



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

August 28, 2023 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 - July 17, 2023 Draft Minutes

1. July 17, 2023 Draft Minutes

F. STAFF REPORTS

2. Travel Juneau Quarterly Update

3. Telephone Hill Property Management Update

4. Second Street and Franklin Street Disposal Verbal Update

G. STANDING COMMITTEE TOPICS

5. LHED Committee Goals

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

I. NEXT MEETING DATE - September 18, 2023

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.org.

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

July 17, 2023 at 5:00 PM

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C. ROLL CALL

Members Present: Acting Chair Wade Bryson, Christine Woll, Wáahlaal Gíidaak

Other Assembly Members Present: Mayor Weldon

Members Absent: Alicia Hughes-Skandijs

Liaisons Present: Mandy Cole, Planning Commission

Liaisons Absent: PRAC; D&H liaisons have not been assigned to this committee.

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Jill Maclean, CDD Director; Rorie Watt, City Manager; Sherri Layne, Assistant Municipal Attorney

Members of the Public Present: Jeremiah Beedle, Southeast Alaska Foodbank Acting Board President

D. APPROVAL OF AGENDA – approved, Mr. Bleidorn noted that in the first sentence of the Staff Reports memo, it lists “Pederson Hill” and should have been “Telephone Hill”

E. APPROVAL OF MINUTES - June 26, 2023 Draft Minutes, approved as presented

F. AGENDA TOPICS

2. 2023 City Foreclosure Property Disposal

Mr. Bleidorn discussed this topic. No comments. Mr. Bleidorn made a note of clarification that there would be one ordinance for each property.

Ms. Woll moved that the Lands Housing and Economic Development Committee direct the attorney to draft and introduce ordinances that authorize disposal of these properties because of delinquent property taxes. Motion passed unanimously.

3. Southeast Alaska Food Bank Request for Gravel for Less Than Fair Market Value

Mr. Bleidorn discussed this topic. No comments.

Wáahlaal Gíidaak moved that the Lands Housing and Economic Development Committee provide a motion of support for the City Manager to work with the Southeast Alaska Foodbank to grant access to City gravel resources at the cost of \$4.90/ton. Motion passed unanimously.

4. An Ordinance Amending the Sensitive Areas Requirements of the Land Use Code Related to Landslide and Avalanche Areas

Ms. Maclean and Mr. Watt discussed this topic.

Chair Bryson asked to confirm that the recommendation from the Planning Commission was to leave things as is with the 1987 adopted maps, essentially business as usual. Ms. Maclean replied that was correct with the one addition of considering a method of public notification.

Ms. Woll noted she listened to the Planning Commission meeting, which was helpful to hear public comments and the Commissioner's discussion. She is not sure that the public has enough awareness of the risks of some of these hazards, and the idea of providing more information to the community strikes her as a good thing. She asked about the difference between what we know about these maps existing, versus releasing them as public information, versus adopting them. What is the difference between

those options in terms of potential positive or negative impacts. Attorney Layne replied that the two-page memo in the packet gives a good summary of CBJ's obligations and the CBJ as a regulator. There are categories that indicate CBJ is not liable for adopting or not adopting them. It is up to the assembly what they want to do. The CBJ is not going to be liable for money damages, whether we adopt them or not. There is some regulatory argument that are facts specific and then there are Tetra Tech's limitations with their maps. Alaska law provides a lot of the immunity to the CBJ so it's really a matter of what the Assembly wants to do, adopt them, or not adopt them. There is not going to be a lot of liability associated with that piece of it, but it is a policy call at this point.

Ms. Woll followed up to restate her question, she was wondering about the impacts with the difference between public information versus adoption of these reports existing out there because they've been published. We've heard from folks that they're worried about not being able to that to sell their house, does it matter if we release these as public information versus adoption, does one give more credence than the other. I think this is less of a legal question. Ms. Maclean replied that when she looks at adoption versus public information, ordinance versus resolution comes to mind. Ordinance applies to everybody, public or private. Whereas a resolution typically is something we take the burden on at CBJ, but it doesn't necessarily apply to private property owners. When thinking about adoption of these maps versus just making them available for public information, the one distinction is that if they are adopted, and then CBJ also wants to adopt code or ordinance regulations for it, those will have to be abided by, we'll have to interpret them, apply them the usual way. Whereas if they're only adopted as informational pieces, then we could, along with part of what the Commission recommended, was do public notification. So adopt the maps, put them out there for informational purposes only in this scenario. Once a year before the hazard seasons picks up, we could issue what I would imagine a pamphlet to boroughwide property owners, with something along the lines of, "Do you know where you live. Do you know we have hazards? We have avalanches, landslide, and floods." All our properties are impacted a little bit and it would behoove us to at least put that information out to the public. But that's really it, informational, we don't have to apply code, or regulate them. People would just go through permitting as if you weren't in a hazard zone.

Mr. Watt commented that the question for the assembly revolves around how much weight do you want to put on them and how easy do you want to make it for the public to know and understand that the study and maps exist. The CBJ adopts all sorts of plans and studies, and a while back we had the Willoughby District Plan and the assembly adopted a chapter of that plan, but the rest of it was just informational. The assembly has a lot of discretion here. If there is some formal adoption, I think the public will perceive that the city on some level, endorsing the ideas and conclusions. If there is no adoption, a party that is not engaged today is likely to be able to learn that the information exists, then if we just receive it and have it on the shelf. I think there's kind of a sliding scale. How much weight of importance do you want to put behind receiving or adopting and how easy do you want to make it for the public to know and understand that this study and maps were done and created.

Ms. Cole commented that the Planning Commission did consider this, which is why the recommendation specifically says please do not adopt the maps. The reason we ended up going with that strong affirmative language was that we were swayed by informed public testimony that said adoption of the maps, whether or not regulated, lends credence to them in such a way as to it doesn't really matter about the regulatory part of it. An insurer or a mortgage agent is going to see the maps as adopted by the CBJ, believe that they are endorsed, and it would be fair to interpret that as adoption. Those problems that we were talking about cascade from that, and the Planning Commission chose to say, do not adopt the maps. We talked about recommending reviewing or striking the 1987 map but didn't get there in terms of the recommendation. This was part on the minds of some Commissioners, that essentially the regulation of landslides and avalanches maps would no longer be purview of the city.

Chair Bryson asked what the consequences would be by eliminating the 1987 adopted hazard maps and letting the burden be on the homeowner and not the city. Reading through this, it made it look like that we could remove those regulations and then let the homeowner be responsible for what they build. Is this the correct understanding? Ms. Maclean confirmed, if the assembly were to repeal the map and the ordinance, then these areas would be treated the same as any other zoning district that they are in.

Mayor Weldon commented that she wanted to keep pulling on that thread a little, if we don't pass the ordinance there's no building restrictions other than zoning and the Planning Commission wouldn't say, "Oh, you're in an avalanche zone," they would just look to see what is that zoning area is, is that correct? Ms. Maclean replied that you would first have to repeal the adopted maps and adopted code, then it would be treated just like any other area. Within the same section of the chapter, separate section, is hillside endorsement. Anywhere across the borough if you have a slope of 18 percent, and you're impacting it, it applies to everybody, it doesn't matter if you're in a hazard zone or not, it has to do with the slope. There are different pieces, but those would still apply as they do today. You'd repeal both, and they would be treated equal to the other applicants. Mayor Weldon followed up to ask that the only difference when looking at the options is Number 5, which does that, with the only differences that we would notify the public every year that they are potentially in a moderate or high hazard area. This could be concerning if they sold the property. She is with Mr. Bryson on this, if it's your property you can do what you want but is concerned for people renting, not knowing what's going on. Ms. Maclean replied that she didn't have anything to add other than she would expand the notification, so it isn't just avalanche and landslide, but also flood because she didn't think a lot of people realize the impacts if you haven't been here that long. They may not know where they live, the same with renters if they're moving around, there may be new hazards that they weren't aware of before.

Chair Bryson commented that his brother lives Kill Devil Hills Archipelago, North Carolina, a landlocked island almost the same size as Juneau, but they have a bridge that connects them to the mainland. A little different, but they can't build a house on the ground, it has to be on stilts, a minimum of 8 to 10 feet up because they know that eventually the ocean is going to come to the bottom of houses. They just let the rules work with the mother nature that they have. If we remove the landslide and avalanche hazards, we're getting the government out of telling people what they can do on their property, then we're allowing people to develop the property the way they want to in the area they want. Nobody builds a house on a hillside, and says, that angle is not going to matter. They're going to look at this stuff. A once a year reminder for everybody on what the hazards are is adequate for the people that choose to live or develop in this area.

Ms. Woll added an Option 6, "to repeal everything, to have nothing adopted for public information; repeal the old maps and ordinances and do nothing with the new maps."

Ms. Woll moved to have Options 3, 4, 5, as listed, and new Option 6, to be forwarded to the Committee of the Whole. Motion passed unanimously.

G. STAFF REPORTS

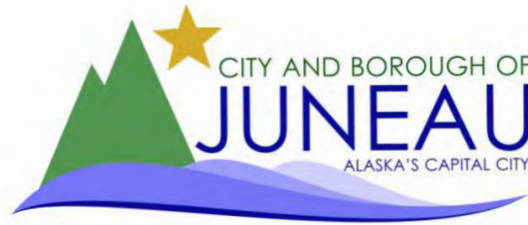
5. LHED Committee Updates

Chair Bryson asked if there was an estimated timeframe for when the first home would be built in any of the Pederson Hill areas. Mr. Bleidorn replied that staff is still working on the purchase and sales agreement. The fine details are still in the works, but given the current agreement, we would expect to have 15 houses in 5 years for the first phase, Phase 1B. This is dependent on construction, as those houses can't be built until the roads, utilities, sidewalks, and everything is built.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS - None

I. NEXT MEETING DATE - August 7, 2023

J. ADJOURNMENT – 5:33PM



MEMORANDUM

DATE: August 18, 2023

TO: Assembly Lands Housing and Economic Development Committee

FROM: Alexandra Pierce, Tourism Manager

SUBJECT: Commercial Recreation Use Study and VITF Implementation

This memo provides a description of the Commercial Recreation Use Study project as well as an update on VITF implementation and the current projects that the CBJ tourism office is working on. The attached matrix shows the status of the Task Force recommendations.

Commercial Use:

The Assembly has expressed interest in reviewing the scope of this project before staff puts it out to RFP. This project will be overseen by Parks & Rec and Tourism staff with engagement with Lands and Docks and Harbors. Staff has developed the following high-level scope of work:

- Inventory and assessment
 - All lands (CBJ and USFS) currently used by commercial tours.
 - CBJ code analysis – where commercial use is explicitly allowed and prohibited.
 - Permits issued and visitor levels – heat map showing high use areas.
 - Potential lands for commercial use – public lands where use is permitted by code but not currently used by commercial tours (includes Pioneer Road)
- Evaluate CBJ lands identified in inventory for appropriate level of commercial use based on criteria (examples below)
 - Infrastructure
 - Impact
 - Function of property
 - Intent (i.e., lands set aside for preservation vs. high use recreation area)
 - Size
- Evaluate existing tour types and level of intensity.
- Commercial use of trails
 - Update trails designated for commercial use.
 - Set use criteria for different trail types (group size, type, frequency)
- Develop preliminary maps and descriptions of sites and possible uses.
- Conduct public process based on assessment.
 - Start with small neighborhood group workshops.
 - Refine based on neighborhood feedback.

- Conduct larger public meetings based on second draft.
- Refine draft.
- Submit final draft for public review.
- Final product:
 - Maps of different areas available for commercial use sorted by type and intensity.
 - Summary document containing a set of recommendations.

VITF/Tourism Update:

- **MOAs:** Staff has not received official direction from the Assembly to further limit cruise visitation but is working with industry and neighboring communities to evaluate the feasibility and efficacy of potential options for further limits. Options include ship size, quieter weekends, “ship free” days or a combination of these items.
- **Circulator Study:** We have received the final Technical Memo with recommendations from our consultants, LSC Transportation, and it will be presented to either PWFC or LHED on September 18. The final draft is coming soon.
- **Mendenhall Glacier Permits:** USFS, CBJ, and TBMP are co-hosting a meeting with operators to strategize glacier permit administration for next year. There will not be more permits available, but the management system can be improved, and the parties have agreed to collaborate on a solution. We have also received updated data from Capital Transit on the number of riders left behind: approximately 43 in May, 83 in June, 235 in July, and 96 so far in August. Parks & Rec has issued additional park use permits to allow operators to pivot and offer new tours.
- **Visitor Survey:** CBJ is currently conducting a visitor satisfaction survey plus visitor and crew spending and economic impact analysis. Results are expected this fall.
- **Regional engagement:** The Port Communities of Alaska are meeting in person after Southeast Conference to start scoping a regional strategy and discuss immediate goals and needs for collective industry engagement.
- **Seawalk:** The Franklin to AJ seawalk project is in process with geotechnical work and relevant property appraisals currently being conducted.
- **Green Corridor:** The “first movers” group has engaged the Maersk McKinney Moeller Center to conduct the feasibility study. This will identify what the region will need to do to decarbonize cruise shipping by 2050. The review includes fuel types, port infrastructure, and supply chains.
- **TBMP:** The transition to Travel Juneau was successful and Elizabeth Arnett is doing a great job. Hotline calls are up for July with many residents expressing pressures from increased visitation.
- **Survey:** McKinley Research has been retained for the 2023 community survey. Results are expected at the end of November.
- **Whale watching:** The whale watch focus group is meeting weekly and is planning to present its outcomes to the COW in September.

- **Marine Park Master Plan:** Working on finalizing design. Public process included a survey with over 1000 responses, workshop meetings in the park, and more traditional public meetings held at the Baranof and Assembly Chambers.

Attachment – VITF Implementation Spreadsheet

DATE: August 18, 2023

TO: Alicia Hughes-Skandijs, Chair
Dan Bleidorn, Staff
CBJ Lands, Housing, and Economic Development Committee

FROM: Liz Perry
Travel Juneau

RE: Update to LHED for quarter ended 06/30/2023

Ms. Hughes-Skandijs and Mr. Bleidorn,

This memo highlights our marketing work over the 4th quarter and into the 1st quarter of FY24.

Event & Groups Sales continues to see an uptick in interest from meeting and event planners. By the close of the 4th quarter, Juneau had benefitted from 29 events, secured by Travel Juneau, with an estimated economic impact of \$9.38M (includes IRONMAN Alaska from August 2023). Centennial Hall renovations have impacted our work, but we closed out the fiscal with more than \$20M in business secured or in the pipeline for conversion. The attached report shows business currently in our pipeline. The EGS Manager and I are contracting for this fiscal's trade shows, which will focus on Juneau as a small-market and niche meetings destination.

Destination Marketing is finishing its media and operator familiarization (FAM) season and is contracting for upcoming trade shows.

During Q4, Destination Marketing attended Cruise360, meeting with travel agents who sell to independent travelers, as well as media.

Media hosted during Q4:

Terry Sheely & Jim Goerg, freelance and contracted fishing writers
Kate Armstrong
Dana Rebmann
Jason Leppert
Paula Franklin

Additionally, during Q4, we contracted with NatGeo UK for a series of online articles and advertising to run this fall. Ads will redirect to the Travel Juneau website and we will be able to vet and/or correct articles before publication.

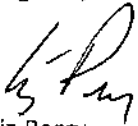
The Alaskan Brewing Company/Travel Juneau co-branded campaign will end in early September. As of August 15, almost 13,000 individuals entries have been received through the Travel Juneau microsite. The winner will be drawn mid-September for the May 2024 trip.

During the 4th quarter of FY23, TravelJuneau.com engaged more than 103K users and had close to 294K page views. Over the entire fiscal year, the site had over 300K users. Call and email inquiries continue to be robust, and more than 50,000 print guides were distributed to visitors, media, and travel agents during FY23. A note on metrics: Google Analytics has been replaced by the new GA4, which qualifies website users/visits more stringently and may reduce the numbers on reporting. This is a function of the system monitoring use on the site and weeding out users who show no additional activity like scrolling or accessing other pages.

Looking ahead to FY24, both Destination Marketing and Events & Group Sales are contracting for the upcoming trade show season. So far, Travel Juneau has committed to 14 shows, many of which include a sponsorship, allowing staff to make presentations to groups of planners, operators, and travel agents. Travel Juneau is again collaborating with Eaglecrest, with plans to host pro-skiers and ski videographers next season. We have access to images and videography from last season's collaboration with skier/photographer Tony Harrington for advertising and social media, signing the contract for those assets in May.

Thank you for your continued support of Travel Juneau's work for our community. Please contact me if you have questions or comments.

Regards,



Liz Perry
President & CEO
Travel Juneau



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Reports snapshot

Custom

Jul 1, 2022 - Jun 30, 2023 ▾



Compare: Jul 2, 2021 - Jul 1, 2022

Users ▾ by Country



COUNTRY

USERS

United States

239K

↑ 39.8%

Canada

16K

↑ 71.3%

United Kingdom

5.3K

↑ 53.7%

Australia

3.5K

↓ 32.1%

China

2K

↓ 25.1%

India

1K

↓ 31.8%

Germany

1.3K

↑ 74.7%



Reports snapshot

Custom Jul 1, 2022 - Jun 30, 2023

Compare: Jul 2, 2021 - Jul 1, 2022



Users

280K

↑ 36.8%

New users

281K

↑ 37.8%

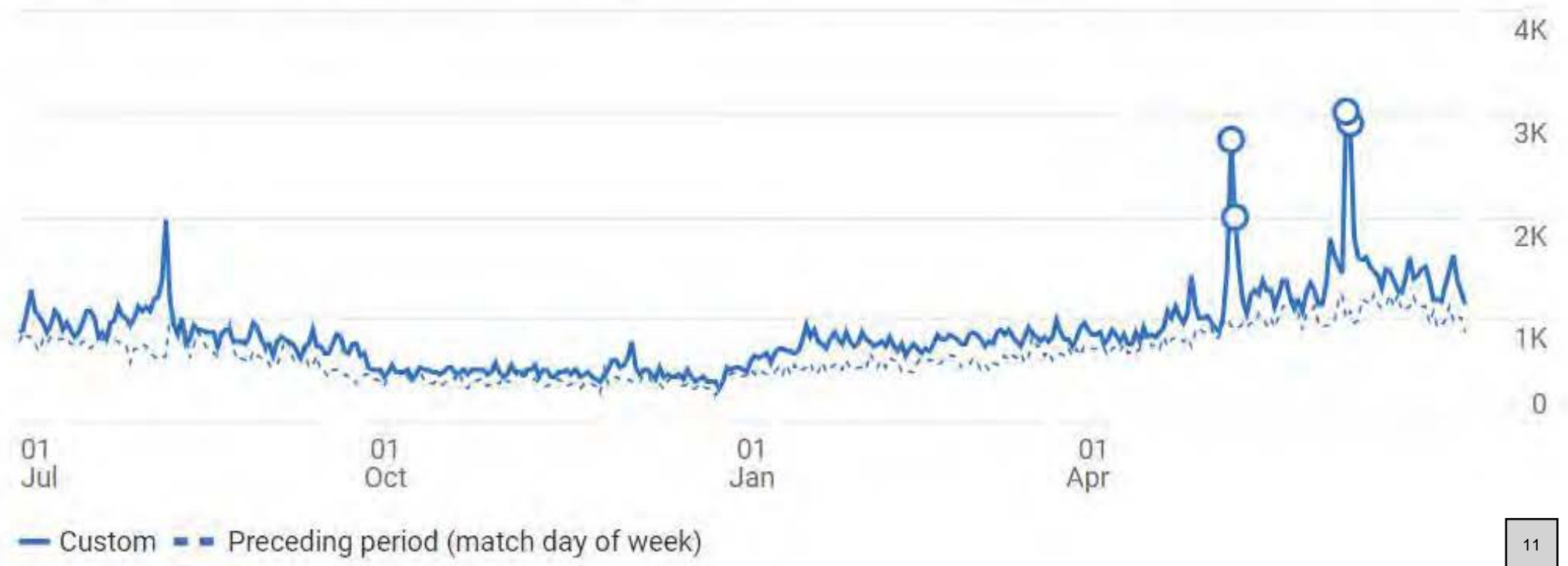
Average engagement time ?

1m 30s

↑ 0.6%

Total revenue ?

\$0.00





PIPELINE REPORT - POTENTIAL & SECURED BUSINESS

Organization	Meeting	Status	Convention Center	EEI	RA	SA	Mtg start	Mtg end	Total Rm Nights	Requested Rooms	Source Code
AK Assn of School Business Officials	2023 ALASBO Summer Leadership Conference	Definite	No	\$119,080.00	45	65	07/14/2023	07/18/2023	5	172	Direct Inquiry
Region 16 Comprehensive Center	Leaders in Native Education Convening	Definite	No	\$84,780.00	60	70	08/10/2023	08/13/2023	4	240	
Paris Tattoo Body Art	2023 True North Tattoo Body Art Expo	Definite	Yes	\$137,400.00	40	100	09/28/2023	10/02/2023	6	360	Centennial Hall Referral
Amer Inst of Architects - AK Chapter	2023 Annual Conference - AIA - AK Chapter	Definite	No	\$87,915.00	60	75	10/05/2023	10/07/2023	5	200	Website Inquiry
Metcalf Communications	2023 Public Market	Definite	Yes	\$135,550.00	50	450	11/23/2023	11/27/2023	5	250	Direct Inquiry
AK Sea Grant Marine Advisory Program	2024 Wakefield Fisheries Symposium	Lead	Yes	\$206,100.00	75	150	01/09/2024	01/11/2024	4	300	Direct Inquiry
AK Democratic Party	2024 AK Democrats Planning Meeting	Definite	No	\$68,700.00	15	75	02/02/2024	02/03/2024	3	30	Local Champion - Bid
UAF k12 Outreach	UAF k12 Outreach 2024	Assist	No	\$166,920.00	120	120	02/23/2024	02/26/2024	4	480	
Just Transition Alaska	The AK Just Transition Summit	Definite	No	\$417,300.00	300	300	03/17/2024	03/20/2024	4	1200	Direct Inquiry
Natl Forest Fdtn	April 2024 National Forest Foundation Board of Directors Meeting	Definite	No	\$55,640.00	40	40	04/17/2024	04/22/2024	6	240	
American Welding Association	2024 American Welding Assn Officers Meeting	Lead	No	\$103,050.00	40	75	05/02/2024	05/05/2024	4	100	Local Champion - Bid
Koru Counseling	Affirming Our Identities 2024	Lead	No	\$168,800.00	100	200	05/12/2024	05/20/2024	9	1350	
AK Democratic Party	2024 AK Democratic Party Biennial Convention	Definite	No	\$164,880.00	100	120	05/17/2024	05/19/2024	3	225	Local Champion - Bid
Healing Living Systems, Inc	Systems to Heal the Climate Global Gathering 2024	Lead	No	\$36,166.00	26	26	06/04/2024	06/10/2024	7	182	
Sealaska Heritage Institute	2024 Sealaska Heritage Inst - Celebration	Assist	Yes	\$1,832,000.00	500	1000	06/05/2024	06/08/2024	6	1200	TJ Archive/Return Business
BJ Klopheus	BJ Klopheus 2024 Wedding	Tentative	No	\$139,100.00	100	100	06/07/2024	06/09/2024	3	300	
National Audubon Society	2024 National Audubon Engagement Conference	Definite	Yes	\$164,880.00	50	60	06/17/2024	06/24/2024	9	320	Direct Inquiry
AK Assn of School Business Officials	2024 ASBO International Eagle Institute	Tentative	No	\$109,920.00	55	60	07/16/2024	07/19/2024	4	220	TJ Bid Prospect
AK Sheet Workers Local Union 23	2024 Northwest Sheet Metal Workers Board Meeting	Lead	No	\$27,480.00	25	30	07/17/2024	07/18/2024	2	50	Direct Inquiry
AK Library Assn	2024 AK Library Assoc & Pacific NW Library Assoc Conference	Lead	Yes	\$343,500.00	200	250	08/01/2024	08/03/2024	3	450	Local Champion - Bid
Natl Hydropower Assn	2024 AK Regional Meeting	Lead	No	\$64,697.00	43	80	09/05/2024	09/08/2024	4	74	Direct Inquiry

Organization	Meeting	Status	Convention Center	EEI	RA	SA	Mtg start	Mtg end	Total Rm Nights	Requested Rooms	Section F, Item 2.
AK Travel Industry Assn (ATIA)	2024 ATIA Annual Convention & Trade Show	Definite	Yes	\$916,000.00	450	500	10/21/2024	10/24/2024	8	1905	TJ Archive/Return Business
NTCSA	NTCSA Annual Conference 2024	Lead	Yes	\$362,600.00	250	300	10/25/2024	10/31/2024	9	1290	Direct Inquiry
NTCSA	NTCSA Annual Conference 2026	Lead	Yes	\$362,600.00	250	300	10/25/2024	10/31/2024	9	0	Direct Inquiry
Rotary District 5010	2025 Rotary District 5010 Conference	Definite	Yes	\$458,000.00	200	250	05/01/2025	05/04/2025	4	700	Local Champion - Bid
Alaska Credit Union League	2025 Annual Conference	Definite	Yes	\$147,350.00	100	150	05/14/2025	05/18/2025	4	400	TJ Archive/Return Business
NTCSA	NTCSA Annual Conference 2025	Lead	Yes	\$359,300.00	250	300	07/06/2025	07/10/2025	7	1290	Direct Inquiry
NTCSA	NTCSA 2024 Board Meeting	Tentative	Yes	\$27,820.00	20	20	07/06/2025	07/10/2025	7	0	Direct Inquiry
American Association of Motor Vehicle Administrators	2025 Region 4 Conference FY25	Lead	No	\$394,050.00	270	350	07/12/2025	07/18/2025	7	1037	Cvent
American Bus Association	ABA FALL BOARD MEETING 2024 and 2025	Lead	No	\$65,895.00	45	70	09/22/2025	09/25/2025	4	180	
North Pacific Fishery Mgmt Cncl	North Pacific Fishery Management Council - 2026	Lead	No	\$97,370.00	70	70	02/01/2026	02/10/2026	10	700	Centennial Hall Referral
Southeast Regional Emergency Medical Services	2026 Southeast Region EMS Symposium SEREMS	Tentative	Yes	\$147,350.00	100	150	03/27/2026	03/31/2026	5	0	Local Champion - Bid
AK Peace Officers Assn	2026 APOA State Conference	Lead	Yes	\$274,800.00	150	200	05/04/2026	05/06/2026	4	400	TJ Archive/Return Business
USS Juneau	2026 USS Juneau Reunion	Lead	No	\$65,952.00	36	36	07/16/2026	07/19/2026	4	118	Direct Inquiry
		COUNT: 34	COUNT: 34	SUM: \$8,312,945.00	SUM: 6142				SUM: 182	SUM: 15963	



Prepared On: 08/18/2023
Prepared By: Liz Perry

DEFINITE OR ASSISTED BUSINESS MEETING THIS FY

MEETINGS THIS FISCAL YEAR

Organization	Meeting	Status	Arrival	Departure	Event Days	EEI	RA	SA	Requested Room Nights	Requested Rooms	Source Code	Meeting Location
Pioneers of AK	2022 Pioneers of AK Grand Igloo Convention	Definite	09/21/2022	09/24/2022	6	\$293,120.00	120	160	6	405	Local Champion - Bid	Centennial Hall
The Ironman Group	2022 Ironman Triathlon Race	Definite	08/03/2022	08/08/2022	10	\$4,122,000.00	1000	1500	10	5550	Direct Inquiry	Centennial Hall
Juneau School District	2022 AK STEAM Teacher Conference	Definite	10/13/2022	10/15/2022	3	\$274,800.00	100	200	3	250	Direct Inquiry	Community Schools
Juneau Douglas High School 50th Class Reunion	50th Reunion JDHS Class of 1972	Definite	08/16/2022	08/19/2022	4	\$183,200.00	30	100	4	120	Direct Inquiry	Yacht Club
Krewe of Europa	2022 Krewe of Europa July 4th	Definite	07/01/2022	07/06/2022	6	\$65,952.00	12	24	6	72	Direct Inquiry	
AK Cabaret, Hotel, Restaurant and Retailers Assn	2022 AK CHARR Convention	Definite	10/03/2022	10/06/2022	4	\$238,160.00	100	130	4	400	TJ Bid Prospect	
Oweesta Corporation	2023 Native CDFI (Community Development Financial Institute) Conference	Definite	06/26/2023	06/29/2023	6	\$458,000.00	200	250	6	1350	Local Champion - Bid	Elizabeth Peratrovich Hall
Assn of AK School Boards	2023 AASB Leadership & Legislative Fly-In Academy	Definite	02/02/2023	02/07/2023	6	\$219,840.00	70	80	6	420	Local Champion - Bid	Elizabeth Peratrovich Hall
Western Division of the American Fisheries Society (AFS)	2023 Western Groundfish Conference	Definite	04/24/2023	04/28/2023	6	\$458,000.00	250	200	6	1050	Local Champion - Bid	Elizabeth Peratrovich Hall
AK Democratic Party	2023 AK Democrats Planning Meeting	Definite	02/03/2023	02/05/2023	4	\$68,700.00	15	75	4	35	Local Champion - Bid	Westmark Baranof
Juneau Douglas Ice Assn	2023 AK State Hockey Assn (ASHA) Tournament	Definite	03/09/2023	03/12/2023	4	\$343,500.00	100	250	4	325	Local Champion - Bid	
AK Hospital & Healthcare Association AHHA	2023 AHHA Legislative Fly-in	Definite	02/13/2023	02/14/2023	3	\$45,800.00	30	50	3	50	Direct Inquiry	Elizabeth Peratrovich Hall
University of AK - Southeast	2023 H R Leaders of Tomorrow Conference	Definite	04/21/2023	04/22/2023	3	\$68,700.00	50	75	3	105	Local Champion - Bid	Univ of SE
AK School Activities Assn	2023 Region 5 Basketball Championships	Definite	03/08/2023	03/12/2023	6	\$367,550.00	250	350	6	425	Local Champion - Bid	Community Schools
Juneau Lions Club	2023 Lions Club Gold Medal Basketball Tournament	Definite	03/19/2023	03/25/2023	7	\$801,500.00	100	250	7	550	Direct Inquiry	Community Schools
Glacier Valley Baptist Church	2022 Glacier Valley Baptist Church Conference	Assist	09/25/2022	09/27/2022	3	\$82,440.00	40	60	3	85	Direct Inquiry	

Organization	Meeting	Status	Arrival	Departure	Event Days	EEI	RA	SA	Requested Room Nights	Requested Rooms	Source Code	Section F, Item 2.
Sealaska Heritage Institute	2022 Through the Cultural Lens - Teacher Orientation	Assist	08/11/2022	08/13/2022	3	\$549,600.00	20	400	3	50	TJ Archive/Return Business	Elizabeth Peratrovich Hall
AK Society of Civil Engineers	2022 Salmon Creek Dam Honor Ceremony	Assist	09/09/2022	09/10/2022	2	\$22,900.00	20	25	2	20	Local Champion - Bid	
Metcalfe Communications	2022 Public Market	Assist	11/21/2022	11/27/2022	7	\$138,750.00	30	450	7	117	Direct Inquiry	Centennial Hall
AK Retirement Management Board	2023 AK Retirement Mgmt. Board of Trustees Meeting	Assist	03/15/2023	03/17/2023	4	\$41,220.00	10	30	4	35	TJ Archive/Return Business	
Juneau Ski Club	Junior Ski Race	Assist	01/20/2023	01/22/2023	3	\$55,120.00	35	100	3	26	Direct Inquiry	
Tribal Tech, LLC	SAMSHA Native Connections Regional Meeting	Assist	05/02/2023	05/04/2023	7	\$103,120.00	65	120	7	260		Elizabeth Peratrovich Hall
AK Sea Grant Marine Advisory Program	2nd Annual Mariculture Conference of AK	Assist	02/16/2023	02/17/2023	4	\$152,300.00	100	200	4	104	Direct Inquiry	JACC
Alaska Robotics	2023 AK Robotics MiniCon	Assist	05/11/2023	05/16/2023	7	\$75,325.00	50	75	7	120	TJ Archive/Return Business	
Southeast Alaska Watershed Coalition	2023 SE AK Watershed Coalition Symposium	Assist	03/06/2023	03/09/2023	5	\$96,190.00	65	100	5	220	Direct Inquiry	
Visit Anchorage	Visit Anchorage Meeting Planner Appreciation event	Assist	05/04/2023	05/04/2023	2	\$17,870.00	10	70	2	20	Direct Inquiry	
Tongass Democrats	Mary Peltola Fundraising Event 2023	Assist	04/23/2023	04/23/2023	1	\$2,640.00	0	80	1	0	Direct Inquiry	
Elimis Skincare UK	Elemis Educational Summit	Assist	06/12/2023	06/18/2023	7	\$20,865.00	15	15	7	105		
Conference Direct	United States Airforce USAF Rooms	Assist	05/21/2023	05/21/2023	2	\$16,692.00	12	12	2	12	Direct Inquiry	Prospector Hotel
COUNT: 29	COUNT: 29	COUNT: 29	COUNT: 29	COUNT: 29	COUNT: 29	SUM: \$9,383,854.00	SUM: 2899	SUM: 5431	SUM: 135	SUM: 12281		

Action Item	Status	Action Type	Notes
Created Visitor Industry Task Torce	Complete	Personnel	Mayor established task force
Require all commercial use permittees to be TBMP members in good standing (+ WhaleSense if applicable)	Complete	Policy	Policy implemented
Stagger ship arrival times by 30 minutes	Complete	Partner Agreement	Achieved through scheduling
Establish a central tourism management function	Complete	Personnel	Tourism position created
Engage a third party contractor to complete a public survey on visitor impacts	Complete	Contracted Service	2021 Survey complete
Limit Parks & Rec commercial use permits to determine facility capacity and impacts	Complete	Policy	Facility capacity evaluated in permitting decisions
No cruise ships of any size in Auke Bay	Complete	Policy	No small cruise ships currently in city-owned Auke Bay facilities
Focus pedestrian flows to crosswalks and desired destinations	Complete	Capital Projects	Stanchions installed, wayfinding signage project complete
Do not do a full update of the LRWP	Complete	Policy	LRWP Amendment complete
Minimize and consolidate vehicle turning movements	Complete	Partner agreement	Addressed through TBMP and infrastructure
Minimize required stops for vehicles	Complete	Partner agreement	Addressed through TBMP, crossing guards, stanctions
Expand pedestrian stanchions	Complete	Capital Projects	Installed summer 2022
Focus pedestrian flow to crosswalks and desired destinations	Complete	Capital projects	Wayfinding project installed
Require all commercial use permittees to be TBMP members in good standing (and WhaleSENSE if applicable)	Complete	Policy	Complete by D&H
Stagger ship arrival times by 30 minutes	Complete	Partner agreement	Scheduled for 2022
No cruise ships of any size in Auke Bay	Complete	Policy	D&H confirmed no ships - to revisit as capital projects approved
Limit Parks & Rec commercial use permits to determine facility capacity and impacts	Complete	Regulation	P&R Evaluates with permit applications
Minimize and consolidate vehicle turning movements	Complete	Partner agreement	TBMP ongoing issue - marked complete
Minimize required stops for vehicles	Complete	Partner agreement	TBMP ongoing issue - marked complete
Expand pedestrian stanchions	Complete	Capital projects	Completed 2022
Engage a third party contractor to complete a public survey on visitor impacts	Complete	Personnel	2022 survey to be delivered by end of November
Turn off large LED screens while in port	Complete	Partner agreement	MOA completed
Minimize, eliminate ship waste in landfill	Complete	Partner agreement	MOA completed
Limit water usage by ships in times of draught	Complete	Policy	MOA completed
Turn off large LED screens while in port	Complete	Partner agreement	MOA completed
More transparency for schedules and passenger counts, release 2 years in advance or upon creation	Complete	Partner Agreement	Should receive 2025 schedule shortly, have ability to resolve conflicts by contract
Complete Blueprint Downtown and address land use, zoning & incentivizing business development downtown	Complete	Personnel	Going to Assembly for adoption soon
Require CLAA to assign shore power configured ships to electrified docks	Complete	Partner agreement	Maximizing use of Franklin Dock shore power
Negotiate a formal agreement by 2023 to limit port capacity fo 5 large ships per day	Complete	Partner agreement	MOA complete
Augment and support TBMP	Complete	Policy	Working with Travel Juneau on program enhancements
Take a more active role in ship scheduling	Complete	Partner agreement	CLAA under contract on scheduling
Evaluate schedule change requests for weather, etc. review with CBJ for community impact	Complete	Partner agreement	Staff asked about schedule changes by contract
Do not introduce a hard numerical cap on ship scheduling, use other management measures	In progress	Policy	MOA completed, contract with CLAA completed
CBJ Law to research how other US communities have identified limitations on visitor numbers	In progress	Policy	In contact with other communities. Awaiting outcome of Bar Harbor lawsuit
Incentivize environmental best management practices through local award programs	In progress	Partner agreement	Working with Travel Juneau
Recognize partners participating in AITA "Adventure Green Alaska" program	In progress	Partner agreement	Working with Travel Juneau
Limit expansion of downtown dock infrastructure to allow for no more than one larger ship	In progress	Ordinance/Partner Agmt	HTC dock plans only include one ship - part of tideland negotiations
Prohibit anchoring if an additional dock is constructed	In progress	Ordinance/Partner Agmt	Five ship MOA with CLIAA for review
Improve pedestrian access between seawalk and South Franklin	In progress	Capital Projects	Several projects underway, Marine Park planned
Consider collecting data on the effects of hot berthing	In progress	Personnel	Asked about hot berthing in 2021 survey, staff to determine additional data to collect
Work on reducing speed and wakes from whale watching vessels in Auke Bay and impacted areas	In progress	Partner agreement	In TBMP guidelines, working on improved practices with industry
Encourage and incentivize electrification of tourism vehicles	In progress	Capital projects	Evaluating through circulator study
Plan and alalyze tourism activities in areas outside of downtown development	In progress	Plans	Eaglecrest gondola project under evaluation, commercial recreation use plan scheduled for fall 2023
If subport dock is operational, prohibit hot berthing as a scheduled practice	In progress	Partner agreement	5 ship MOA complete, working on berth assignments for 2024
Maximize right-of-way space on South Franklin for pedestrians	In progress	Capital projects	Capital projects ongoing and subject to funding
Research and develop efforts to move people on and off the right-of-way including electric ferries, seawalk extension, connections to seawalk and other pedestrian routes	In progress	Capital projects	Working on seawalk extensions
Support public and private development to alleviate pressure on existing infrastructure	In progress	Capital projects	Eaglecrest gondola project under evaluation, commercial rec use project kicking off
Complete development of the seawalk	In progress	Capital projects	Ongoing - in negotiations for Franklin to AJ extension
Promote efficient ship scheduling to manage congestion	In progress	Partner agreement	Working with CLAA/lines to strategically change scheduling process
Support cultural tourism and native art in public spaces	In progress	Partner agreement	Supporting SHI in totem walk and cultural campus projects

Continue to operate TBMP over the long-term with peer pressure model for compliance

Ensure recreation facilities are developed to maintain Juneau as a top recreation destination

Prioritize dock electrification and continue to work with utility to monitor capacity

Monitor water, wastewater, air quality

Integrate Juneau's marketing identity across community and develop campaigns to support local businesses, encourage cruise lines to support

CLIA/CLAA scheduling to minimize congestion, strategically assign ship berths based on ship size

Determine community goals re: emissions, shore power, congestion mitigation, etc. Develop and implement action plan

Research and implement permitting system for whale watching operators

Incentivize Juneau as a turn port for smaller ships

Continue to charge commercial use fees and review and revise as appropriate

Negotiate with cruise lines to "get the peak out of the week"

Assess tour permitting for streets and sidewalks and develop regulations if feasible

In progress	Partner agreement
In progress	Capital projects
In progress	Capital projects
In progress	Partner agreement
In progress	Partner agreement
In progress	Partner agreement
In progress	Plans
In progress	Policy
In progress	Partner agreemnet
In progress	Policy
In progress	Partner agrement
Not started	Policy

Travel Juneau taking over program - has retained staff

Trail projects underway, Eaglecrest project in planning stages, commercial recreational use study planned for fall

Transformer funded through passenger fees, D&H working through options for services and funding.

DEC monitoring

Discussed with local organizations - longer-term project

Continuing dialogue with CLIA/CLAA

Working on emissions and shore power, Green Corridor

Conducting stakeholder engagement around Whale Watching

Several small lines currently turning in Juneau - hotels a barrier

P&R, CDD, D&H, Mgrs Office working to harmonize tourism permits

Requires engagement with regional neighbors, homeports, cruise lines - port communities meeting about regional schedules and dynamics in September

Requires research by CBJ Tourism, Streets, Parks & Rec

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Telephone Hill Lease Update
DATE: August 24, 2023

On March 21, 2023, Telephone Hill was conveyed from the State of Alaska to the City & Borough of Juneau (CBJ). The site consists of 4.2 acres, including the Transit Center, Park, Garage, and Shoppers Lot, all located on one 1.7-acre property. In addition to these uses, the site includes an additional 2.5 acres consisting of 13 residential units on 19 individual properties and three (3) rights-of-way (ROW). On August 1, 2022, the Assembly passes a motion stating that "the residents of Telephone Hill be assured that they will not be evicted prior to the city knowing what it is going to do with the land". On June 12, 2023, the CBJ contracted with JPR Management for the property management of the residential units at Telephone Hill.

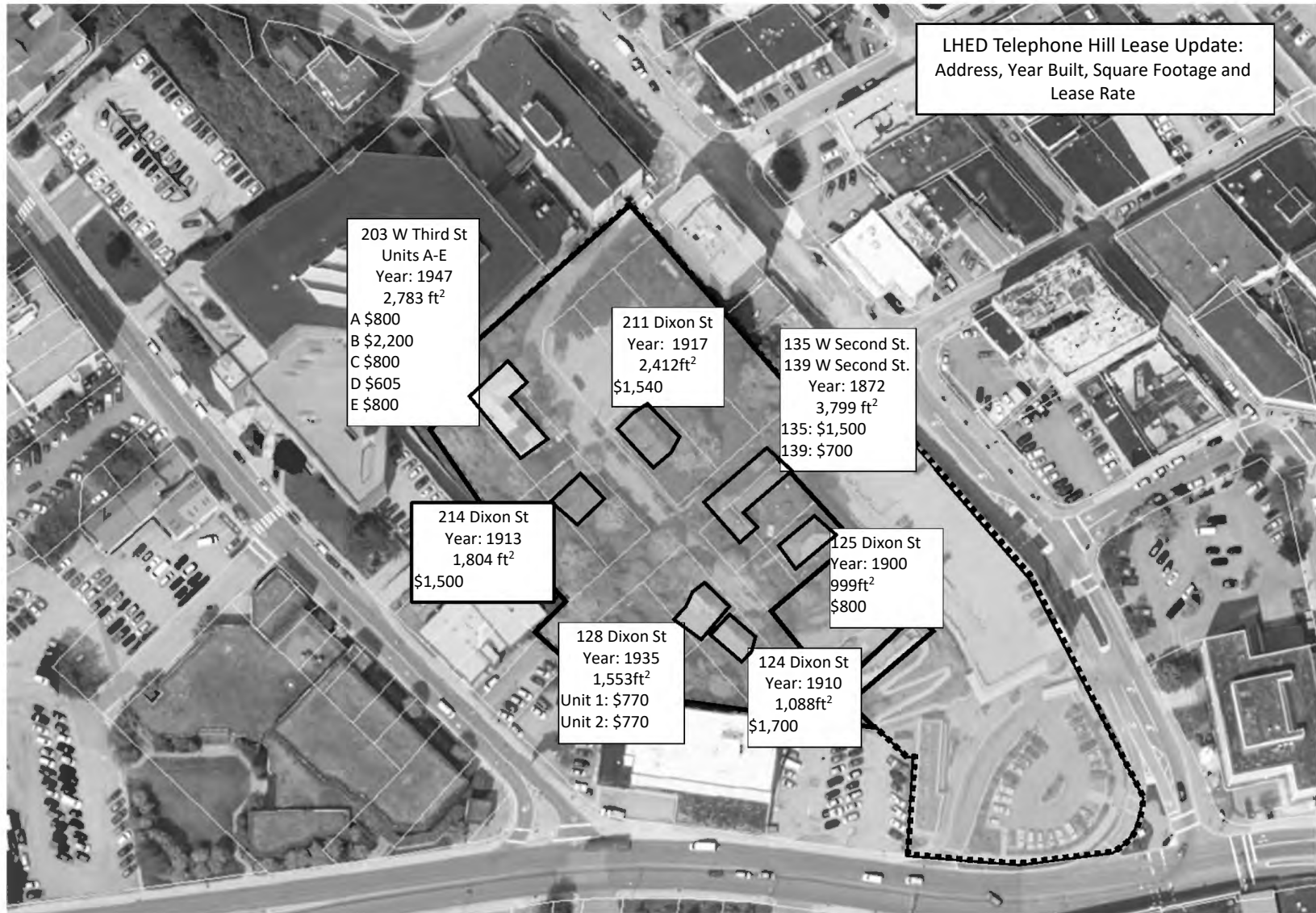
Currently, twelve of the thirteen units are occupied, and one resident has moved out of the property since it was conveyed by the State to the CBJ. The current lease has not been adjusted since the CBJ received ownership of the properties, and each unit will need to sign a new lease with the CBJ. New leases are authorized by the Assembly by ordinance in accordance with CBJ Code 53.09.260 (b).

As part of the current contract, JPR is working to complete a lease rate analysis, which will provide information on the market rate of the units. This analysis will take into account that the heating fuel, trash, water, and sewer for each of these units are paid for by the CBJ. This analysis will also consider the number of bedrooms, square footage, and condition of each unit. If JPR determines that any unit needs immediate attention, they will provide information on corrective measures and estimated costs.

Once results from the rate analysis are available, the next step will be for the LHED Committee to review a draft ordinance which will include lease terms and conditions. Additionally, if an ordinance is adopted, the Manager will execute individual leases for each unit.

Attachments:

Telephone Hill Map: Address, Year Built, Square Footage and Lease Rate as of 8/28/23.



Assembly Goals 2023

Assembly Goals-Approved at the
1/30/2023 Assembly Meeting

1. Housing - Assure adequate and affordable housing for all CBJ residents

		Implementing Actions	Responsibility	Notes:
A	P	Revise and improve Title 49 to facilitate housing	Assembly, Planning Commission, Manager's Office, CDD	
B	P/F	Continue to monitor and track progress towards advancing the goals of the Housing Action Plan	Assembly, Manager's Office	<i>Revised goal</i>
C	P/F/O	Continue aggressive use of the Affordable Housing Fund, tax abatement, and other loan and grant programs	Assembly, Manager's Office	<i>Revised goal</i>
D	P/F/AA	Evaluate and revise current CBJ systems associated with managing land and revising T49 in order to get big things done fast	Assembly, Manager's Office, CDD, Law	<i>New goal</i>
E	P/F	Continue planning and implementation of (re)development of Telephone Hill, Pederson Hill, and the 2nd/Franklin property	Assembly, Manager's Office	<i>New goal</i>
F	P/F	Reduce barriers to downtown housing development	Assembly, Manager's Office, CDD	<i>Revised goal</i>

2. Economic Development - Assure Juneau has a vibrant, diverse local economy

AA*		Implementing Actions	Responsibility	Notes:
A	F/O	Update the Comprehensive Plan	Assembly, Planning Commission, Manager's Office, CDD	
B	O	Draft a resolution adopting the long term goals of the VITF, establish contractual relationships with private dock managers, analyze existing passenger fee structure, and explore methods to create a pathway towards functional municipal management of the waterfront.	Assembly, Manager's Office, Docks & Harbors	<i>Revised goal</i>
C	P/F/O/S	Implement project strategy for Juneau Economic Plan, including revitalizing downtown, with regular updates	Assembly, Manager's Office	
D	F	Explore financing for the Capital Civic Center	Assembly, Manager's Office, Finance	
E	P/F/S	Support Eaglecrest's objective of becoming self-sufficient	Assembly, Manager's Office, Eaglecrest	<i>Revised goal</i>
F	P/F	Pursue and plan for West Douglas and Channel Crossing	Assembly, CDD, Planning Commission, Manager's Office	
G	P/F/S	Explore options for redeveloping under used downtown property	Assembly, CDD, Manager's Office, Engineering & Public Works	<i>New goal</i>

Assembly Goals 2023Assembly Goals-Approved at the
1/30/2023 Assembly Meeting**3. Sustainable Budget and Organization - Assure CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community**

AA*		Implementing Actions	Responsibility	Notes:
A	P/F	Develop strategy for fund balance and protect restricted budget reserve	Assembly, Manager's Office, Finance	
B	P/F	Continue to evaluate sales tax structure including equity and evaluate removing sales tax on food	Assembly, Manager's Office, Finance	
C	P	Long term strategic planning for CIPs	Assembly, Manager's Office, EPW	
D	P/F	Reduce mil rate as appropriate	Assembly, Manager's Office, Finance	
E	F/O	Allocate resources to implement Assembly goals	Assembly, Manager's Office, Finance	
F	F/O	Maintain Assembly focus on deferred maintenance including BRH and JSD.	Assembly, Manager's Office, EPW, all operating departments with facilities	
G	P/F	Examine social service funding levels and process	Assembly, Manager's Office	Moved from Community, Wellness, and Public Safety
*Assembly Action to Move Forward: P = Policy Development, F = Funding, S = Support, O = Operational Issue				

Assembly Goals 2023

Assembly Goals-Approved at the
1/30/2023 Assembly Meeting

4. Community, Wellness, and Public Safety - Juneau is safe and welcoming for all citizens

	AA*	Implementing Actions	Responsibility	Notes:
A	P/O/S	Acknowledge and honor Juneau's indigenous culture, place names, naming policy, and recognize Elizabeth Peratrovich Day	Assembly, Manager's Office, Human Resources Committee	
B	P/S	Explore government to government relations with tribes	Assembly, Manager's Office	
C	P/O/F	Explore fully subsidizing transit and eliminating fares	Assembly, Manager's Office, EPW	<i>New goal</i>

5. Sustainable Community - Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.

	AA*	Implementing Actions	Responsibility	Notes:
A	P/O	Develop a zero waste or waste reduction plan	Assembly, Manager's Office, EPW, Finance	
B	P/O	Develop strategy to measure, track and reduce CBJ energy consumption.	Assembly, Manager's Office, all departments	
C	P/O/F	Implement projects and strategies that advance the goal of reliance on 80% of renewable energy sources by 2045	Assembly, Manager's Office, all departments	
D	P/F	Prepare a changing climate hazards mitigation / resilience strategy	Assembly, Manager's Office, EPW	<i>New goal - nb: JCOS retreat memo I&I, Mass Wasting</i>
E	P/O/F	Develop strategy to reduce abandoned/junked vehicles	Assembly, Manager's Office, EPW, Law, P&R, D&H	

*Assembly Action to Move Forward: P = Policy Development, F = Funding, S = Support, O = Operational Issue