



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

January 27, 2025 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

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES - December 2, 2024 Draft LHED Minutes

1. December 2, 2024 Draft LHED Minutes

F. AGENDA TOPICS

2. Future use of the former Floyd Dryden Middle School for Childcare

3. Juneau Animal Rescue request to Lease CBJ property for less than fair market value

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

- Planning Commission Update
- Docks and Harbors Board Update
- Parks and Recreation Advisory Committee (PRAC) Update

H. STANDING COMMITTEE TOPICS

I. NEXT MEETING DATE - February 24, 2025

J. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

December 02, 2024 at 5:00 PM – Zoom Webinar only



<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

[Clerk's Note: Due to road conditions and CBJ Office closures on 12/2/2024, all Assembly Standing Committee meetings will be held as Zoom only meetings.]

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 Beth Weldon, Paul Kelly, Ella Adkison, Neil Steininger

Members Absent: Wade Bryson

Liaisons Present: none

Liaisons Absent: PRAC liaison; Docks & Harbors Committee liaison; Planning Commission liaison

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands and Resources Specialist; Jill Lawhorne, CDD Director; Carl Uchtyl, Port Director

Members of the Public Present: Allen Baptiste, Luke Paden

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES – 1. November 4, 2024 Draft Minutes – approved as presented

F. AGENDA TOPICS

2. Ordinance 2024-41 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Mendota Park Parcel 1B, Located on Davis Avenue, from D10 to D15.

This rezone request would facilitate the addition of eleven (11) units to this lot. The neighboring Alaska Department of Corrections is concerned that increased density would result in development closer to the common lot line, for which mitigation would be challenging due to terrain. While rezone conditions are limited to health and safety, the development will require a new or updated Conditional Use Permit. The lot had been rezoned D15 but was downzoned due to intersection concerns at Davis Avenue and Glacier Highway. Since then the intersection has been signalized. The Planning Commission heard this proposed rezone at their regular meeting on October 22, 2024 and recommends the Assembly approve the proposed rezone.

Mr. Bleidorn discussed this topic. Acting Chair Weldon asked if we can ensure that nothing encroaches towards the Department of Corrections any more than it is, how would we care to their concerns. Ms. Lawhorne replied that where the remaining land is for the owner, it is the closest point to the correctional facility, and if there's an impact it's because of the distance. Through the conditional use permit process, the PC would have the ability to care to that concern and we could work with the Department of Corrections to see if it could be mitigated by fencing or some other solution. This is the last piece of that land that the developer has that would be useful for units. Acting Chair Weldon asked if this would be multifamily housing, 11 units together rather than 11 houses, or is that not a safe assumption. Ms. Lawhorne replied that it is and it's more or less an extension of the existing development, the multi-family units attached.

Mr. Kelly asked about the motion, to modify it to direct the PC to attach conditions for the Department of Corrections concerns or do we just proceed? Ms. Lawhorne replied that rezones cannot be conditioned unless it's water, sewer, or maybe a bad traffic intersection that may need an improvement, but it's usually safety concerns. She wasn't sure that this would be on the level with providing sewer or water infrastructure or that level of a safety concern. Acting Chair Weldon added that Ms. Lawhorne can address our concerns to the PC, but we usually give them the ability to act as their own experts.

Mr. Kelly moved to that the LHEDC forward the PC recommendations and draft ordinances to the full assembly with a motion of support. Motion passes unanimously.

3. CBJ Rezone Applications

[Planning Commission Notice of Recommendations Zone Changes](#). Mr. Bleidorn discussed this topic. Acting Chair Weldon asked about the Auke Bay fire station. Mr. Bleidorn noted it is adjacent to this area.

Acting Chair Weldon asked about Fish Creek, is that ordinance 2024-43, or is that another one we're moving forward. Mr. Bleidorn replied that is part of the North Douglas rezone, there's no ordinance included in the packet for Fish Creek. We have the 6 that received favorable recommendations from the PC. Acting Chair Weldon noted she counted 7. Mr. Bleidorn replied that the first one was the private one discussed as the first agenda topic.

Ms. Adkison moved to that the LHEDC forward the 2024 rezone applications and PC recommendations and draft ordinances to the full assembly with a motion of support. Motion passes unanimously.

4. Ivy Apartments Request for Temporary Use of CBJ Land

Mr. Bleidorn discussed this topic. Mr. Kelly asked what is temporary access to the property for remodel, do we have a definition of what temporary is, till the end of the project or until a date? Mr. Bleidorn replied that temporary access would be for less than a year and would begin when the city and the applicant would sign the temporary use agreement. They said they would need a few months for the remodel. We don't want to have to come back and ask for additional authority, but less than one year.

Mr. Steininger commented that he hasn't been through that alleyway recently, but looking at the overhead view it looks like there's a lot of trees on the property. Would this temporary access allow them to clear any brush or trees that are obstructing their ability to work on their property. Mr. Bleidorn replied that we haven't gotten into the details of it, but there would probably be some brush clearing in order to get access to the right-of-way. Any trees that would be cut we'd send the City Parks Arborist out to evaluate them due of the slope of the hillside. We'd want to be careful with removing any large trees and to make sure that we're cautious with trees anywhere downtown in areas with steep slopes.

Mr. Steininger moved that the Lands, Housing, and Economic Development Committee provide a motion of support for Ivy Apartments to temporarily access CBJ property to remodel their building. Motion passes unanimously.

5. Baptiste Application to Purchase CBJ Property

Mr. Bleidorn discussed this topic. Mr. Steininger asked if we take the recommended action and deny the motion to sell the property because there are structures currently on CBJ property not owned by CBJ, what are the next steps for the property owner would have. Mr. Bleidorn replied that the city has a process to deal with encroachments on city property. There's many houses in Juneau, adjacent to park property that over the lifetime of ownership they slowly encroach. When these things come to our attention Parks has a process in which they notify the homeowner that the encroachment exists, and to remove any structures that are illegally on city property. That process does take time and is pretty well defined how Parks handles illegally built structures on city property.

Ms. Adkison asked that because this is close to Duck Creek, a sensitive area, does the removal of the encroachments get more complex with other things to consider. Mr. Bleidorn replied that Parks will be the primary contact and handle that. In many cases when there is an illegal encroachments on Parks property, it's usually close to something sensitive. Depending on tonight's motion Lands will work with the Parks Director and the Code Enforcement Officer, with CDD working on the enforcement part to make sure that the city property is protected and returned back to its original condition in the future.

Acting Chair Weldon said normally with something like this we try to accommodate but careful not to reward bad behavior. In this case, if we asked him to do a smaller parcel, is it still encroaching on Duck Creek? Mr. Bleidorn replied that was correct and the sheds, regardless of ownership, are still within the 50 foot setback and that still presents a problem. You're right, we try to not reward bad behavior, but at the same time we try to be good neighbors. This one adds a little bit of complexity to it because of the proximity and that setback which makes it harder to recommend in favor, there were also no building permits found for the construction of the shed. Acting Chair Weldon asked if we could do something different, like a lease. Mr. Bleidorn replied that would go against city process and parkland designation and it doesn't remove the fact that it's within 50 feet of Duck Creek.

Mr. Baptiste talked about his application; the 7 x 100 feet would help him get within compliance of the setback. When he purchased the property, he was under the belief that that property corner and the original fence was the property line, and he thought was within the boundaries at the time. With the original boat shed, he went ahead and built it to what it is, and recently had John Bean do a survey and found out that his property lines were not as such, and submitted this application. Acting Chair Weldon asked if he had a survey of the property when he bought it. Mr. Baptiste replied that he had the original survey which doesn't show the correct lines, and shows the house with only a 1 car garage in 1973. Acting Chair Weldon noted that he has the correct survey, just the house footprint was different than the actual footprint. When they built the shed it was encroaching on the property lines. Mr. Baptiste replied that the property pin of the original fence is still there, is about 2 ½ feet outside of the John Bean survey, the 4 x 4 is concreted in the ground, the original one that he thought was the fence was the correct fence line. That corner is still there, which is what he believed was the property line.

Mr. Kelly commented that his understanding from packet material is that the sheds are encroaching on our land, are there any other structures or any part of the house that would also be encroaching on our property, or is it just the shed at this point. Mr. Bleidorn replied that it's just the shed at this point.

Acting Chair Weldon said that after listening to the applicant, they had an original survey, which was done incorrectly. Mr. Bleidorn replied he also drew the same conclusion. He looked for any indication that the house could have been increased in size since that original survey, but since Mr. Baptiste owned it, he didn't increase the house size, it appears as though the original survey may have been completed incorrectly, which caused this to happen earlier in time, but prior to the applicant owning it. Acting Chair Weldon replied that if he said the stake was in the ground not where it should be, that sounds like an incorrect survey. Mr. Bleidorn replied that he thinks the original fence post that he was speaking about, there was a fence post in the ground where the fence was even further than this was. He had requested 7 ½ feet, but the fence post was over 2 feet further than that. Prior to his ownership, this property had encroached further on city property, but to try to minimize impact, he had requested just the 7 ½ feet, which would be enough to keep the sheds, and not the full distance to where the original fence was. Acting Chair Weldon asked if the only recourse is to move the boat shed in questions or make it lot smaller. Mr. Bleidorn replied that if this application is denied then that's the likely outcome.

Mr. Kelly moved that the Lands, Housing, and Economic Development Committee provide a motion to deny this this application in accordance with 53.09.260(a) and retain this property. Motion passed.

6. Paden Application to Purchase CBJ Property at Pearl Harbor

Mr. Bleidorn discussed this topic. Mr. Paden commented that that they saw this property when looking. It was small in size next to private property, and we just noticed it was pinched between trust property, the Arboretum, and a bunch of other private lots, and so we thought it was worth taking a shot and asking. I don't know the whole process, but we've just been looking for a while. It'd be fantastic, obviously it's coveted, we understand that, but it hasn't been used since the State gave it over to the city in however many years and I'm not sure what the city could do with it at this point, with that small of a

lot. The city owns the whole Pearl Harbor Cove past the Arboretum as well, and this lot is just pinched between. With that in mind, we were hoping the city might consider selling it instead of holding on to it. Acting Chair Weldon asked Mr. Paden if he had looked at other parcels because unfortunately the one he picked is public, it's Parks property instead of land that we like to dispose of. Mr. Paden replied that if this gets denied, it was just a small one and we thought it was worth a shot.

Acting Chair Weldon asked if we have other beach access in the area as this is for public purse purpose used for beach access. Mr. Bleidorn replied that it is adjacent to the Arboretum, so technically, there's access to the beach through the Arboretum. Acting Chair Weldon asked if someone wanted to kayak to the Arboretum, this is where you'd but beach or kayak, is that correct? Mr. Bleidorn replied that he would say that you'd beach the Arboretum property itself. This is adjacent to it; it's undeveloped. I would say that if the Assembly does want to consider disposal of this property, generally speaking, when we have a very high value, waterfront property, the way for a recommended disposal would be some type of sealed competitive bid, so that way many members of the public can have an opportunity to purchase it, in which case it would be fair market value as determined by appraisal, that would be the minimum bid if we were going to go through something like that. That being said, obviously, we're recommending denial based on Parks and Recreation's reservations for this lot. But if the Assembly were to evaluate Parks property for disposal chances are, they'd be high valued and coveted and the public process of seal competitive bid would likely be recommended.

Mr. Steininger asked if we have anyone from Parks, or from the Arboretum to speak to any near long term plans for use of that portion of the beach or use of that property other than just for beach access, because as you said, it seems like the Arboretum or the trail to the north seems more logical as a beach access point. No one from Parks and Recreation was available for this meeting.

Mr. Kelly commented that that Mr. Bleidorn mentioned that if we did decide to dispose of this property, that you'd recommend that it go through sealed competitive bid, would there be any other actions that we would need to do as a part of this process, for example, would we need to do any rezoning or anything else before taking that action? Mr. Bleidorn replied that this disposal would need to go to the Parks and Rec Advisory Committee so they could recommend either for or against, and provide that information to the Assembly. Then it would have to go to the Planning Commission, where they would either recommend for or against. I would expect both of those to recommend denial based on all of the adopted plans, and that includes the Parks plan after the 2016 Land Management Plan, which was their newest adopted plan, and they did evaluate properties for disposal, and this one was still retained. There is the 1996 ordinance that set this property up as park access, we would need to do something to remove this from that open space, we need to do an ordinance to amend that ordinance to allow for the disposal of this property. That's just the way of saying that it would doable but it's going to take a lot of staff time and many departments to move forward with it. I think if we're looking at disposal of parklands that might make sense to do it in a more holistic manner where we try to find a number of these at once because of the time commitment would be large enough where it would make sense to try to do multiple at once. I believe Parks did that with their 2019 plan, where they were looking at properties for disposal, and I don't know what their process for that was, but this one is retained.

Ms. Adkison move that the Lands, Housing, and Economic Development Committee provide a motion to deny this this application in accordance with 53.09.260 (a) and retain this property. Motion passed.

7. Goldbelt Seadrome Building Request to Purchase CBJ property

Mr. Bleidorn discussed this topic. Acting Chair Weldon asked if Goldbelt is proposing an exchange of parcels, but all she see is Goldbelt getting parcels, are they exchanging something else with us? Mr. Uchytel replied that at one time there was a request for an equal dollar amount exchange of property. Goldbelt more recently has asked for just purchasing as much property from CBJ as possible to fulfill

their greater development of a building aimed at tourism. The request for tonight is really just for direct negotiation with Goldbelt to facilitate an appraisal and negotiations with them. Acting Chair Weldon followed up and asked to be clear, Docks and Harbors is okay with just the property going to Goldbelt rather than an exchange. Mr. Uchytel replied yes, if you look at the CBJ owned property, it is really consumed by the Goldbelt property, there's really not a whole lot of opportunity for Docks and Harbors, as we see it, to fully develop that. Goldbelt, owning more of the property, and the access to that property would have a better opportunity to develop this to the full and highest potential.

Mr. Kelly mentioned that he noticed that something that's in common with the previous applications was that this area is selected as retain, I was reading the justification for why we are being recommended to sell, I wasn't sure I quite understood what's being offered there in the second paragraph on the memo on page 86, it's basically in quotation marks there. I'm wondering if that could be explained. Acting Chair Weldon asked if anything has been done to the land since this memo, then is it still asked to be retained, but there's a reason why not to retain it. She is also a little confused also, as Mr. Kelly. Mr. Uchytel replied that it is true in the Land Management Plan all waterfront is designated retained. When I've talked to Law about this, they say that property can be redesignated through the Assembly process. As we go forward, if it is through the Docks and Harbors Board, if we have a purchase and sale or lease agreement, whatever it is, it is possible, through resolution to change something from retain to sale if a reasonable justification for disposing of it through a sale is provided. Long story to say yes, in the Land Management Plan, waterfront property like this is to retain, but Law has also implied that can based on every situation that can change through the Docks and Harbors Board and Assembly process. Acting Chair Weldon commented that as Mr. Uchytel said earlier that this is all encompassed by Goldbelt property, so that seems to make the difference, correct? Mr. Uchytel confirmed that.

Mr. Steininger asked if there is a rough order of magnitude the valuation of the property. He didn't see it in any of the memos to get an idea of what our expectation of value we get from Goldbelt. Mr. Uchytel replied that there was an appraisal done a couple years ago, Law has opined that we need to refresh that. The CBJ properties that Docks and Harbors manages is about \$680,000, but to move forward we would get it reappraised. Part of moving forward for reappraisal is a motion by the Assembly, which basically says this property makes sense for direct negotiation. We're not going to go out and offer this for a sealed bid process because it's uniquely Docks and Harbors and Goldbelt issue. You're not going to sell this property to somebody else that Goldbelt in circles and has a 3rd party, would it not have access through the Goldbelt property. All those things tend towards it's reasonable to have this direct negotiation with the property owner surrounding the CBJ owned property.

Mr. Steininger move that the Lands, Housing, and Economic Development Committee provide a motion of support to negotiate with Goldbelt and CP Marine on a land trade. Motion passed.

G. STAFF REPORTS

8. CBJ Christmas Tree & Firewood Harvesting Policy

Mr. Bleidorn discussed this topic. Acting Chair Weldon asked about the firewood policy. Mr. Bleidorn noted that firewood harvesting is more difficult this time of year and a majority of our firewood harvesters are in spring and summer. This was just an update for the Christmas tree policy.

H. COMMITTEE/ LIAISON COMMENTS & QUESTIONS – no discussion or updates from the committee

- Planning Commission Update
- Docks and Harbors Committee Update
- Parks and Recreation Advisory Committee (PRAC) Update

I. NEXT MEETING DATE - January 27, 2025

J. ADJOURNMENT – 5:56pm

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Wade Bryson, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Future use of the former Floyd Dryden Middle School for childcare
DATE: January 23, 2025

During the summer of 2024 the Public Works and Facilities committee (PWFC) completed a solicitation for proposals to lease space in the former Floyd Dryden Middle School. The building was vacated by the Juneau School District in July 2024. The submitted proposals were ranked by the PWFC and the proposal from T&H Early Education to use the building for "Early education programs & childcare" was tied for the top choice along with the community use of the gym for senior, adult, and youth sports and activities. The next highest-ranking use for the building was UAS with the proposed use of "Educational programs & childcare & workforce development". The Assembly Committee of the Whole (COW) reviewed the proposals and PWFC rankings at the August 5, 2024, meeting and passed two motions. First, a motion to direct staff to proceed with T&H Early Education to use up to 2/3 of the space in Floyd Dryden and the second motion was to authorize staff to negotiate with the proposers on space as per the ranking by PWFC.

CBJ staff met with T&H Early Education in November and began drafting basic terms and conditions for a lease based on the direction from the COW. T&H Early Education has also been working on a Conditional Use Permit, planning and designing interior remodeling, and working with CBJ Building Maintenance in order to begin to negotiate terms and conditions for the shared space. In Accordance with CBJ Code 53.09.260 the next step in this public process will be for the Full Assembly to provide a motion to negotiate with T&H Early Education. CBJ leases are authorized by ordinance after a LHED Committee review and Assembly public hearing. Attached is the T&H Early Education proposal that was submitted to the PWFC.

The CBJ Manager's Office met with the UAS School of Education and the executive director of Southeast Alaska Association for the Education of Young Children (AEYC) as UAS was the second highest-ranking proposal. UAS is interested in leasing the remaining 1/3 of the building. The University lease process is largely completed by the UA Land Office and UAS School of Education is determining their process for moving a lease forward. In Accordance with CBJ Code 53.09.260 the next step in this public process will be for the Full Assembly to

provide a motion to negotiate with UAS School of Education. CBJ leases are authorized by ordinance after a LHED Committee review and Assembly public hearing. Attached is the UAS school of Education proposal that was submitted to the PWFC.

In the time since the PWFC solicitation process, and as a result of the Glacier Lake Outburst on August 6, 2024, Glacier Bear Child Care has occupied a classroom in the building. This use is a result of an emergency declaration after the childcare location was affected by the flood. There is no existing lease for this space and the Assembly did not authorize this use under 53.09.260. Glacier Bear Child Care has been in talks with UAS to provide childcare under the proposed UAS program but has also requested to remain in the building after the emergency declaration expires in March. They currently do not pay anything to the CBJ in return for using the space. CBJ code does not allow for a lease of CBJ property to a for-profit business for less than fair market value. As a potential sublease of the UAS lease, Glacier Bear Child Care has begun the process to apply for a Conditional Use Permit but has stated that they are not interested in leasing any space at fair market value and they are only interested in leasing space at zero cost.

The current estimate of the cost to maintain the building is \$1.97 per square foot. Fully funding the maintenance is crucial to current and future uses of the building regardless of if the building is leased for less than fair market value. T&H Early Education's proposal included the expectation that the lease costs would be fair market value. UAS School of Education requested the space for no cost. The Parties will need to negotiate the necessary renovations, shared space, security, custodial, utilities, parking, plowing, internet, pickleball and the State of Alaska Mendenhall Valley air quality monitoring station that is on the roof before any final leases will be signed.

The COW reviewed the proposals and the PWFC rankings at the August 5, 2024, meeting and passed a motion to direct staff to proceed with T&H Early Education to use up to 2/3 of the space in Floyd Dryden and second motion to authorize staff to negotiate with the proposers on space as per the ranking by PWFC. At the February 3, 2025, Assembly meeting the Manager will request that the Assembly provide a motion to enter into direct negotiations for each of these leases in accordance with 53.09.260(a). At a future date, and accordance with 53.09.260(b), "after review by the Assembly Lands Committee, and authorization by the Assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land."

Staff request that the Lands, Housing, and Economic Development Committee provide a motion of support to the assembly for leasing space in Floyd Dryden for T&H Early Education and UAS School of Education.

Attachments:

1. CBJ Code 53.09.260 - 53.09.270
2. T&H Early Education proposal
3. UAS school of Education proposal
4. Building Maintenance Cost Breakdown

53.09.260 (a) *Application, initial review, assembly authority to negotiate.*

"Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land."

(b)

Review and approval process. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.

From: [JPL Domain Admin](#)
To: [MD FD Options](#)
Subject: New submission from EPW - Middleschool Usage
Date: Friday, May 17, 2024 5:27:33 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name

Central Council Tlingit and Haida Indian Tribes of Alaska (T&H)

Organization Phone

907.586.1432

Organization Email

otp@tlingitandhaida.gov

Submitter Name

Amelia Rivera

Submitter Phone

907.463.7105

Submitter Email

arivera@tlingitandhaida.gov

Proposal Name

Tlingit & Haida Early Education Services

Which schools are you proposing to use?

- Floyd Dryden Middle School

If you chose more than one school, which is your first choice and which is second?

N/A, Marie Drake Middle School does not suit our program needs.

Are you proposing to rent or buy the building(s)?

Rent

Proposed Use

The Central Council Tlingit and Haida Indian Tribes of Alaska (T&H) is interested in renting space at Floyd Dryden Middle School to operate three of our early education programs: Head Start, Little Eagles & Ravens Nest (LEARN), and Haa Yoo X'atángi Kúdi.

As shared during the CBJ Assembly Meeting on April 15th, we serve approximately 140 early education students and our numbers are only expected to grow due to recent changes in Head Start eligibility requirements, which will allow categorical eligibility for all Alaska Native and American Indian students ages 3-5, regardless of income. Head Start currently operates 4 centers in the Juneau community, two of which are stationed in Juneau School District buildings. Additionally, we are working to establish an Early Head Start program that will also allow us to provide services to toddlers.

LEARN is a for-profit licensed childcare facility, providing services to families for youth ages birth to age 6. Currently, we operate 3 classrooms, providing infant, toddler, and preschool services to children and families. Haa Yoo X'atángi Kúdi is a Tlingit Language Immersion program providing immersion instruction to children ages 3-6 years old. While we only operate one immersion classroom, we are simultaneously growing our instructors' skillsets so we may expand immersion services and we have been asked to provide Xaad Kíl (Haida) immersion instruction as well.

Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community

Tlingit & Haida's proposal meets CBJ goals 3, 4, and 5, as we would be meeting an immediate community need for quality childcare services while helping stabilize the CBJ budget with sustainable funding for a period of 5 years.

What impact would your proposal have on the CBJ budget?

Tlingit & Haida's proposal would have a positive impact and would help stabilize the budget, as we would be providing consistent rental income to CBJ for at least 5 years.

Would you be willing to pay fair market value for rent/lease?

Yes

How much space are you proposing to use?

We propose utilizing 1/2 to 2/3 of the building to implement Early Education programs, the right side of Floyd Dryden is our preferred section as that side has more restroom stalls and we would be hosting approximately 140 students.

What level of retrofit would be needed for your proposal? Who would pay for that work?

We would remodel the bathroom stalls to add smaller toilets for young students (ages 2-5), T&H would be willing to pay for those modifications.

How long do you anticipate you would occupy the building(s)?

T&H proposes renting the building for a period of 5 years, with the possibility of extending the lease in 1-year increments afterwards.

Describe parking needs associated with your proposed use.

We would need onsite parking for staff, bus drop-offs, parents, and volunteers. We anticipate large gatherings for graduations, and family engagement events, but parking ratios could mirror building usage percentages.

Will you be requesting CBJ operating funds for your use?

Yes

If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?

It is unknown to this submitter whether or not T&H receives CBJ operating funds, but regular building maintenance and snow removal would be requested, in alignment with other existing agreements the tribe has.

What other uses would be compatible with your proposed use?

Early education services, training services, or education supports, such as Southeast Alaska Regional Resource Center would complement our proposal.

What other uses would not be compatible with your proposed use?

Sharing space with an animal shelter would not be compatible with our proposed use, as it could send an

unintended negative message to Indigenous families stating that our children are like animals.

From: [JPL Domain Admin](#)
To: [MD FD Options](#)
Subject: New submission from EPW - Middleschool Usage
Date: Thursday, April 25, 2024 4:49:28 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name

University of Alaska Southeast

Organization Phone

907-796-6551

Organization Email

cesimon2@alaska.edu

Submitter Name

Carlee Simon

Submitter Phone

5138011184

Submitter Email

cesimon2@alaska.edu

Proposal Name

Juneau Early Childhood Education Hub: A Collaborative Lab School and Community Initiative

Which schools are you proposing to use?

- Floyd Dryden Middle School

Are you proposing to rent or buy the building(s)?

Rent

Proposed Use

The proposed use of the building is to develop it into the Juneau Early Childhood Education Hub, providing dual enrollment opportunities for high schoolers, childcare services for residents of Juneau, and degree pathways for early childhood educators and business owners.

Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community

This proposal focuses on education, community development, and economic growth. It benefits the community by providing essential childcare services, enhancing educational opportunities, and fostering workforce development.

What impact would your proposal have on the CBJ budget?

The proposal is designed to be financially sustainable through tuition, fees, and potential grant funding. It

aims to be neutral in its impact on the CBJ budget, with a focus on self-sufficiency.

Would you be willing to pay fair market value for rent/lease?

No

How much space are you proposing to use?

Undetermined at this point.

What level of retrofit would be needed for your proposal? Who would pay for that work?

The retrofitting required would involve updating classroom spaces, installing child-safe facilities, and enhancing accessibility. The cost of renovations is unknown at the this time.

How long do you anticipate you would occupy the building(s)?

We anticipate a long-term occupation of the building, ideally 10 years or more, to establish a stable and enduring educational program.

Describe parking needs associated with your proposed use.

The facility will require adequate parking for staff, parents, and possibly commuting students. We estimate needing spaces for approximately 50 vehicles during peak hours. As the school building already serves a similar purpose we anticipate parking will not be an issue.

Will you be requesting CBJ operating funds for your use?

No

If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?

We are not currently receiving CBJ operating funds and do not plan to request an increase for this proposal.

What other uses would be compatible with your proposed use?

Compatible uses would include community educational workshops, teacher training programs, and other community outreach programs focused on family support and development.

What other uses would not be compatible with your proposed use?

Incompatible uses would include those that are not aligned with early educational or community development goals.

	DRAFT O+M/Proposed Lease Rates													Notes:	Utility costs use the highest year available for FY21-FY24 as rates typically increase each year.			
	Marie Drake, Floyd Dryden														Costs/SF are monthly costs/sf.			
	Costs do not yet include any abatement or tenant improvements.														Lease rates to include 3% annual increase over lease term.			
															12/13/24 updated to include \$0.11/SF/month for property insurance.			
																	Proposer's response to "Are you willing to pay fair market value for rent?"	
	<div>Subtotal +10% O+M Administrative Monthly Cost Monthly</div>																	
	Operate and Maintain	Floor	Quantity	Unit	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	Monthly Total	Annual		
	Floyd Dryden		75,486	SF	\$0.30	\$0.80	\$0.15	\$0.20	\$0.16	\$0.05	\$0.01	\$0.01	\$0.11	\$1.79	\$1.97	\$148,850	\$1,786,203	
					\$22,646	\$60,137	\$11,512	\$15,000	\$12,392	\$3,621	\$595	\$1,112	\$8,303					
	CBJ Parks & Rec - Gym Community Use	26%	19,561		\$5,868	\$15,583	\$2,983	\$3,887	\$3,211	\$938	\$154	\$288	\$2,152			\$38,571	\$462,855	NO
	Tlingit & Haida Early Education	55%	41,213		\$12,364	\$32,833	\$6,285	\$8,190	\$6,766	\$1,977	\$325	\$607	\$4,533			\$81,268	\$975,215	YES
	UAS/Auke Lake Preschool	19%	14,712		\$4,414	\$11,721	\$2,244	\$2,923	\$2,415	\$706	\$116	\$217	\$1,618			\$29,011	\$348,127	NO
		100%	0		\$22,646	\$60,137	\$11,512	\$15,000	\$12,392	\$3,621	\$595	\$1,112	\$8,303			\$148,850	\$1,786,197	
	Notes:																	
	1. Maintenance, janitorial, snow removal, and mothball costs provided by Nate Abbott, CBJ Building Maintenance Supervisor. See 3/1/24 Memo from Geroge Schaaf and Nate Abbott.																	
	2. Utility data reflects FY23 actuals provided by JSD. No garbage data available for Marie Drake. Central Office trash currently taken to Harbor View.																	
	3. Demolition costs based on total project cost/sf to demolish the Public Safety Building (2019) escalated to 2025. Includes \$250K to relocate District IT hub; cost to relocate to TMHS not yet determined.																	

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Wade Bryson, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Juneau Animal Rescue request to lease CBJ property for less than fair market value
DATE: January 23, 2025

Juneau Animal Rescue (JAR) has reached out to the CBJ Manager's Office a number of times over the years requesting that land be made available in order to build a replacement facility for the property currently located at 7705 Glacier Highway. More recently JAR submitted a proposal to lease a fraction of the CBJ parcel located at 10020 Crazy Horse Drive, for less than fair market value. According to the applicant, the current facility is no longer functioning to meet the needs of the community and if this land lease is successful, it will provide JAR with an advantage as they work on fundraising for a building.

Fractions of this CBJ owned property are already currently leased to the Southeast Alaska Foodbank, the FAA for weather monitoring equipment, and to Vertical Bridge for a communication tower. JAR is request is to lease an area that is currently unleased, and JAR believes that their use of the property will not negatively impact the existing uses. If a motion is passed by this Committee, it does not obligate the CBJ to provide any financial backing to this project and does not provide any indication of Assembly intent to provide future funding. JAR will be responsible for all aspects of the permitting processes.

While discussing the application with Kevin Ritchie, the JAR Facility Committee Chair, he stated that they have completed initial site visits and tests on the site but until they have an indication from the Assembly on if there is interest in CBJ leasing this site to JAR, they do not want to spend any more resources on the property. If JAR determines this site to be practical for their needs the next step in the lease process will be for the full Assembly to review the application as New Business and provide direction to the Manager to negotiate by providing a motion in accordance with 53.09.260

Staff request that the Lands, Housing, and Economic Development Committee provide a motion of support to the Assembly for leasing CBJ property to Juneau Animal Rescue for less than fair market value in accordance with 53.09.260 and 53.09.270

