this would provide them with an opportunity to consolidate their services into one location. This would give them a similar situation to their co-located facilities in Klawock and Craig. He said they need significantly more than 14,000 square feet. They took a tour of the Floyd Dryden space and are conceptually looking at potentially using 1/3 to 1/2 of the space at Floyd Dryden, not including the modulars. They are interested in having a dialogue with the city about possibly using the 7th and 8th grade spaces currently at Floyd Dryden.

Ms. Rivera said that they are currently serving approximately 140 students right now ranging from birth to 5 years old. She said she thinks that having their facilities in one facility would allow them to share resources across classrooms and serve the community well for child care needs. Mr. Helgeson said that another part of the conversation/negotiations would need to address the recreational opportunities and the need for access to the gym as well as to provide some playground opportunities.

Mr. Bryson thanked them for coming and presenting these ideas. He asked if they considered or thought about scaling up childcare. Mr. Helgeson said they had not really looked at that in depth and there would be some challenges would be in being able to provide the necessary staffing as required for State of Alaska childcare provider laws. He said that one of the key considerations that will also be required is know what adjacent uses would be occupying the rest of the building and ensuring that they are compatible uses with childcare/educational programs. He said that while they have not looked at scaling things up, opportunities do exist for additional needs to be met in that space.

Waahlaal Gidaag asked how many students are currently enrolled in the childcare and Head Start programs. She noted that the Juneau Commission on Aging was proposing that a childcare/elder use facility would be a good fit similar to what has been done in other communities and she asked if they had thought about that type of model at all in their planning process.

Mr. Helgeson said they have approximately 120-140 students currently enrolled and have one more class that they are working on trying to bring back up. He said they are quite interested in engaging elders interacting with youth. They are currently running a program in another community where they have co-located, in separate buildings but on the same campus, an early education center and they will have a senior center. They are currently developing curriculum and they see an opportunity for elders to be involved in the daily operations of educating our youth.

Mayor Hale thanked the CCTHIA representatives for being here and providing their proposal. She then asked Manager Koester to continue with her presentation.

Manager Koester then presented an outline of what the spaces at the Burns Building renovation would entail. In conjunction with using the space of the Burns Building, there is also room for CBJ offices at the JSD Administration Building. She noted that parking is the Achilles heel of using Marie Drake. She showed a map of the area ranging from Marie Drake to Whittier Street and where the various options for parking in that area is available for CBJ use.

Manager Koester referenced the memos in the packet that include cost estimates for the Burns Building and the comparison to the current city hall and other spaces. Manager Koester then answered numerous questions from Assemblymembers regarding all the buildings and spaces mentioned. She noted that many of the ideas and answers will be coming to the Assembly in the smorgasbord of options that staff will be bringing back to the Assembly for future consideration. She also noted that they do still have to invest some of the money into maintaining the facilities for the current City Hall and other downtown offices. She said that what they didn't anticipate was how disruptive the construction of the Muni Way building has been and the need to relocate those offices in the very near future. She also answered questions related to parking, current parking permits, park and ride options, as well as parking spaces available on Whittier Street.

Mr. Barr also answered questions related to the Juneau School District (JSD) IT department continuing to use Marie Drake for their IT server room and he noted that they are looking at the synergy of co-locating CBJ IT in the same locations as the JSD IT servers.

Mayor Weldon raised questions related to asbestos at Marie Drake in the locker rooms and that the cost estimates for Marie Drake did not include asbestos abatement. She also asked about the plans for community use of the gym at Floyd Dryden. Manager Koester noted that the solution JSD had was not to make any changes in the locker rooms and limit or restrict use in those areas of the building. Ms. Koester said that whatever the process is that the Assembly decides upon for the use of Floyd Dryden, she is hoping they will still allow for public use of the gym at Floyd Dryden.

Deputy Mayor Hale asked if they should proceed with the answer to question #1 before they move on to the discussion in more detail about question #2. Manager Koester said that if the Assembly felt comfortable moving forward with the discussion on the Marie Drake/Floyd Dryden use with the Burns building question staying out there to be looked at after that conversation.

MOTION by Mayor Weldon to direct staff to proceed with the negotiations on leasing the Burns Building and until those negotiations are finalized, they can continue to look at other options that are out there. Deputy Mayor Hale said that they are wanting to go through the rest of the memo first before taking up the question about the Burns Building. ***Mayor Weldon withdrew her motion.***

Manager Koester pointed to a memo in the packet suggested possible processes and ideas on how they would solicit community input asking for letters of interest for uses of the building. She then answered a variety of questions from Assemblymembers related to potential uses at Marie Drake and Floyd Dryden. She also addressed Assemblymember concerns related to the proposed timelines as found in her memo.

Assemblymembers then expressed their opinions and how they felt about the direction Manager Koester was asking for. Their comments focused on how best to care for the employees, care for the parking situation as well as providing the services to our citizens both and long term.

MOTION by Mayor Weldon to direct staff to proceed with the negotiations on leasing the Burns Building and asked for unanimous consent.

Ms. Woll objected. She said that she understands that Marie Drake should be taken off the table for office space due to the parking issues. However, she doesn't think we have built the case yet for taking Floyd Dryden off the table as potential city office space. She said that while it is desirable to have City Hall downtown, they need to be able to provide definitive cost factors and information and bring the community along on this discussion before she would be comfortable in signing a lease with the Burns Building at this time.

Mr. Bryson, Mr. Kelly, and Mayor Weldon in support of the motion and their reasons for not considering Floyd Dryden as the new City Hall.

Ms. Adkison also objected to the motion for purposes of a question, she said she has some issues with the Burns Building because that is currently being used for State of AK office space but they can address that issue later. She asked how long the negotiations for the Burns Building might take. Manager Koester responded said that she doesn't have a good response for that but Ms. Ricker might be able to provide additional details on timing. Ms. Koester said it is somewhat of a chicken and egg situation and it will be hard to know how long the negotiations might take as there are many moving parts and multiple decision makers, including the Assembly in this process. Ms. Adkison removed her objection.

Ms. Hughes-Skandijs objected for purposes of a comment and said that she understands Ms. Woll's concerns and agrees that we need to bring the community along. She said that since this is just authorizing negotiations to begin on the Burns Building that she will remove her objection at this time.

Mr. Smith and Ms. Hale commented and shared the concerns about bringing the community along on this process.

ROLL CALL VOTE

Yeas: Weldon, Smith, Kelly, 'Waahlaal Gidaag, Adkison, Hughes-Skandijs, Bryson, Hale

Nays: Woll

Motion passed 8 Yeas: 1 Nay

MOTION by Mayor Weldon to direct a public process soliciting proposed uses from organizations for Marie Drake and Floyd Dryden as outlined in the Potential Guidelines (packet page 3) with the top being to support the Assembly priorities, goals or community benefits, with the understanding that Tlingit & Haida has already proposed a use for a portion of Floyd Dryden so they wouldn't have to resubmit, asked for unanimous consent.

Mr. Smith asked about the timeline as he feels it needs to be longer. Mayor Weldon said that she was leaving the timeline out of her motion as she thought the Assembly was going to discuss that further. Ms. Hale asked if it was her intention to discuss the timeline now. Mayor Weldon said that yes, members had expressed concern about the short timeline and was hoping that staff may be able to come up with a bit longer timeline proposal and if they didn't get that direction, the Assembly may need to give that direction at this time. After a brief discussion, it was decided to take up the timeline question after a brief recess to look at the calendar but before the recess, they voted on the main motion which passed by unanimous consent.

The committee recessed from 7:21-7:31p.m.

After returning from the recess, Mr. Smith said that he spoke with the City Manager during the break about the calendar. He said that the 2 week period to request submissions from the organizations was too tight of a timeline.

MOTION by Mr. Smith to allow for additional time for entities to submit their proposals, strike the 5/6 PWFC review and for the next to review it is reviewed to be brought to the June 3 COW meeting.

Additional discussion took place regarding the scheduling and which body it should initially go to. Mr. Smith said that he would be open to options for amendments to the motion. Mr. Bryson said he would be willing to schedule a special PWFC meeting later in May to keep things moving. Ms. Hale asked Mr. Smith if he wished to change his main motion.

MOTION by Mr. Smith (taking the place of the original motion) to change the second bullet to add a Special PWFC Meeting on May 20, 2024 for review of submissions.

Objection by Ms. Hughes-Skandijs. She noted that adding a Special PWFC is done when they are rushed on things. She said that by adding a special meeting, it gives her cause for concern. She spoke to the major process this just went through at the School District level, noted upcoming major budget issues ahead of the Assembly, especially as it relates to BRH and she said she doesn't want to rush making a decision on these three buildings right away take the Assembly away from its other priorities.

Mayor Weldon objected for purposes of an amendment.

AMENDMENT #1 by Mayor Weldon to strike the 5/6 PWFC and move that down to the 6/3/24 PWFC meeting with the next two COW meetings at which to look at this being 7/15 and 8/5 and asked for unanimous consent.

Hearing no objection, Amendment #1 passed by unanimous consent.

Ms. Hale asked if anyone had any objection to the main motion, as amended.

Mr. Kelly objected for purposes of a question. Mr. Kelly asked what the timeline would look like after the 8/5 COW and if that would be coming back to the Assembly in the form of an ordinance or resolution or what. Manager Koester said that it is just too soon to say what manner this may need to take. She explained that in her memo, her last bullet stated that the last COW was to review public input and discuss next steps to implement the desired uses. Mr. Kelly removed his objection.

Hearing no further objection, the main motion as amended passed by unanimous consent.

Deputy Mayor Hale noted that they spent 1 hour and 45 minutes with very good/robust conversation on this first topic and noted that there is a full agenda with a lot yet to get through. She encouraged all the members to keep their discussion concise while still hitting all the key points.

2. Cold Weather Emergency Shelter/Mill Campground Update

The packet contained the following documents and Deputy Manager Barr noted that this is very complex issue and tonight is the last night that the Cold Weather Emergency Shelter (CWES) is open for the season.

- **Memo from Deputy Manager Barr**
- **Ord. 2024-14 A Noncode Ordinance Authorizing a Thane Road Campground at 100 Mill Street**
- **DRAFT Ord. 2024-18 A Noncode Ordinance Authorizing a Designated Campground Primarily for People Experiencing Homelessness as an Essential Public Facility and Exempting it from the Requirements and Prohibitions of Title 49.**

Mr. Barr noted that for the Cold Weather Emergency Shelter next season, they are looking to replicate the CWES that they have used this past season with one significant change they will do as a construction project this summer and that would be to bring the restrooms and plumbing inside the building. He said they anticipate that will help with staff and client safety as well as with behavioral and substance use management.

Mr. Barr reported that on the topic of the campground, they heard at the last meeting about a significant construction project that will be adjacent 100 Mill Street site and they are concerned from a site compatibility viewpoint. They have not had enough time to look at the details on that but it does appear that it may be a challenging impediment to use of the 100 Mill Street site. He said that in addition to that, they received a cost estimate that were significantly higher than they originally estimated for the 100 Mill Street site. He spoke to some of the other challenges and concerns expressed by local business owners in the vicinity of the 100 Mill Street site. He noted alternative sites mentioned in the memo and the Little Rock Dump is one of the suggested sites but it also contains some of the same concerns that they had with the previous site.

Mr. Barr said that right now, the recommendation is to continue to collaborate with partner organizations to connect individuals with potential housing solutions. St. Vincent de Paul and the Glory Hall in particular, have been active in doing that work over the past couple of weeks. St. Vincent de Paul is currently soliciting, and has received a significant number of donations in terms of sleeping bags and food to assist potential campers who might not get connected to housing solutions. They will continue to explore options as they come up throughout the year.

Mr. Barr noted that it all has to do with impacts to both the individuals that are camping as well as the typical use of the location of wherever they are camping. And like other communities, when the impacts are low and minimal to everyone involved, including other community uses, we are less likely to take actions and abate or clean up campgrounds when they occur. Conversely, when the impacts are high, then we are more likely to take actions to return that use to its intended purpose, whatever that is.

Mr. Barr then directed their attention to the two ordinances found in the COW packet. He noted that there was a small typo on the recommendation on packet page 8. In italics, it says, “adoption of Ordinance 2024-14 means dispersed camping until such a time that the Assembly designates the location by resolution.” That should say: “adoption of Ordinance 2024-18...” rather than Ordinance 2024-14. So staff’s recommendation is to vote down or table Ordinance 2024-14, which was already introduced. The other recommendation is to forward to the Assembly Ordinance 2024-18, for introduction, which would allow the Assembly to designate a campground by a resolution whenever that opportunity or option presents itself.

Mr. Barr then proceeded to answer questions from Assemblymembers related to locations, timing, and the ability to meet the needs of those who may find themselves in disbursed camping situations and the differences between a recreational campground and a place for houseless individuals to live in non-permanent outdoor spaces.

Assemblymembers asked about the action to be taken tonight and how to proceed with the recommendation about tabling Ordinance 2024-14 and moving forward with Ordinance 2024-18. Mr. Palmer explained that the effect of tabling Ordinance 2024-14 would have it die in committee, especially if they were moving Ordinance 2024-18 forward.

MOTION by Mayor Weldon to table Ordinance 2024-14 and forward Ordinance 2024-18 to the Assembly for introduction on April 29. Chair Hale asked Mayor Weldon if she would split the motion into two separate motions.

MOTION by Mayor Weldon to table Ordinance 2024-14 and asked for unanimous consent. Objection by Ms. Woll.

Ms. Woll said we are still waiting for some more information on this and she would like to hear more from the public about this once they do receive that additional information so she will be objecting to the motion.

ROLL CALL VOTE

Yeas: Smith, Hughes-Skandijs, Bryson, ‘Waahlaal Gidaag, Kelly, Adkison, Hale, Weldon

Nays: Woll

Motion passed 8 Yeas: 1 Nay

MOTION by Mayor Weldon to forward Ordinance 2024-18 to the Assembly for introduction on April 29.

Objection by Ms. Hughes-Skandijs for purposes of a brief comment. She said she sees that we owe our unhoused population all the services that we provide the housed population and she doesn’t see disbursed camping as any kind of a solution, she sees this as a set back and will continue to try to find solutions for this issue. Ms. Hughes-Skandijs removed her objection.

Objection by Mr. Kelly for the purposes of amending the motion.

AMENDMENT #1 by Mr. Kelly, to open Ordinance 2024-18 for public hearing on the same day that they introduce the ordinance.

Objection by Ms. Woll that her concerns were specific to hearing from the public on the 100 Mill Street proposal. She objected to the amendment because the last time they took public hearing on the same meeting that they introduced an ordinance was because they were trying to give staff direction. She would not like to see this become a habit to introduce and take public hearing at the same meeting.

Mr. Kelly withdrew his amendment and his objection.

Hearing no further objections, the Motion to forward Ordinance 2024-18 to the Assembly for introduction on April 29 passed by unanimous consent.

3. Short Term Rentals

Mr. Smith disclosed that he operates a short term rental seasonally and he has discussed it with the City Attorney and has been advised that he does not have a conflict of interest on this topic at this time.

Mr. Barr gave an overview of the information contained in his memo in the packet. For purposes of definition, a Short Term Rental (STR) is classified as a rental unit that is rented out for less than 30 days and does not include hotels but it does include Bed-and-Breakfasts. Mr. Barr said that in the data they have been able to compile, there are approximately 600 units used for STR but at any given time, only about half of those are being rented out across the course of the year. He noted that CBJ is still in its first year of data collection so there is not a great sense if those that are not active will be falling off and being replaced by new one or if they are just seasonally active or what that trend really looks like.

Mr. Barr said that the current registration process shows a trend of slow growth in the STR base unit numbers. He explained the registration process and said they have a 79% compliance rate based on the software and the vendor we use to track these. He noted that when people contact us, sometime we learn that registration is not warranted because the property has been sold or other reasons. He also noted that approximately 82% are single units and that approximately half of STR operators live onsite.

Mr. Barr said that when communities address STR regulation, it generally falls into two categories. One category is housing related such as when residential housing units are converted into STRs, that generally means that those long term housing units are not replaced with other long term housing units. The second regulatory category is around community wellbeing/health and safety related issues. He said that his assumption is that the Assembly is primarily interested in looking at potential regulation from the first category as it relates to housing availability and not so much focused on the second category. Mr. Barr pointed out the list of pros/cons at the end of the memo, and specifically those related to the housing category mentioned above.

Deputy Mayor Hale opened it up for questions from Assemblymembers to staff and then said they would go down the line to get a sense from the body on how they would like to proceed as it relates to regulating STRs.

One of the questions asked had to do with ownership by entities outside of Juneau and if any were owned by large corporations. Mr. Barr said he did not have those numbers but as they do get info, he will share that with the Assembly. He said that while he does know there are few owners who do not live in Juneau, he does not believe there are any large corporations.

Mr. Barr then answered a series of questions about how many operators are operating one or multiple units and they can provide that information in more detail in the future to the Assembly.

Mayor Weldon said that she didn't think they could regulate STRs to just those owned by Juneau residents and asked the City Attorney about that type of language unless it specifically stated that they were owner occupied. Mr. Palmer referenced a recent Maine court case and said that if they were to try to regulate with "owner occupied" it may need to say "owner or manager occupied" otherwise it would be considered discrimination against non-residents which is illegal.

Deputy Mayor Hale asked members to weigh in on whether they were wanting to consider regulating STRs. Each member provided comments on where they stand.

Mr. Bryson said he was leaning to no but is willing to work on something if it was brought forward.

Ms. Hughes-Skandijs noted that they were discussing this same topic a year ago so in this case the pace of government is moving very slow. She is in favor and has been asking to see a slate of potential regulations for the last year.

Ms. Woll said she is interested in looking at regulations. Other Assemblymembers who also expressed a desire to consider regulations were: 'Waahlaal Gidaag, Ms. Adkison, Mr. Kelly, Mr. Smith, Ms. Hale, and Mayor Weldon.

Ms. Hale asked members to weigh in on preferred regulatory tools and information needs and public process and timelines. She asked members to provide questions for staff to be able to work with and come back.

Mayor Weldon asked for staff to provide information on what they can do legally with respect to who and how much can be regulated.

Mr. Smith said that STRs has allowed him to pay for maintenance on his home. Some of the information he is interested in hearing more about is if they can limit a number of STRs that can be owned by one owner/entity. He also noted that he wants to be sure all STRs are paying the required sales/bed taxes.

Mr. Kelly said that he would be interested in providing the ability to allow individuals to age in place.

Ms. Adkison said that she has concerns about economic requirements and as far as a public process goes, she thinks this doesn't need to be rushed so much that they are acting too hastily and not bringing the public along in the process.

'Waahlaal Gidaag suggested we pull examples from other communities such as Hawaii, specifically Maui, and would like to see some comparisons brought back with innovative ways other communities are implementing regulations.

Ms. Woll said she is concerned that this body is going to be debating the pros/cons of STR regulations and then coming to a final ordinance and the people who don't want to regulate or those who will be affected by the regulations will show up and speak in opposition to it. She suggested that in this case, an alternative would be to assign a task force or workgroup and come up with solutions that have buy in from the stakeholder groups. That has been shown to be the most effective way of achieving success in her four years on the Assembly.

Ms. Hughes-Skandijs said that in terms of information we need, a lot of hers would be the same as previously noted before. She would be interested in regulating the number of STRs able to be rented: one and done; owner/manager occupied only. She said that it is important to bring the public along but that the Assembly will need to decide if they have the stomach to regulate the industry or not.

Mr. Bryson said that he agreed with Ms. Woll's suggestion and also suggested that any regulation take into account the businesses that are managing STRs on behalf of an owner.

Ms. Hale said that she is in favor of a task force 'lite' option. She said that STRs serve a purpose including traveling nurses, doctor, independent travelers, etc....

Members then expressed the need to have a balance of membership if they were going to do a task force.

Mayor Weldon asked if the body wants a STR task force created.

Ms. Hale asked if anyone would object to the creation of a task force. Ms. Hughes-Skandijs noted that she would object but she also acknowledged that it would be an 8 Yea: 1Nay vote.

Mayor Weldon asked if the information that is provided could include information about the types of STRs are in Juneau; i.e. studio apartments, 1 bedroom, 2 bedroom, full homes, etc....

4. Telephone Hill

Manager Koester introduced the topic and provided staff's recommendation to extend the zero-parking zone to Telephone Hill after they hear the presentation by Project Manager Nick Druyvestein. Mr. Druyvestein then provided a slideshow on the Telephone Hill Redevelopment Study as included in the COW packet with a focus on the parking options.

Deputy Mayor Hale said that they are primarily looking at answering the question tonight as to whether to direct staff to bring back an ordinance that would extend the zero-parking zone to Telephone Hill.

Additional discussion took place with Assemblymembers asking questions of staff. Members asked staff about what a section 106 review would look like as suggested by the letter they received from the Historic Resources Advisory Committee. Manager Koester said that if there were elements of a section 106 review such as capturing some of the historical information about Telephone Hill without doing a full section 106 review, she would like to get more input from the Assembly at this time as to what type of information they would like to receive. While Mr. Smith and Mr. Kelly were in favor of looking at a more in depth historical review, other members noted that the Assembly gave direction at the February meeting NOT to do a section 106 review and to keep the project moving forward on the initial timeline.

Additional discussion took place regarding the historical information that they may want to capture during the project. Mayor Weldon noted that we already have a City Museum that can capture local history and we can task them capturing any historic significant information related to Telephone Hill without having to slow down the project.

With respect to the parking topic that was addressed in the memo, Mr. Kelly said he would not be in favor of extending the zero parking zone to Telephone Hill.

MOTION by Mayor Weldon to direct staff to extend the zero-parking zone to Telephone Hill.

In speaking to her motion, Mayor Weldon noted that if they sell the property to a developer who will be building fancy condos, they will be providing parking for fancy condos. She said that if they make enough money in selling the lots, they can afford to put an additional 1-3 levels on the Downtown Parking Center Garage. She said that if we put a bunch of restrictions, as they have learned from the lot on 2nd and Franklin, that we end up with no housing in that space downtown.

Objection by Mr. Kelly and said he already spoke to his objection.

Ms. Hale noted that having lived downtown, this project is in a prime walkable neighborhood and she didn't even have a car when she lived downtown and she walked everywhere or took public transportation. She asked if anyone else had any objections.

Mr. Kelly said that in light of Ms. Hale's comments, he withdrew his objection.

Hearing no further objections, the motion passed by unanimous consent.

Deputy Mayor Hale asked Manager Koester if staff received the direction she needed to move forward on the historic documentation. Manager Koester said it was part of the original intention of our project team to incorporate some level of historic documentation. She said that if it was OK with the Assembly, the project team would just do that work as part of our original intention, and provide information to Assemblymembers Smith and Kelly to answer their questions.

- 5. Title 49 Rewrite Workplan** – Chair Hale noted earlier in the meeting that they will not have time to take up this agenda topic at this meeting so will postpone that to a future meeting.

F. STAFF REPORTS

G. NEXT MEETING DATE

May 6, 2024 at 6:00pm Assembly Chambers/Zoom

H. SUPPLEMENTAL MATERIALS

- 6. RED FOLDER: CBJ Employee Office Space Agenda Item E.1. (Slide Show)**

I. ADJOURNMENT

Deputy Mayor Hale adjourned the meeting at 9:27p.m.