



ASSEMBLY COMMITTEE OF THE WHOLE WORKSESSION AGENDA

April 03, 2023 at 6:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

Assembly Committee of the Whole Worksession-no public testimony will be taken.

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

1. June 27, 2022 Draft COW Minutes

F. AGENDA TOPICS

2. Fee to Trust Update

3. Ordinance 2023-20 An Ordinance Amending the Duties of the Systemic Racism Review Committee.

4. Animal Control/Sheltering

5. 2023 State of the Visitor Industry

6. New City Hall

G. NEW BUSINESS

H. UNFINISHED BUSINESS

I. STAFF REPORTS

J. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

K. NEXT MEETING DATE - April 24, 2023; 6:00p.m.

L. SUPPLEMENTAL MATERIALS

7. Supplemental Material - Ord. 2023-20 Systemic Racism Review Committee - Michelle Hale Substitute Amendment #2

M. 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 STANDING COMMITTEE
COMMITTEE OF THE WHOLE (COW)**
DRAFT Meeting Minutes – June 27, 2022

I. CALL TO ORDER

The Assembly Committee of the Whole Meeting, following a recess of the Special Assembly meeting, was held in the Assembly Chambers and broadcasted virtually via Zoom and called to order by Deputy Mayor Gladziszewski at 6:15p.m.

Clerk note: There were some technical difficulties between the Special Assembly meeting and the beginning of the COW meeting such that those individuals attending via Zoom were not able to hear the Assembly and staff who were present in the Assembly Chambers. The meeting was called to order once those technical issues were resolved.

II. LAND ACKNOWLEDGMENT

Mayor Weldon provided the following land acknowledgment: 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 a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

III. ROLL CALL

Assemblymembers Present: Maria Gladziszewski, Wade Bryson, Alicia Hughes-Skandijs (via Zoom), Greg Smith, Michelle Hale, Christine Woll Carole Triem, 'Wáahlaal Gíidaak and Mayor Beth Weldon.

Assemblymembers Absent: None.

Staff Present: City Manager Rorie Watt, Deputy City Manager Robert Barr, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Finance Director Jeff Rogers, Engineering/Public Works Director Katie Koester, CDD Director Jill Maclean, Parks & Recreation Director George Schaaf

IV. APPROVAL OF AGENDA

The agenda was approved as presented.

V. APPROVAL OF MINUTES

A. April 11, 2022 DRAFT Committee of the Whole Minutes

Hearing no objection the minutes were adopted as presented.

VI. AGENDA TOPICS

A. 1% Sales Tax Deliberations

Ms. Gladziszewski noted that all of the Assemblymembers were given the list of items and were to submit their rankings to staff. She stated that staff combined the rankings and sent an updated copy of

the rankings of all Assemblymembers a few hours prior to the meeting. Ms. Gladziszewski noted that if they go with the list as it currently stands, items ranked 1 through part of item 14 would be able to be funded by the forecasted 1% Sales Tax funds.

Ms. Gladziszewski asked members if they wanted to decide to take the list as is and just fund items 1-14 or if they wanted to debate the individual items. It was a consensus that they wanted to have debate on individual items. Ms. Gladziszewski then asked members if they wished to talk in general about the process before they began debate on the individual items.

Mayor Weldon said that in the past, these funds have been used for big capital projects that can't normally be funded or smaller one off things that can be funded in different ways. That was the philosophy she used when she did her scoring of the list was to look at big capital projects as the priority for these funds.

Ms. Hale said that while she also was using the philosophy that Mayor Weldon mentioned, she was also looking at items 17 & 18 that are for water and wastewater utilities and that those "have to" happen. She asked the City Manager how any items that are "have to" items such as that get in the queue. She asked if those would go into the next 5-year list or how they would get funded.

Mr. Watt said that this is an every 5-year opportunity but it is not the only opportunity to fund items although it is one of the better opportunities for many of the items on this list. He said that with regard to the utilities, there is somewhat of a philosophical decision the Assembly needs to make. Does the Assembly raise utility rates so that the utilities are self-funded or do they support utilities with general funds? He spoke to the pros/cons of the types of funding; it is an enterprise funds and the rates go up and that in turn raises the cost of living. General fund support would mean that if they do that, they would need to keep on doing that. Every day that rolls past, the utility loses ground to inflation. Mr. Watt said that alternately, they could do a revenue bond for utilities. All of these projects could be done through a general obligation bond and some of these projects could be eligible for state or federal reimbursement.

Additional discussion took place regarding the utility rates and Mr. Watt provided a historical snapshot of the utility rates since the 1990s to the present.

Mr. Bryson said his philosophy when looking at the list was to rank them as high, medium, and low projects. He did say that as he reviewed the list, he felt the Child Care operations should not be on the list as that would be funding operational expenses rather than funding a capital project.

Ms. Gladziszewski shared that she printed off the voter pamphlets from the last three times this question was before the voters and she said that the projects on those lists were upgrades or maintenance projects such as the pool, Centennial Hall, and they weren't new projects. She said that in looking at the 2017 one, they had \$15 million for water and wastewater and they have been trying to make up for lost time in the 1990s with water and wastewater to try to keep the rates lower. She said that she did not rate those high this time, as philosophically, it should be paid for by the utility rates.

She did say, in looking at the overall list, she would quibble about the waterfront museum as that is a new thing and not a fully vetted project at this time.

Mr. Smith said that his philosophy when reviewing the list was to prioritize funding for maintenance and upkeep on what we currently fund but he also would like to nudge a few newer projects along. He asked if projects such as the Lemon Creek Multi-Modal path would be ready for \$6M and if it would be in alignment for federal grants or other funding. He also mentioned that there is another proposal related to potential park bonds that he would like to bring up during the meeting when Ms. Gladziszewski deems it appropriate that is not related to the 1% Sales Tax list.

Ms. Triem asked for clarification on the timing and readiness of the projects and how that falls within the funding cycles. Mr. Watt said he would provide answers both broadly and specifically.

Mr. Watt said that if approved, these Sales Tax funds would be collected starting a year from now (in 2023) and the Assembly would appropriate it year by year in the budget process. As a practical matter, all these things will want to move as fast as they can but at different paces. Every year, staff will propose to the Assembly an allocation and they will hear from proponents who may not agree with staff's recommendations. Ultimately, it will be up to the Assembly to decide who will get funding in each fiscal year. He said that additionally there would be other ideas as to how to forward fund or move things around to make effective use of cash management to make progress on lots of fronts and move forward on the various projects as much as possible.

In speaking to the Lemon Creek Multi-Modal path directly, he said it does have a good possibility of being eligible for federal grants and it is on Senator Murkowski's congressionally directed spending list that may or may not get congressional funding. The funds that the Assembly has already committed to that project will help with land purchases that would not likely be eligible for federal funding.

Ms. Hale asked if this meeting would result in a list that would be forwarded to the Assembly as an ordinance for introduction at the next regular meeting. Ms. Gladziszewski confirmed that was correct.

Ms. Hughes-Skandijs asked about the process and how actual amounts would be dealt with as they go down the list and motions are made. Ms. Gladziszewski said that Mayor Weldon will go down the list, making motions with dollar amounts and if individuals want different amounts, keeping in mind those items lower on the list, they will need to make amendments with different amounts, to the motion on the floor.

Potential 1% Sales Tax Projects – list numbers taken from the 6/27/22 version of the list with aggregate ranking by Assemblymembers. Amounts listed in Millions (M).

List #1 CBJ Building Maintenance Projects;

Funds already appropriated FY22 = \$0; Suggested funding \$9.9M

MOTION by Mayor Weldon to fund the CBJ Building Maintenance Projects but to only fund \$8M on that item and to fund the Harbors Projects (List #15) at \$1.9M.

Mr. Watt suggested that the Assembly might want to take the items on the list one at a time with whatever amount they want for that one item and let any remaining amounts fall towards the bottom to be taken up later in the meeting when those items are considered.

Mayor Weldon restated her motion to fund the CBJ Building Maintenance Projects at \$8M.

Objection by Ms. Triem who said she would prefer to keep it at \$9.9. Ms. Gladziszewski said that she agreed with Ms. Triem.

Amendment #1 by Mr. Bryson to change the \$8M to \$9M.

Objection by Ms. Woll who preferred the Mayor's \$8M amount.

Roll Call vote on Amendment #1 to fund CBJ Building Maintenance at \$9M.

Yeas: Bryson, Hale

Nays: Hughes-Skandijs, Smith, Triem, Woll, 'Wáahlaal Gíidaak, Gladziszewski, Weldon

Amendment #1 failed - 2 Yeas: 7 Nays.

Roll Call vote on the Main Motion to fund List #1 CBJ Building Maintenance at \$8M.

Yeas: Smith, Woll, Bryson, Weldon, Hale

Nays: 'Wáahlaal Gíidaak, Triem, Hughes-Skandijs, Gladziszewski

Ms. Hale said that she meant to say No and asked if they could redo the vote.

Ms. Gladziszewski asked for any objection to rescind the previous vote and to take a new roll call vote. Hearing no objection, the initial vote was rescinded and a new vote on the main motion was taken.

Yeas: Smith, Woll, Bryson, Weldon,

Nays: 'Wáahlaal Gíidaak, Triem, Hughes-Skandijs, Gladziszewski, Hale

Main Motion List #1 at \$8M failed - 4 Yeas: 5 Nays.

MOTION by Ms. Hale to fund the CBJ Building Maintenance Projects at \$9.9M and asked for unanimous consent. Mayor Weldon objected.

Roll Call vote on the Main Motion to fund List #1 CBJ Building Maintenance at \$9.9M.

Yeas: 'Wáahlaal Gíidaak, Triem, Hughes-Skandijs, Gladziszewski, Hale

Nays: Smith, Woll, Bryson, Weldon

Main Motion List #1 at \$9.9M passed - 5 Yeas: 4 Nays.

List #2 Affordable Housing Funds;

Funds already appropriated FY22 = \$5M; Suggested funding \$3M

MOTION by Mayor Weldon that List # 2 Affordable Housing Funds be listed at \$0.00.

She said that the reasoning behind her motion is that they have already funded this at \$5M and if they give \$3M to the Gastineau Avenue widening/turn-around, it goes against what the City

Manager has recommended. She said that they could have more impact with those funds going to the Gastineau Avenue widening project that it would if it were to be put into the Affordable Housing Fund.

Objection by Ms. Triem.

Mr. Smith asked about the Gastineau Avenue project. Ms. Gladziszewski said that although the Mayor gave her reasons for making the motion they did, they are not currently speaking to the Gastineau Ave. project, they are only discussing the Affordable Housing Fund dollars at this time and they will take up discussion about Gastineau Ave. when they reach that item on the list.

Ms. Gladziszewski said that she also objects to the main motion for zero funding for the Affordable Housing Fund. She said that she rated housing issues as the highest ranked choices and she wants the funds available in the AHF when projects become available.

Ms. Hughes-Skandijs also objected for the same reasons as stated by Ms. Gladziszewski. She also stated that when someone gives reasons for making a motion, it is hard not to be able to ask questions or make comments on those reasons.

Roll Call vote on the Main Motion to fund List #2 Affordable Housing Fund at zero dollars.

Yeas: Weldon, Woll

Nays: Smith, 'Wáahlaal Gíidaak, Triem, Hughes-Skandijs, Hale Bryson, Gladziszewski

Main Motion List #2 at \$0.0M failed - 2 Yeas: 7 Nays.

MOTION by Ms. Triem that List # 2 Affordable Housing Funds be funded at \$3M and asked for unanimous consent.

Objection by Mayor Weldon.

Roll Call vote on the Main Motion to fund List #2 Affordable Housing Fund at \$3M.

Yeas: Smith, 'Wáahlaal Gíidaak, Triem, Hughes-Skandijs, Hale Bryson, Gladziszewski, Woll

Nays: Weldon

Main Motion List #2 at \$3M passed - 8 Yeas: 1 Nays.

List #3 Childcare Funding;

Funds already appropriated FY22 = \$0; Suggested funding \$5M

MOTION by Mayor Weldon that List # 3 Childcare Funding be funded at \$2.5M.

Mayor Weldon stated that she struggled with this one and decided to split the difference and suggest they fund it at \$2.5M since they have already said they were setting aside .1 mill which they anticipate will be approximately \$500,000 along with the marijuana tax which is \$300,000 for a total of \$800,000 which would give this an extra \$500,000/year.

Objection by Ms. Triem. Ms. Triem stated that this is the #2 priority of the Assembly and she would like to see it funded at the original \$5M amount proposed.

Ms. Hughes-Skandijs also agreed with Ms. Triem's comments and said that housing and childcare challenges were the two issues that are keeping citizens from being able to live and work in Juneau.

Mr. Bryson said that he appreciated Mayor Weldon's splitting the difference and while he was not in support of the \$5M, he would be willing to support the \$2.5M motion. Ms. Hale said that this is recognized as a national issue and she is in support of the Mayor's motion at \$2.5M.

List #3, Amendment #1 by Ms. Hughes-Skandijs to change the funding amount from \$2.5M to \$5M. She said that if this amendment does not pass, she would be in support of the Mayor's motion for \$2.5M.

Objection by Mayor Weldon to Amendment #1

Roll Call vote on List #3, Amendment #1 to fund Childcare at \$5M.

Yeas: Hughes-Skandijs, Triem, 'Wáahlaal Gíidaak, Gladziszewski,

Nays: Bryson, Hale, Smith, Woll, Weldon

Amendment #1 failed - 4 Yeas: 5 Nays.

Roll Call vote on the Main Motion to fund List #3 Childcare at \$2.5M.

Yeas: Weldon, Smith, Triem, Hughes-Skandijs, Hale, Bryson, Gladziszewski, Woll

Nays: 'Wáahlaal Gíidaak,

Main Motion List #3 at \$2.5M passed - 8 Yeas: 1 Nays.

List #4 Parks & Recreation Major Maintenance & Repair;

Funds already appropriated FY22 = \$0; Suggested funding \$8.75M

MOTION by Mayor Weldon that List #4 Parks & Recreation be funded at \$5M.

Mayor Weldon said that she is reducing the amount to \$5M as she and Mr. Smith will be forwarding a proposal for a general obligation (G.O.) bond for \$6.6M, which would take care of the Adair Kennedy Turf field, the PRAC, Basketball Field, Perseverance Cabin and other Parks & Rec. projects. Additional discussion took place about the G.O. Bond process and proposed projects and amounts.

Roll Call vote on the Main Motion to fund List #4 Parks & Recreation Major Maintenance & Repairs at \$5M.

Yeas: Hale, Bryson, Smith, Woll, Weldon, 'Wáahlaal Gíidaak,

Nays: Triem, Hughes-Skandijs, Gladziszewski,

Main Motion List #4 at \$5M passed - 6 Yeas: 3 Nays.

List #5 CCFR (Capital City Fire Rescue) Ladder Truck Replacement;

Funds already appropriated FY22 = \$0; Suggested funding \$1.2M

MOTION by Mayor Weldon that List #5 CCFR Ladder Truck Replacement be funded at \$1.2M. Hearing no objection, that motion passed by unanimous consent.

List #6 North SOB (State Office Building) Parking;

Funds already appropriated FY22 = \$0; Suggested funding \$5M

MOTION by Mayor Weldon that List #6 North SOB Parking be funded at \$5M. Hearing no objection, that motion passed by unanimous consent.

List #7 School District Facility Funding;

Funds already appropriated FY22 = \$0; Suggested funding \$5M

MOTION by Mayor Weldon that List #7 School District Facility Funding be funded at \$2M. Mayor Weldon stated that they are currently awaiting word to hear about the school debt reimbursement. She asked the Manager if he had any updates from the state. Mr. Watt said that the Governor was going to be signing the budget bill and the latest word they had was that he would not be vetoing the school debt reimbursement amounts in the state's budget bill. Mayor Weldon said that would provide \$16M from that if it passes OK so she is going to keep her motion at \$2M.

Objection by Ms. Hughes-Skandijs for purposes of an amendment.

List #7, Amendment #1 by Ms. Hughes-Skandijs to change the School District Facilities Funding amount from \$2M to \$5M. She spoke to the reasons for her amendment. Other members discussed the reasons for supporting or voting against the amendment.

Roll Call vote on List #7, Amendment #1 to fund School District Facilities at \$5M.

Yeas: Hughes-Skandijs, Triem, 'Wáahlaal Giidaak, Gladziszewski, Hale, Smith, Woll,
Nays: Bryson, Weldon

Amendment #1 passed - 7 Yeas: 2 Nays.

Deputy Mayor Gladziszewski asked for any objection to the main motion as amended to fund List #7 School District Facilities at \$5M. Hearing no objection, that motion passed by unanimous consent.

List #8 Telephone Hill Redevelopment;

Funds already appropriated FY22 = \$0; Suggested funding \$3M

MOTION by Mayor Weldon that List #8 Telephone Hill Redevelopment be funded at \$2M. Hearing no objection, that motion passed by unanimous consent.

List #9 JPD (Juneau Police Department) Radio System Replacement;

Funds already appropriated FY22 = \$0.5M; Suggested funding \$2M

MOTION by Mayor Weldon that List #9 JPD Radio System Replacement be funded at \$2M. Hearing no objection, that motion passed by unanimous consent.

List #10 Lemon Creek Multi-Modal Path;

Funds already appropriated FY22 = \$1.5M; Suggested funding \$6.5M

Mayor Weldon said that earlier in the meeting Mr. Watt said they have not yet begun the design phase of this project. She asked him how much startup money they would need for this project; would that be \$1M or \$1.5M. She said she was not going to be moving the full \$6.5M at this time.

Mr. Watt said that they already have the startup money needed as the Assembly has already appropriated \$1.5M for the planning/design phase of that project. He said that the reason the \$6.5M is on the list is that it is the estimated project total of \$8M less the \$1.5M already appropriated.

MOTION by Mayor Weldon that List #10 Lemon Creek Multi-Modal Path be funded at \$1.5M.

Objection by Ms. Hughes-Skandijs for purposes of amending it to the full number of \$6.5M.

List #10, Amendment #1 by Ms. Hughes-Skandijs to change the Lemon Creek Multi-Modal Path Funding amount from \$1.5M to \$6.5M. She spoke to the reasons for her amendment.

Objection by Ms. Hale. Ms. Hale and other members discussed the reasons for supporting or voting against the amendment.

Roll Call vote on List #10, Amendment #1 to fund the Lemon Creek Multi-Modal Path at \$6.5M.

Yeas: Hughes-Skandijs, Woll, Gladziszewski

Nays: 'Wáahlaal Gíidaak, Triem, Hale, Smith, Bryson, Weldon

Amendment #1 failed - 3 Yeas: 6 Nays.

Vote on the Main Motion to fund List #10, the Lemon Creek Multi-Modal Path at \$1.5M.

Objection by Ms. Hughes-Skandijs for comment. She stated that they have poured money into the design of the new Civic Center and the Assembly needs to examine its actions vs. its

words. Having said that, she removed her objection. *Hearing no further objection, that motion passed by unanimous consent.*

List #11 Information Technology;

Funds already appropriated FY22 = \$1.5M; Suggested funding \$3M

MOTION by Mayor Weldon that List #11 Information Technology be funded at \$3M.
Hearing no objection, that motion passed by unanimous consent.

List #12 Waterfront Museum;

Funds already appropriated FY22 = \$0; Suggested funding \$4M

Mayor Weldon asked Mr. Watt if he could provide them with information about alternative funding options for this project. Mr. Watt said that there are other ways to fund this. He said that prior to the pandemic, he explored this idea and did some preliminary work on this. He spoke with Capitol Fund Advisors about the potential to absorb the current City Museum facility into the Capitol Campus. He said that they are a potential source, they met on Saturday, and there were emails from former Mayor Botelho and Mr. Clark expressing support for this project and others. He said that he has had conversation with cruise ship executives and received non-objection to using some passenger fees, as there would be restrooms and visitor information incorporated within the facility. He said they had a light touch with Rasmussen Foundation. He said that this could be a \$10M project and there may be \$2M coming from passenger fees and maybe \$2M from Capitol Fund Advisors and maybe \$.5M from Rasmussen Foundation. He said that they are not going to build a museum without substantial local support. Mayor Weldon thanked Mr. Watt and said that this too is a hard one for her to decide an amount.

MOTION by Mayor Weldon that List #12 Waterfront Museum to be funded at \$2M.

Objection by Ms. Woll. Ms. Woll spoke to her objection stating that for the reasons that Mr. Watt explained she wanted to amend the amount to the full \$4M.

List #12, Amendment #1 by Ms. Woll to change the Waterfront Museum to be funded at \$4M.

Objection by Ms. Hale and said that her objection is that it would be at \$0 because they started to talk about this project prior to the pandemic and they haven't really discussed it since then and her concern is that the public is not even aware of it. She said that while it is a good idea, it should be vetted more thoroughly. Other members discussed the reasons for supporting or voting against the amendment and the amounts they would prefer.

Roll Call vote on List #12, Amendment #1 to fund Waterfront Museum to be funded at \$4M.

Yeas: Woll, Hughes-Skandijs, Triem, Weldon

Nays: ‘Wáahlaal Gíidaak, Hale, Smith, Bryson, Gladziszewski,
Amendment #1 failed - 4 Yeas: 5 Nays.

Roll Call vote on the Main Motion to fund List #12 Waterfront Museum to be funded at \$2M.

Objection by Ms. Hale for purposes of amendment.

List #12, Amendment #2 by Ms. Hale to change the Waterfront Museum to be funded at zero (\$0) dollars. Ms. Hale spoke to the reasons for her amendment.

Roll Call vote on List #12, Amendment #2 to fund Waterfront Museum to be funded at zero (\$0) dollars.

Yeas: Hale, Smith, Gladziszewski,

Nays: ‘Wáahlaal Gíidaak, Bryson, Woll, Hughes-Skandijs, Triem, Weldon

Amendment #2 failed - 3 Yeas: 6 Nays.

Roll Call vote on the Main Motion to fund List #12 Waterfront Museum to be funded at \$2M.

Objection by Mr. Smith for purposes of amendment.

List #12, Amendment #3 by Mr. Smith to change the Waterfront Museum to be funded at \$1M. Objection by Mayor Weldon.

Roll Call vote on List #12, Amendment #3 to fund Waterfront Museum to be funded at \$1M.

Yeas: Hale, Smith, Gladziszewski,

Nays: ‘Wáahlaal Gíidaak, Bryson, Woll, Hughes-Skandijs, Triem, Weldon

Amendment #3 failed - 3 Yeas: 6 Nays.

Roll Call vote on the Main Motion to fund List #12 Waterfront Museum to be funded at \$2M.

Yeas: ‘Wáahlaal Gíidaak, Bryson, Woll, Hughes-Skandijs, Triem, Weldon

Nays: Hale, Smith, Gladziszewski

Main Motion List #12 at \$2M passed - 6 Yeas: 3 Nays.

List #13 Street Maintenance Shop Bays;

Funds already appropriated FY22 = \$0; Suggested funding \$2M

MOTION by Mayor Weldon that List #13 Street Maintenance Shop Bays to be funded at \$2M.

Objection by Ms. Woll for purposes of a question to the Manager. She said that this list is starting to get long with some of the smaller items and she asked how the projects might be bundled for simplification in the ballot language. Mr. Watt said they would provide simplified

language when it is placed on the ballot so that it does not get too far down into the minutia and confuse the voters. Ms. Woll removed her objection. *Hearing no further objection, that motion passed by unanimous consent.*

List #14 Pederson Hill Development;

Funds already appropriated FY22 = \$0; Suggested funding \$3M

MOTION by Mayor Weldon that List #14 Pederson Hill Development be funded at \$1.85M. Mayor Weldon said that there is a possible partnership option for the Assembly to work on for providing housing in the next phases of Pederson Hill.

Objection by Ms. Hale who said that it has been widely observed that the initial Pederson Hill development offerings did not result in affordable housing. She suggested that before they commit any more money to further development, the Assembly should do more work on this, including the possible partnership that the Mayor spoke to, so that whatever they do end up offering does meet the housing needs of the community. At this time, she proposed they amend this amount to zero (\$0).

List #14, Amendment #1 by Ms. Hale to change List #14 Pederson Hill Development to zero (\$0) funding. Other members asked Mr. Watt clarifying questions and received information on housing. They discussed the reasons for supporting or voting against the project and the amendment.

Roll Call vote on List #14, Amendment #1 to fund Pederson Hill to be funded at zero (\$0) dollars.

Yeas: Hale, Bryson, Smith, Weldon

Nays: 'Wáahlaal Gíidaak, Woll, Hughes-Skandijs, Triem, Gladziszewski,

Amendment #1 failed – 4 Yeas: 5 Nays.

List #14, Amendment #2 by Ms. Hughes-Skandijs to change List #14 Pederson Hill Development to \$3M funding.

Objection by Mr. Bryson.

Roll Call vote on List #14 Pederson Hill Development to \$3M funding.

Yeas: Hughes-Skandijs, Triem, Woll, Gladziszewski

Nays: 'Wáahlaal Gíidaak, Hale, Bryson, Smith, Weldon

Amendment #2 failed – 4 Yeas: 5 Nays.

Roll Call vote on the Main Motion to fund List #14 Pederson Hill Development at \$1.85M.

Yeas: 'Wáahlaal Gíidaak, Woll, Hughes-Skandijs, Triem, Gladziszewski

Nays: Bryson, Hale, Smith, Weldon

Main Motion List #14 at \$1.85M passed - 5 Yeas: 4 Nays.

The meeting took a recess and resumed at 8:00p.m.

MOTION by Ms. Triem to restore \$1.15M back into the Affordable Housing Fund, which is the balance of the Pederson Hill amount. Objection by Mayor Weldon and Ms. Hale. Members spoke to their reasons for wanting these funds put back into the Affordable Housing Fund as well as the reasons for their objections to the motion.

Roll Call vote on the Main Motion to add \$1.15 to the Affordable Housing Fund (List #2)

Yeas: 'Wáahlaal Gíidaak, Woll, Hughes-Skandijs, Triem, Gladziszewski

Nays: Bryson, Hale, Smith, Weldon

Main Motion (List #2) \$1.15M to the Affordable Housing Fund passed. 5 Yeas: 4 Nays.

MOTION by Ms. Hale to fund \$4M for the Gastineau Avenue Widening project (List# 16).

Mr. Smith called a Point of Order and asked if they were no longer following the list. Ms.

Gladziszewski polled the members if they wanted to continue in the order of the list now that we reached #14 if they wanted to take things out of order. It was the consensus of the body to continue to follow the list in the order it was ranked. *Ms. Hale withdrew her motion.*

List #15 Harbor Projects/Grant Match;

Funds already appropriated FY22 = \$0; Suggested funding \$6.5M

Mayor Weldon thanked all the Docks & Harbors Board members for being present.

MOTION by Mayor Weldon that List #15 Harbor Projects/Grant Match be funded at \$6.5M. Objection from Ms. Hughes-Skandijs and Mr. Smith for purposes of questions.

Ms. Hughes-Skandijs said that earlier the Manager spoke to the utilities as enterprise funds and she asked the manager if he could speak about how this may be similar or not for the harbors to pay for their enterprise. Mr. Watt explained that the D&H Board has been making increases to the harbor fees but that hasn't been something the Assembly has supported. He said that the State has provided some funding but not in the past three years. He spoke to other funding methods and distinguished their projects from those of the utilities. Ms. Hughes-Skandijs removed her objection.

Mr. Smith asked about the amount needed to finish Aurora Harbor and said that while he is OK with the \$6.5M, he hopes that some of those funds are used to address the needs at the N. Douglas dock. He removed his objection.

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

List #16 Gastineau Ave. Widening & Turn Around;

Funds already appropriated FY22 = \$0; Suggested funding \$4M

MOTION by Ms. Hale that List #16 Gastineau Ave. Widening & Turn Around be funded at \$4M. Objection by Ms. Woll. Ms. Hale spoke to the reasons for her motion.

Roll Call vote on the Main Motion for List #16 Gastineau Ave. Widening & Turn Around be funded at \$4M.

Yeas: Hale, 'Wáahlaal Gíidaak, Bryson, Hughes-Skandijs, Triem, Gladziszewski

Nays: Woll, Smith, Weldon

Main Motion List #16 at \$4M passed - 6 Yeas: 3 Nays.

Ms. Gladziszewski noted that after all the previous motions were adopted, that brings the remaining amount to \$2.6M for which they can include in the 1% for Sales Tax ballot question.

List #17 Wastewater Utility Project Funding;

Funds already appropriated FY22 = \$0; Suggested funding \$15M

MOTION by Mayor Weldon that List #17 Wastewater Utility Project Funding be funded at \$2.6M. Objection by Mr. Bryson and said he would like to put the \$2.6M into the next line for the Restricted Budget Reserve. Ms. Hale spoke in favor of the motion and Ms. Woll said she would prefer to put the remaining \$2.6 into one of the previous items on the list.

Roll Call vote on the Main Motion for List #17 Wastewater Utility Project Funding be funded at \$2.6M.

Yeas: Hale, Hughes-Skandijs, Weldon

Nays: Woll, Smith, 'Wáahlaal Gíidaak, Bryson, Triem, Gladziszewski

Main Motion List #17 at \$2.6M failed - 3 Yeas: 6 Nays.

List #18 Restricted Budget Reserve;

Funds already appropriated FY22 = \$0; Suggested funding \$2M

MOTION by Ms. Triem that List #18 Restricted Budget Reserve be funded at \$2.05M.

Ms. Triem explained the reason for putting money in the restricted budget reserve since they saw first-hand how important it was to have Budget Reserve during the pandemic. She said that she also would like to reserve the remaining amount of \$550,000 for the Rock Dump Climbing Gym as there was a groundswell of support from the community for that project and she thinks that may help increase the number of voters voting in favor of this 1% Sales Tax proposition.

Objection by Mayor Weldon for purposes of an amendment and stated that they have already put quite a bit into the savings/reserve so her amendment would be for \$1M instead of \$2.05.

List #18, Amendment #1 by Mayor Weldon to change List #18 Restricted Budget Reserve to \$1M funding.

Objection by Ms. Hughes-Skandijs. Ms. Hughes-Skandijs provided her reasons for objecting to this motion.

Roll Call vote on List #18, Amendment #1 to change List #18 Restricted Budget Reserve to \$1M funding.

Yeas: Weldon, Smith, Triem, 'Wáahlaal Gíidaak, Bryson, Woll, Gladziszewski

Nays: Hale, Hughes-Skandijs,

Amendment #1 passed – 7 Yeas: 2 Nays.

Objection was noted.

Roll Call vote on Main Motion for List #18 as Amended to fund Restricted Budget Reserve to \$1M funding.

Yeas: Smith, Triem, 'Wáahlaal Gíidaak, Bryson, Gladziszewski

Nays: Hale, Hughes-Skandijs, Woll, Weldon,

Main motion as amended passed – 5 Yeas: 4 Nays.

List #19 Water Utility Project Funding;

Funds already appropriated FY22 = \$0; Suggested funding \$10M

MOTION by Mayor Weldon that List #19 Water Utility Project Funding be listed at zero (\$0). Objection by Ms. Hughes-Skandijs for purposes of an amendment.

List #19, Amendment #1 by Ms. Hughes-Skandijs for List #19 Water Utility Project Funding to be funded at \$1.6M.

Members then discussed process and how they would proceed following the vote on this amendment.

Roll Call vote on Amendment #1 by Ms. Hughes-Skandijs for List #19 Water Utility Project Funding to be funded at \$1.6M.

Yeas: Hale, Hughes-Skandijs,

Nays: Weldon, Smith, Triem, 'Wáahlaal Gíidaak, Bryson, Woll, Gladziszewski

Amendment #1 failed – 2 Yeas: 7 Nays.

Additional discussion took place regarding the remaining \$1.6M amount not yet committed and whether to continue down the list or to go back up to add more money to items on the list higher than List #14.

Hearing no objection, the Main Motion by Mayor Weldon that List #19 Water Utility Project Funding be listed at zero (\$0) passed by unanimous consent.

List #20 Energy Efficiency Projects;

Funds already appropriated FY22 = \$0; Suggested funding \$1.5M

MOTION by Mayor Weldon that List #20 Energy Efficiency Projects be funded at \$1.6M. *Hearing no objection the motion passed by unanimous consent.*

The following items on the list were not included in the 1% Sales Tax funding.

List #21 Electrification of CBJ Facilities;

Funds already appropriated FY22 = \$0; Suggested funding \$2.5M

List #22 West Douglas Extension;

Funds already appropriated FY22 = 0; Suggested funding 2M

List #23 Zero Waste Activities Land Subdivision;

Funds already appropriated FY22 = 0; Suggested funding 2M

List #24 Adair Kennedy Track & Baseball/Softball Turf;

Funds already appropriated FY22 = 0; Suggested funding 5M

List #25 Waste Reduction/Diversion Projects;

Funds already appropriated FY22 = 0; Suggested funding 0.5M

List #26 Thane Community Garden Grant;

Funds already appropriated FY22 = 0; Suggested funding 0.095M

List #27 Rock Dump Climbing Gym Grant;

Funds already appropriated FY22 = 0; Suggested funding 0.55M

Ms. Gladziszewski recessed the meeting for a brief break before taking up the Sales Tax on Food topic. The meeting resumed at 8:48p.m.

B. Sales Tax on Food

Ms. Gladziszewski passed the gavel to Mayor Weldon so she could discuss this topic and propose an idea to the committee.

Ms. Gladziszewski said that the advisory vote ballot questions as outlined in Mr. Palmer's memo would likely become very confusing to the voters since it would require multiple votes in multiple elections. She suggested that instead of putting the advisory questions on the ballot that they hire a firm to do a statistically valid survey. It could be done in the fall, they would get the answers and depending on the response to the survey, if the survey found that the citizens want it to be done with property taxes, the Assembly could do that without it having to go to a vote again.

Assemblymembers discussed Ms. Gladziszewski's idea of a survey vs. placing the questions from Mr. Palmer's memo and how they might be placed on the ballot. Members asked questions about the timing and the cost for a survey.

MOTION by Mayor Weldon to conduct a statistically valid survey rather than an advisory vote on the ballot. Objection by Ms. Triem.

Roll Call vote on the motion.

Yeas: Hale, Hughes-Skandijs, Smith, 'Wáahlaal Gíidaak, Bryson, Woll, Gladziszewski
Weldon

Nays: Triem,

Motion passed - 8 Yeas: 1 Nay.

VII. NEXT MEETING DATE - July 18, 2022 @ 6:00pm

VIII. ADJOURNMENT

There being no further business to come before the Assembly Committee of the Whole, the COW meeting was adjourned at 9:10p.m. The Special Assembly meeting was then called back to order to resume the previous Special Assembly agenda just prior to the Executive Session agenda item.

DATE: 3/3/2023
 TO: Maria Gladyszewski, Chair of the Assembly Committee of the Whole
 FROM: Adam Gottschalk, Assistant Municipal Attorney
 SUBJECT: Ord. 2023-07: Fee to Trust Intergovernmental Agreement

In June 2017, the City and Borough of Juneau Assembly voted to support the fee to trust application for the Central Council of Tlingit and Haida Indian Tribes of Alaska (“the Tribe”) and start negotiating an intergovernmental agreement that would mitigate jurisdictional issues related to land held in trust status by the U.S. Department of the Interior. The area sought to be put into federal trust is located in downtown Juneau along Willoughby Avenue between the State Office Building and the Salvation Army store, also known as Juneau Indian Village. The vision was the trust property would continue to receive services from the CBJ and be subject to certain CBJ code standards (particularly those regarding health and safety) in exchange for the Tribe providing a payment in lieu of taxes for those services. As land held in trust, the Tribe would be able to access additional federal programs, including financial benefits.

Provided below is a map of Juneau Indian Village. The yellow parcel labelled “15” on the east side of Capitol Avenue is the only parcel currently held in trust.



This memo is intended to provide a 10,000-ft.-overview of the anticipated intergovernmental agreement between the CBJ and the Tribe. To be effective, that forthcoming agreement would need to be authorized by the Assembly via a non-code ordinance, designated Ordinance 2023-07. Presently, the CBJ Law Department is working on a draft agreement that will likely pass back and forth between the CBJ and Tribe several times before both parties are content. At that point, Ordinance 2023-07 would be presented to the Assembly for introduction and public hearing.

The following subjects will likely be addressed in the forthcoming intergovernmental agreement:

- Criminal law enforcement
- Health and safety regulations
- Land use and zoning
- Alaska Statute 47 (regarding certain emergency services)
- Fire and emergency services (including building regulations)
- Water, sewer, and drainage
- PILT formulas for CBJ-provided services
- Annual meetings between the CBJ and the Tribe
- Notices, amendments, potential termination regarding the agreement
- Limited waiver of sovereign immunity (for enforcement purposes)
- Choice of law, jurisdiction (for enforcement purposes)

While this process was initiated nearly six years ago, it has only recently been reignited by changes in federal administrations and policies. The fee to trust program, as it regards land in Alaska, is also the subject of ongoing federal litigation. In the meantime, CBJ staff intend to work closely with the Tribe in order to arrive at an agreement that will clarify jurisdictional issues raised and be beneficial to the Tribe and the community.

From
/AG

Presented by: The Manager
Presented: 03/20/2023
Drafted by: S. Layne

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-20

An Ordinance ~~Establishing~~ Amending the Duties of the Systemic Racism Review Committee.

WHEREAS, discrimination based on race in institutional policies leads to systemic racism; and

WHEREAS, systemic racism creates disparities in the social and civic fabric of a community through legislation related to all aspects of society, including but not limited to education, criminal justice, employment, elections, housing, and political power; and

WHEREAS, systemic racism is as overt and covert as individual racism and it has similar emotional, economic, physical, and liberty consequences though it may be harder for individuals to see even when revealed in disparities and data; and

WHEREAS, systemic racism is similar to disparate impact discrimination, which is generally defined as a facially neutral act, practice, or policy that has a significant discriminatory impact on a protected group; and

WHEREAS, the Assembly would benefit from having a systemic racism review of legislation before a resolution or an ordinance is up for public hearing; and

WHEREAS, the Assembly would benefit from having a systemic racism review of policies and procedures to advise whether the policies likely perpetuate systemic racism; and

WHEREAS, the Assembly encourages racially diverse individuals to apply and encourages racial minority groups to nominate individuals to help advise the Assembly.

THEREFORE BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Systemic Racism Review Committee Established.

(a) **Establishment.** There is established a Systemic Racism Review Committee consisting of seven individuals.

- 1 (1) The Assembly shall appoint members of the Committee to staggered three-year
2 terms. Members of the Committee shall serve at the pleasure of the Assembly.
3 Terms shall commence on July 1. Appointments to fill vacancies shall be for the
4 unexpired term. In the event a seat has six months or less remaining to the
5 unexpired term, the Assembly, at its discretion, may choose to appoint the
6 member to the remainder of the current term as well as to the full term
7 immediately following the expiration date of the unexpired term. No member
8 who has served for three consecutive terms or nine years shall again be eligible
9 for appointment until one full year has intervened, provided, however, that this
10 restriction shall not apply if there are no other qualified applicants at the time
11 reappointment is considered by the Assembly.
- 12 (2) Members shall be selected to provide the most balanced representation
13 possible. Members shall have experience identifying unlawful discrimination—
14 including based on race, color, or national origin—experience identifying social
15 justice inequity, or intimate knowledge of local cultures and practices,
16 including tribal culture and practices.

17 (b) **Duties.** The Committee is charged with:

- 18 (1) Developing criteria to advise whether legislation, policies, or procedures likely
19 includes ~~a systemic racism policy or implications~~. The Committee must present
20 ~~the proposed legislative review criteria to the Assembly before substantively~~
21 ~~reviewing any policies, procedures, or legislation, or perpetuate systemic racism.~~
- 22 (2) Reviewing legislation, selected at the discretion of the Committee ~~all ordinances~~
23 ~~after introduction and before public hearing~~ to advise whether the ordinance
24 likely includes a systemic racism policy or implication.
- 25 (3) ~~Reviewing all resolutions to advise whether the resolution likely perpetuates~~
~~systemic racism.~~
- (3) ~~(4)~~ Reviewing current policies, selected at the discretion of the Committee, to
advise whether the policies likely perpetuate systemic racism.
- (4) ~~(5)~~ Reviewing current procedures, selected at the discretion of the Committee, to
advise whether the procedures likely perpetuate systemic racism.
- (5) ~~(6)~~ Presenting options for curing the potential or likely systemic racism or
implications.
- (6) ~~(7)~~ Presenting the Committee's analysis and conclusions timely to the Assembly
in a short statement for each item of legislation.

- 1 (c) **Procedure.** The Committee’s procedure shall be governed by the Advisory Board
2 Rules of Procedure, as such may be amended from time to time. Nothing in this
3 Ordinance shall be read to preclude the Assembly from acting upon emergency
4 ordinances and resolutions.
- 5 (d) **Officers, Meetings, and Quorum.** In accordance with the Advisory Board Rules
6 of Procedure, the Committee shall select its own officers, and shall hold regular
7 meetings on a schedule established by the Committee, as well as such special
8 meetings as required to conduct business. The presence of four members constitutes
9 a quorum and any action of the Committee requires four or more affirmative votes
10 to be approved.
- 11 (e) **Staff Assistance.** Staff support to the Committee shall be provided by the City
12 Manager, or designee, as available and appropriate.
- 13 (f) **Legislation Procedure.** The Committee should meet and send the legislative
14 report to the Manager at least six days before the Assembly meeting (i.e.
15 Wednesday for a Monday meeting). However, legislation may be scheduled for
16 public hearing and the Assembly may adopt legislation that has not been reviewed
17 by the Committee. If the Assembly adopts legislation before the Committee has
18 reviewed it, the Committee should review the adopted legislation as soon as
19 possible.

20 **Section 3. Sunset Clause.** The Committee created by Section 2 shall cease to exist and
21 the provisions of Section 2 shall ~~automatically terminate August 31, 2023, three years from the~~
22 ~~effective date of this ordinance~~ unless the Assembly extends the Committee to exist until
23 disbanded by the Assembly. ~~In a joint meeting prior to December 31, 2021, the Committee and~~
24 ~~the Assembly shall review the Committee’s work product to date and the provisions of this~~
25 ~~ordinance to determine if any changes are necessary.~~

Section 4. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2023.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Ord 2023-20 Systemic Racism Review Committee - Amendment 1 (via Assemblymember Hale)

Motion: I move to amend Ordinance 2023-20 to add a new WHEREAS after the second WHEREAS, on Page 1, Line 12, to read:

WHEREAS, systemic racism includes policies and practices that exist throughout a whole society or organization, including historical actions and practices, and that result in and support a continued unfair advantage to some people and unfair or harmful treatment of others based on race; and

Ord 2023-20 Systemic Racism Review Committee – Amendment 2 (via Assemblymember Hale)

Motion: I move to amend Ordinance 2023-20, amending the fifth WHEREAS, on Page 1, Line 16, to read:

WHEREAS, the citizens of the City and Borough of Juneau benefit from having a systemic racism review committee that works with the Assembly to address systemic racism, including making recommendations to the Assembly; and

~~WHEREAS, the Assembly would benefit from having a systemic racism review of legislation before a resolution or an ordinance is up for public hearing; and~~

1 **Ord 2023-20 Systemic Racism Review Committee – Amendment 1 (via Assemblymember Smith)**

2 Motion: I move to amend Ordinance 2023-20 at Sec. 2, subsection (b) Duties, by adding a new
3 subsection (7), to read:

4 ...

5 (7) Meeting with the Assembly in a joint meeting at least once a calendar year to discuss and set
6 Assembly and Committee goals and priorities, and discuss other topics of interest to the Committee.

7 ...

8

9

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE**
Meeting Minutes – June 7, 2021

The Assembly Committee of the Whole Meeting, held in the Assembly Chambers and broadcasted virtually via Zoom, was called to order by Deputy Mayor Jones at 6:00p.m.

I. ROLL CALL

Assemblymembers Present: Loren Jones, Maria Gladziszewski, Carole Triem, Wade Bryson, Alicia Hughes-Skandijs, Greg Smith, Christine Woll, Michelle Hale, and Mayor Beth Weldon.

Assemblymembers Absent: None.

Staff Present: City Manager Rorie Watt, Deputy City Manager Mila Cosgrove, City Attorney Robert Palmer. Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart

II. APPROVAL OF AGENDA

The agenda was approved as presented.

III. APPROVAL OF MINUTES

A. April 12, 2021 Assembly Committee of the Whole Draft Minutes

Hearing no objections, the minutes of the April 12, 2021 meeting were approved by unanimous consent.

IV. AGENDA TOPICS

A. Joint Meeting with the Systemic Racism Review Committee (SRRC)

Deputy Mayor Jones passed the gavel to Mayor Weldon to lead the joint meeting of the Assembly with the Systemic Racism Review Committee.

Mayor Weldon invited the Systemic Racism Review Committee to introduce themselves to the Assembly and then she turned the discussion over to SRRC Chair Lillian ‘Lisa’ Worl to begin. SRRC Members present: Chair Lisa Worl, Deputy Chair Grace Lee, Dominic Branson, Carla Casulucan, Gail Dabaluz, Kelli Patterson, and David Russell-Jensen.

SRRC Chair Worl reported that the first SRRC meeting was held on April 1, 2021 and they have held seven meetings since then. Ms. Worl shared that the main objective for the committee is to establish legislative review criteria. The SRRC provided the Assembly with a draft version of their legislative review summary.

The committee utilized three policy review tools to create their draft criteria: the King County Racial Equity Toolkit Review, the Puget Sound Review, and the Race Forward Racial Equity Impact Assessment. Ms. Worl thanked Ms. Cosgrove for helping the SRRC refine their criteria. The current plan is to use this draft to review recent ordinances and resolutions provided by Mr. Palmer at their worksession on June 15.

Ms. Gladziszewski thanked the SRRC for their work and for their draft review criteria. She asked Ms. Worl to clarify how close they are to finalizing this draft. Ms. Worl explained that their draft was close to being finalized, however they are being mindful of the scope of the review itself, as well as time constraints. The SRRC will be going through the criteria with sample ordinances and resolutions provided by Mr. Palmer to see how well it works. She added that there will likely be refinements that need to be made.

Ms. Hale thanked SRRC for their work, and described their progress as encouraging. She asked if SRRC would share the results of their review of past legislation with the Assembly. Ms. Worl clarified that the review process may take a few sessions to work through the past legislation.

Ms. Woll noted that some SRRC members have been attending other committee meetings, and asked if there were any ways for committees to assist SRRC with their legislative process. Ms. Worl thanked Ms. Woll for attending SRRC meetings, and said that some SRRC members have been attending Assembly Standing Committee meetings. She shared that at this point in time they have more questions than answers, but they are looking forward to answering those questions together. Ms. Patterson explained that SRRC members have been assigned specific committees to attend, and they are learning how to come together and work collaboratively as a committee. She mentioned that different members have various understandings of cultural differences and nuances that contribute to the work they are accomplishing as a group.

Mayor Weldon brought up the issue of timing, and did not feel that it was necessary for SRRC to complete their criteria review as soon as possible. Ms. Gladziszewski agreed that the SRRC did not have to complete their review criteria by July 1.

Mayor Weldon asked Ms. Worl if the Assembly could provide the SRRC with any additional assistance. Ms. Worl thanked the Assembly for allowing SRRC to have an ample amount of time to complete their review criteria.

Ms. Worl explained that the SRRC would like for the criteria process to be as streamlined as possible. She described a five-step review process: Step 1 would be an opportunity for the SRRC to look at the legislation and determine if it warrants further review. Steps 2 through 5 would take place if the SRRC found anything in the legislation that raised questions or cause for concern.

Mr. Bryson asked about the statistics from the demographics graph featured at the top of Packet Page 26. Ms. Cosgrove explained that the statistics on the graph were pulled from 2010 Census data. According to the 2010 Census, 69.7% of Juneau's population identified solely as White, and 30.3% identified as either a single minority group, or a combination of two or more races.

Ms. Hale asked about Step 4. She said that the Assembly is already required to undergo a lengthy legislative process, especially considering public process and scheduling meetings. She asked if

SRRC wanted to include additional steps for the Assembly to include in the process. Ms. Worl referred to Step 3, which takes the timing of the process into consideration.

Ms. Hale said she could see the potential for the Assembly to evolve to a point where they can potentially address concerning aspects of legislation early in the process. Ms. Worl said the SRRC has been having those discussions as well. She also discussed the process will evolve as CBJ staff and directors start to understand the types of questions they will be asking for each piece of legislation.

Ms. Gladziszewski asked for a clarification of the timing for the review process, how often they will meet, and how long it might take. Ms. Worl said that she did not know at this time how long it would take. The way they have discussed it, the legislation will be at the end of the process prior to Assembly action. From a learning curve perspective, it will take longer at the beginning of the process.

Ms. Hughes-Skandijs asked with respect the census statistics on the top of Page 26, referring to Question 2C, if the legislation specifically impacted a non-white population. She asked if the SRRC intends to consider further refining their definition of significantly non-white. Ms. Worl shared that the SRRC raised similar questions, and believe that more statistical information and metrics are needed.

Mayor Weldon shared that she really liked Step 1 and Step 2. She said that Step 4 might need some additional review.

Mr. Branson said that during the process of creating this draft, the SRRC compiled a bunch of thoughts they felt would be important to include in the draft. He anticipated the final will be far more streamlined.

Mr. Russell-Jensen thanked the Assembly, and mentioned that working on this committee has given him a greater appreciation for all the work the Assembly has done.

Ms. Lee echoed previous speakers' sentiments and hoped to present a more streamlined version of the draft criteria to the Assembly in a few weeks.

Mayor Weldon said that they had presented a great draft, and looked forward to work that the SRRC will bring to the Assembly in the future. Ms. Worl thanked the Mayor and Assembly for the opportunity to conduct this work. She invited the Assembly to attend SRRC meetings, and to watch the documentary on which they will base their training. She also commended the Juneau Human Rights Commission and Haifa Sadighi for co-hosting the training.

Ms. Gladziszewski asked Ms. Worl to provide additional details about the training. Ms. Worl explained that the training is a three part PBS docuseries followed by group discussions.

Mayor Weldon appreciated all of the time and hard work put in by members of the SRRC.

The Committee of the Whole ended the joint session with the SRRC and recessed starting at 6:54p.m. The meeting resumed at 7:05p.m.

B. AEL&P Update

AEL&P President and General Manager Connie Hulbert provided an extensive Energy Update presentation for the Assembly. Ms. Hulbert was joined in her presentation by AEL&P senior staff members: Christy Yearous, VP of Generation; Darrell Wetherall, VP of Transmission and Distribution; Debbie Driscoll, Director of Consumer Affairs; Rod Ahlbrandt, Director of Information Technology; Brandon Cullum, Chief Financial Officer; and Alec Mesdag, Director of Energy Services. Each group gave an overview relating to their specific areas of operation.

Some of the highlights included:

- Hydropower energy sources: Two-thirds of the hydropower comes from the Snettisham project which AEL&P operates under agreements with AIDEA. The other one-third of Juneau's hydropower energy comes from projects owned by AEL&P: Gold Creek (1893), Salmon Creek (1914), Annex Creek (1915), and Lake Dorothy (2009).
- At Snettisham, there had been a generator rewind planned for Unit 2, however, that had been postponed due to COVID. The project entails removing and replacing the 120,000lbs – 60 ton rotor. It takes many years to plan this type of rewind including management of the reservoir leading up to and after the project completion.
- AEL&P continues to perform avalanche monitoring and control work along the Snettisham transmission line between Snettisham and town, relying on use of the Daisy Bell, a pioneering avalanche mitigation tool, which AEL&P was the first in North America to use.
- There are two redundant transmission lines that travel along Thane Road, one of which was damaged during DOT avalanche control work on March 4, 2021. The other line was undergrounded by AEL&P a number of years ago.
- They provided historical data on the energy loads, peaks and valleys based on low and heavy rainfall/snowfall years.
- During the December 2, 2020 extreme weather event, the Salmon Creek penstock was damaged by one of three landslides in the area but the Salmon Creek dam itself was not damaged and remains safe to operate. The penstock was able to be repaired by February 23, 2021 and put back online.
- One of the largest projects completed recently was the Gold Creek Flume replacement finished in 2020. AEL&P owns the flume, and CBJ owns the deck boards and railings and carries liability for public use of the flume as a trail.
- The presentation touched on use patterns, growth projections, modification to the dusk to dawn street light schedule as well as fee changes approved by the Regulatory Commission of Alaska (RCA) for systemic upgrades to street lights and new metering systems.
- Customer outreach and education included information about energy lessons AEL&P has been providing to middle school classrooms as part of the statewide Power Pledge

Challenge since 2016. This program teaches students the difference between energy efficiency and conservation and how to calculate the cost of using different appliances.

- The presentation included information on the Alaska Heat Smart organization working to support homeowners who want to install heat pumps. AEL&P is conducting a study on how heat pump use impacts electric loads and energy consumption when they are installed in multifamily housing to replace electric baseboards.
- AEL&P staff chairs the Southeast Conference Energy Committee and participates in weekly calls to coordinate efforts between SE Conference and ACEP on regional energy issues.
- Electric Vehicles and their charging units are increasing and they provided in depth information on the rate structures for EV stations as well as following the RCA with respect to the future of DC fast charging stations (DCFC).
- They provided an update with respect to their work on interconnections with Juneau Hydropower, Inc. and the steps taken so far and those in the future to reach an interconnection agreement.
- Future projects include planned replacement of the Annex Creek penstock then the Salmon Creek penstock. They also plan to retire the 5 diesel units located in the Gold Creek Power Plant which are currently beyond their useful life and not included as part of the firm standby capacity.

Ms. Woll asked if a potential change in precipitation patterns would affect AEL&P operations. Ms. Hulbert said that it potentially could affect operations, but it is hard to determine given the unpredictability of weather.

Ms. Hulbert answered a number of other questions from Assemblymembers regarding their operations and the graphs and statistical data in the presentation.

Mr. Jones thanked AEL&P for their presentation.

The Committee of the Whole took a break at 8:50p.m. The meeting resumed at 9:05p.m.

C. Cruise Ship Dock Electrification Update

Mr. Watt recommended that the Assembly make a motion to put a resolution of support for the RAISE Grant on the agenda.

MOTION by Ms. Hale for the Assembly to direct the City Manager to put a Resolution of Support for the RAISE Grant on the Agenda. *Hearing no objections, the motion passed by unanimous consent.*

D. Discussion on Definition of Assembly Liaison – Assembly Rules of Procedure draft Resolution 2949 from HRC

The Human Resources Committee reviewed Resolution 2949 v HRC1 on May 24, 2021, and referred it to the Committee of the Whole for discussion. Resolution 2949 vCOW1 has been revised to reflect the adoption of Resolution 2747 at the May 24 Assembly meeting.

This resolution would clarify the role of liaisons. All of the proposed liaison amendments are located on Page 8 of the resolution.

Mr. Bryson shared that the HRC discussed these terms and their definitions at the last HRC meeting.

Ms. Hale was concerned about the Board Liaisons being able to contribute in discussions, but Assembly Liaisons not being able to participate in discussions unless invited by the Board Chair. She felt that this would stifle Assemblymembers from participating in discussion.

Mr. Bryson explained the intent was for the Assemblymember to be able to summarize the events of the meetings they attend, rather than influence them.

Mayor Weldon agreed with Mr. Bryson's intent of the Assembly Liaison being a role primarily meant to report back to the Assembly.

Ms. Gladziszewski recommended removing the language "shall have a right to participate" on Lines 5 and 6, to clarify the wording and help avoid confusion regarding the role of liaison.

Mayor Weldon disagreed with the removal of the wording, but would agree to changing "shall" to "may".

MOTION by Ms. Gladziszewski to change the wording on Line 5 from "shall" to "may".
Hearing no objections, the motion passed by unanimous consent.

MOTION by Ms. Gladziszewski to change the wording on Line 32 from "Liaison should not" to "Liaison may participate in Board or Committee discussions when invited by the Chair."
Hearing no objections, the motion passed by unanimous consent.

Ms. Triem mentioned that she did not agree with Board members participating in Committee deliberations, particularly someone from a non-elected board having influence in an Assembly meeting.

Mr. Bryson referred to an instance in which a liaison objected to an Assembly vote, and spoke in support in clarifying the role of liaison as a non-deliberation role.

Ms. Gladziszewski argued that liaisons should be able to provide input to the Assembly, but would understand if the definition of the role needed to be clarified.

MOTION by Mayor Weldon to remove the word "deliberation" on Line 9 and replace it with "discussions". *Hearing no objections, the motion passed by unanimous consent.*

Mr. Jones spoke to the importance of clear communication between the Assembly and the Board Liaisons.

MOTION by Ms. Gladziszewski to forward Resolution 2949 to the full Assembly.

Mr. Bryson mentioned that Zoom meetings have made it easier for Board liaisons to be included in conversations.

Hearing no objections, Resolution 2949 was forward to the Assembly by unanimous consent.

E. Travel Marketing Ordinance

The attached draft ordinance has not been introduced and is presented to the Committee of the Whole for discussion. If the Assembly were to adopt this ordinance, the ordinance would change the travel marketing services from a grant to a competitive solicitation (i.e. request for proposals). The Assembly would retain complete control of the contract terms and travel marketing priorities.

MOTION by Mr. Jones for the Assembly to refer this draft ordinance to the LHEDC.

Objection by Ms. Hale. Ms. Hale questioned why this ordinance had been initiated at a COW meeting, rather than with the LHEDC.

Mr. Jones explained that the Assembly Rules of Procedure permits an Assemblymember to bring forward a request on an ordinance, and he thought it should go through the COW rather than wait until June 14.

Objection by Mayor Weldon. Mayor Weldon referred to the letter presented by Travel Juneau, and asked Mr. Jones why they were asking for the change.

Mr. Jones referenced previous Resolutions that were passed in the 1980s that led to a lack of competitive funding for organizations like Travel Juneau.

Ms. Hughes-Skandijs spoke in support of this ordinance. She said that she would like to change the grant, and that doing so would not be a drastic move for the Assembly to pursue.

Mr. Bryson mentioned the possibility of a non-Alaskan firm replacing Travel Juneau, and potentially using the cheapest methods possible to produce marketing strategies for Juneau. For this reason, he does not feel that opening this up to an open bid process would be beneficial for Juneauites.

Ms. Gladziszewski said that this was a good time to have this conversation, acknowledged that this had not been thoroughly examined since the 1980s.

Mr. Smith agreed that the Lands, Housing & Economic Development Committee (LHEDC) might be able to look at the current state of Travel Juneau and develop strategic, tactful ways to make improvements.

Ms. Woll spoke in support of forwarding this to LHEDC for further discussion.

Mayor Weldon maintained her objection.

Roll Call Vote on Motion:

Ayes: Jones, Hughes-Skandijs, Woll, Gladziszewski, Smith.

Nays: Hale, Bryson, Triem, Mayor Weldon.

Motion passed. Five (5) Ayes, Four (4) Nays.

F. Ordinance 2021-20 An Ordinance Amending the Compensation for Assemblymembers, the Mayor, and Certain Boards.

CBJ Charter section 3.10 provides the Assembly – by ordinance – shall provide for compensation for the Mayor and other Assemblymembers. However, an ordinance that increases Assemblymember compensation shall not take effect until after the October election.

This ordinance would establish the compensation for the Planning Commission and the Hospital Board of Directors at \$225 per month, establish the compensation for the Mayor at \$3,500 per month, and establish the compensation for other Assemblymembers at \$750 per month. Currently, this ordinance has an effective date of January 1, 2022.

On March 11, 2020, the Assembly Finance Committee amended this ordinance to include the Planning Commission and Hospital Board. On May 5, 2021, the Assembly Finance Committee also discussed this topic. This ordinance was introduced on May 24, 2021, and referred to the Committee of the Whole.

Ms. Triem asked Mr. Palmer to clarify that compensating the Hospital Board would not require them to complete any state financial disclosures. Mr. Palmer shared that he did not know that specific answer, he would need to research that answer. Ms. McEwen explained that the statute specifically calls out the Assembly, the Planning Commission, and any members of an elected utility board; it does not mention any other types of boards, thus not requiring Hospital Board members to complete a financial disclosure statement.

Mr. Bryson shared that he had contemplated this topic for a considerable amount of time, and believes that it is time for an increase. He mentioned that his role as an Assemblymember is the lowest paying job he has ever had. Mr. Bryson encouraged the Assembly to consider the compensation for every Assemblymember that might ever want to serve. He said the Assembly should reflect the entire community, and potential Assemblymembers should be able to run for office without having a secondary financial support system, such as being retired or owning a

business. Mr. Bryson believed that raising the compensation rate for Assemblymember would allow the Assembly to be inclusive to the entire community.

Amendment #1 by Mr. Bryson to create an addition which would amend the section that states “On January 1, 2025,” the compensation amount would be automatically amended to read, “The Mayor shall be compensated at the rate of \$4,000 per month, all other Assemblymembers shall be compensated at the rate of \$1,000 per month, per diem payments, reimbursements for expenses and election of health insurance are not compensation under this section.”

Mr. Bryson explained the timing of his amendment, which would not be applicable to any current Assemblymembers unless they were to be re-elected through another election cycle. He also mentioned past Assembly members – Mayor Becker, Mayor Koelsch, and Mayor Sanford – who had all previously started that Assembly pay should be raised. Mr. Bryson also said that the Assembly Charter requires the Assembly to review their compensation rate every two years, and believed that neither this Assembly or the Assembly before have fulfilled that requirement in previous years.

Objection by Mr. Jones. Mr. Jones was concerned about the difference between this pay rate increase and the Assembly Compensation Committee. He suggested the removal of the years.

There was a discussion about the Mayor’s pay rate versus the Assemblymembers pay rate.

Objection by Ms. Gladziszewski. She was concerned about the Mayor receiving a \$48,000 salary for a part-time job.

Objection by Mr. Smith. He said that he was struggling with the optics of deciding their own salary, and mentioned the Legislature having a voter-led commission to determine their salary rates.

Ms. Triem asked for clarification about Mr. Bryson’s comments on how salary reconsideration is required in the Assembly Charter. Mr. Palmer was not aware of any place in the Assembly Charter that requires the Assembly to look over their salary every two years. Mr. Bryson shared that he may have read the Charter wrong.

Roll Call Vote on Amendment #1:

Ayes: Bryson, Triem, Woll, Hale,

Nays: Smith, Hughes-Skandijs, Gladziszewski, Mayor Weldon, Jones.

Amendment #1 failed. Four (4) Ayes, Five (5) Nays.

Amendment #2 by Ms. Hale to amend the periodic review section by striking “...or a compensation commission appointed by the Assembly.” And to remove the word “two years” and replace it with “five years”. The amended section would read: “The Assembly shall review

the compensation for elected and Assembly-appointed Boardmembers every five years.” Ms. Hale also wanted to completely strike Section C.

Ms. Hale explained her amendment, saying that the Assembly did not need to hide behind a compensation commission.

Objection by Ms. Gladziszewski. She felt that leaving the language as stated would allow for the next Assembly to either move forward with their decisions, or appoint a commission. She added that she liked changing the period review time from two years to five years.

Objection by Ms. Triem. She said that this amendment would make it difficult for the Assembly to get anything done. However, she liked the five year addition.

Mayor Weldon spoke in favor of the amendment, adding that she also liked the five year change.

MOTION by Mr. Smith to bifurcate the amendment and separate the five year concept from the rest of the amendment. Hearing no objections, that motion passed.

Amendment #2(A) – Change Section A to allow the Assembly to review compensation for Elected and Assembly Appointed Board Members every Two Years, and Strike Section C

Roll Call Vote on Amendment #2(A):

Ayes: Bryson, Hale, Mayor Weldon.

Nays: Smith, Woll, Hughes-Skandijs, Triem, Gladziszewski, Jones.

Amendment failed. Three (3) Ayes, Six (6) Nays.

Amendment #2(B) – Amend the Periodic Review from every two years to every five years. Hearing no objections, Amendment #2(B) was adopted by unanimous consent.

MOTION by Mayor Weldon to forward Ordinance 2021-20, as amended, to the Full Assembly and asked for unanimous consent.

Objection by Mr. Smith for purposes of an amendment.

Amendment #3 by Mr. Smith to strike Section 6, the Hospital Board of Directors Compensation Section.

Mr. Smith spoke to his amendment, saying that \$225 is not enough incentive for Hospital Boardmembers.

Objection by Mr. Jones.

Ms. Gladziszewski spoke in support of this amendment, as she felt that the Assembly has not discussed the concept of paying the Hospital Board.

There was a discussion about the financial responsibilities the Hospital Board are charged with and that compensation for their service on the board with a small stipend would help offset those responsibilities.

Ms. Woll asked if the Planning Commission had access to health insurance benefits, like the Assembly, and would this amendment potentially change that. Ms. Cosgrove answered no, they do not have access to the health insurance benefits.

Roll Call Vote on Amendment #3

Ayes: Smith, Gladziszewski

Nays: Hughes-Skandijs, Bryson, Hale, Triem, Woll, Mayor Weldon, Jones.

Amendment failed. Two (2) Ayes, Seven (7) Ayes.

Hearing no objections, Ordinance 2021-20 was forwarded to the Full Assembly as amended.

G. Resolution 2957 A Second Resolution Authorizing the Manager to Enter into Port Agreement with Cruise Line Corporations for the Purpose of Satisfying Requirements of the Centers of Disease Control and Prevention to Allow Cruise Ships to Visit the Port of Juneau in Calendar Year 2021.

Over the last few months, the Centers for Disease Control and Prevention (CDC) has issued orders and technical guidance for cruise ships to resume carrying passengers. One of the CDC requirements is for each port to sign a Port Agreement outlining important health and safety terms. The various ports in Southeast Alaska are working together with the Alaska Department of Health and Social Services to develop Port Agreements. On May 24th, the Assembly passed Resolution 2955 which authorizes the Manager to enter port agreements for vaccinated cruises.

This resolution is more specific to authoring visitation by cruise lines that have traditionally catered to families, including minors that are not yet eligible for vaccination. This resolution would authorize the Manager to only sign a Port Agreement if (1) the cruise lines provide the ship schedules in advance and (2) the cruise lines agree to the requirements of the CDC (including a simulated voyage); (3) that a minimum of 90% of the total number of passengers are vaccinated, (4) that all adults and crew are vaccinated and (5) that no more than 5% of the ship capacity is filled by unvaccinated minors. The Cities of Hoonah, Ketchikan, and Skagway are in the process of signing similar port agreements.

Mr. Watt recommended that the Assembly forward this to the full Assembly for action at the June 14 Regular Assembly meeting.

MOTION by Mayor Weldon to forward Resolution 2957 vCOW1 to the full Assembly for consideration at the June 14 Regular Assembly meeting.

Objection by Mr. Smith for purposes of a question. Mr. Smith asked if there had been any input from professional healthcare organizations like CDC.

Mr. Watt spoke to the possible risk with this resolution, and added that CDC had established a rather thorough health and safety plan for cruise ships to operate. He said that there are a lot of different ways to look at this. Mr. Smith removed his objection.

Ms. Gladziszewski found that the mathematical aspects of this resolution would allow for this resolution to happen safely.

Ms. Hale spoke in favor of this resolution, and mentioned that the cruise ship's vaccination rate would be better than Juneau's current vaccination rate.

Hearing no objections, Resolution 2957 vCOW1 was forwarded to the full Assembly for consideration at the June 14 Regular Assembly meeting.

V. ADJOURNMENT

There being no further business to come before the Assembly, the Committee of the Whole meeting was adjourned at 10:21p.m.

Clerk's Note: Original draft minutes of this meeting were presented for approval at the November 29, 2021 meeting. Mr. Bryson requested a more in depth synopsis of the AEL&P presentation be included in the minutes. This revised version is being presented for approval at the April 8, 2022 Assembly Committee of the Whole meeting by Municipal Clerk Beth McEwen.

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE**
Meeting Minutes – August 30, 2021

I. CALL TO ORDER

The Assembly Committee of the Whole Meeting, held in the Assembly Chambers and broadcasted virtually via Zoom, was called to order by Deputy Mayor Jones at 6:01p.m.

II. LAND ACKNOWLEDGMENT

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!*

III. ROLL CALL

Assemblymembers Present: Loren Jones, Maria Gladziszewski, Carole Triem, Wade Bryson, Alicia Hughes-Skandijis, Greg Smith (via Zoom), Christine Woll, Michelle Hale, and Mayor Beth Weldon.

Assemblymembers Absent: None.

Staff Present: City Manager Rorie Watt, Deputy City Manager Robert Barr, Assistant City Attorney Teresa Bowen, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Assistant City Attorney Adam Gottschalk, Assistant City Attorney Sherri Layne, Community Development Director Jill Maclean, Engineering/Public Works Director Katie Koester, Finance Director Jeff Rogers, Deputy Parks and Recreation Director Michele Elfers, CDD Planning Manager Alix Pierce

IV. APPROVAL OF AGENDA

The agenda was approved as presented.

V. APPROVAL OF MINUTES

A. August 9, 2021 Assembly Committee of the Whole Draft Minutes

Hearing no objections, the minutes of the August 9, 2021 meeting were approved by unanimous consent.

V. AGENDA TOPICS

A. Joint Meeting with Systemic Racism Review Committee (SRRC)

Mayor Weldon welcomed the SRRC to the meeting, and invited Acting Chair Grace Lee to introduce the committee to the Assembly.

Acting Chair Lee introduced SRRC members Kelli Patterson, Gail Dabaluz, and herself – all three members were attending the meeting telephonically via Zoom.

Mayor Weldon asked Chair Lee to provide an update regarding the development of the tool for criteria review of legislation.

Acting Chair Lee said that the last time the committee had worked on the tool was in July, as the past few meetings have been focused on trainings. She noted that the committee has not yet found any previous legislation that could be applicable to Step #1 of the criteria tool, *“Does the proposed legislation negatively impact or unduly advantage a particular racial/ethnic group, or otherwise perpetuate systemic racism? Yes or No? If no, review as completed. If yes, go on to the next question.”*

SRRC Member Patterson echoed Acting Chair Lee’s comments, and said that the SRRC has been working diligently towards reviewing the criteria. Lately, the committee has been receiving trainings on how ordinances are drafted, where city funding comes from, and other aspects of city management.

SRRC Member Dabaluz mentioned that the SRRC typically holds meetings twice a month, and that recent meetings have consisted of reviewing legislation and the city budget. She added that the trainings have helped the committee understand how Juneau’s local government operates and interacts with other agencies.

SRRC Chair Lisa Worl joined the meeting telephonically via Zoom at 6:09p.m.

Chair Worl explained that the SRRC has held eight meetings since the last time they met with the Assembly on June 7. Regarding the development for the tool, Chair Worl said that the committee had utilized and refined it with the help of City Attorney Robert Palmer and Deputy City Manager Mila Cosgrove. The SRRC is currently using Version 5 of their criteria tool, and their current goal is to streamline the tool as much as possible.

Chair Worl shared the draft tool with the Assembly. She explained the process of how the tool would be used in practice, and which questions would apply in a hypothetical review of legislation.

Assemblymember Triem asked Chair Worl to explain how Step #3 of the tool could impact Step #1. Chair Worl explained that the SRRC members have considered sitting in various CBJ Boards and Committee meetings to gather supporting data and documents that could help clarify Question #3.

SRRC Member Lee added that Step #3 is an expanded version of what SRRC currently does, as it prompts the committee to identify any potential impacts to specific groups or geographic populations. This step occurs prior to answering Step #1, and is written out in its entirety in Step #3. However, since no legislation has yet to surpass Step #1, Step #3 has not been filled out yet.

Assemblymember Hughes-Skandijs asked if that SRRC has considered any economic data in regards to affected areas/communities.

Chair Worl said that economic data had been considered, and they are trying to find a way to understand the impact on certain groups with the inclusion of economic data.

SRRC Member Lee added that the charge for the SRRC explicitly directs the committee to target systemic racism. If economic disparity is found within an issue that also includes systemic racism, then they are able to address it; but it is not in the committee's charge to address issues regarding economic impact alone.

Assemblymember Bryson thanked the SRRC members for their dedication towards their work, and gave his comments on the topic of systemic racism. He said that he understood systemic racism as a historic issue that encompasses the entire history of the United States. He asked the committee to describe how much of Juneau's history of systemic racism was discovered in their research, specifically what historical actions were made in Juneau's past that contributed to systemic racism.

Assemblymember Bryson added that the Assembly could come across legislation that does not seem to be systemically racist, but if the Assembly were to reject the legislation, could the outcome of that decision be contributing to systemic racism? Assemblymember Bryson also added that the act of keeping lower economic neighborhoods disenfranchised is an example of perpetuating systemic racism, which would require review of zoning and budget issues. He said that the decision to divert funding towards higher-income communities and refuse to fund lower-income communities is also an example of systemic racism.

Assemblymember Bryson provided an example of this by referencing a zoning proposal to develop lower-income housing in North Douglas, an area of town that primarily features higher-income housing. He explained that the Assembly ultimately decided against that zoning request, in favor of maintaining light zoning throughout North Douglas. He identified this decision as an act of perpetuating systemic racism, and spoke to the importance of SRRC to review zoning and budgeting issues and how they impact socioeconomic groups in Juneau.

Mayor Weldon thanked Assemblymember Bryson for his testimony, and noted for the record that the Assembly did not remove lower-income housing in North Douglas.

SRRC Member Lee understood Assemblymember Bryson's sentiment, and explained that the SRRC has not yet reviewed legislation regarding budget or zoning issues. She anticipated that once the committee begins reviewing those types of legislation, they may find more documents that surpass Step #1.

Chair Worl agreed with Assemblymember Bryson, and identified resource allocation as a potential area affected by systemic racism.

Assemblymember Gladziszewski commended the SRRC for their trailblazing efforts, and noted that there are not many communities that have a committee such as this.

Assemblymember Woll appreciated Assemblymember Bryson's comments, and spoke to the importance of having conversations about systemic racism and how it can be found within legislation. She asked if there was anything the Assembly could do to support the committee as they continue their work.

Chair Worl encouraged Assemblymembers to provide suggestions to areas they feel may benefit from further discussion, and to be mindful while drafting ordinances that it will be reviewed by the SRRC.

SRRC Member Dabaluz suggested that they invite Dr. Rosita Worl to provide a Southeast Alaskan/Tlingit/Indigenous perspective; she also suggested inviting Sherri Patterson to provide a presentation about how systemic racism has impacted People of Color in this community.

Mayor Weldon thanked the Systemic Racism Review Committee for joining tonight's meeting, and said that she looked forward to their continued progress as a committee.

The Systemic Racism Review Committee left the meeting at 6:40p.m.

The Committee of the Whole took a break at 6:41p.m. The meeting resumed at 6:58p.m.

B. Joint Meeting with Planning Commission (PC)

Mayor Weldon asked Assistant Attorney Teresa Bowen to provide a brief synopsis to the Planning Commission.

- **Recap of Process**

Assistant Attorney Bowen explained that this joint meeting was meant to discuss prioritization with the Planning Commission, particularly variances. She added the following quote from Mr. Palmer, "*Unlike a Conditional Use Permit that allows a use that is expressly permitted by Title 49, a variance allows development that is expressly prohibited.*"

Mayor Weldon reminded the Assembly and the Planning Commission that there was a process to try to remove variances entirely, and now there are a few more appeals than usual.

- **Role and Function of the Planning Commission related to Permits, Plans, and Code**

City Manager Watt commented on the current system used to examine Land Use Code amendments, and described it as a deliberative system that is not particularly fast-paced. He mentioned that the Assembly has previously expressed frustration on how long it can take to process code amendments. He felt that it would be beneficial to take a look at the system in place, and the workload that is placed upon the Planning Commission and Community Development Department (CDD) staff. City Manager Watt said that if they wanted a more dynamic approach to the Land Use Code, then they should consider whether the current system is able to produce code amendments in a timely manner.

PC Chair Michael LeVine thanked the Assembly for allowing this discussion to take place. From a holistic viewpoint, he found that code changes often overlap with the Comprehensive Plan that was identified as one of the Assembly's priorities. He described three main aspects of the role of the Planning Commission: the first being a quasi-judicial role in which they approve Special and Conditional Use Permits (CUPs), variances, and major subdivisions; the second aspect consists of plan review and development, such as the Comprehensive Plan and Area Plans; and the third aspect was Code Revisions.

PC Member Nathaniel Dye gave a brief overview of the code revision process in relation to the Title 49 Committee.

Mayor Weldon asked CDD Director Jill Maclean to give an estimate on how many permits were issued by CDD this calendar year. Since January 1, 2021, CDD has issued 748 building permits. Director Maclean clarified that this number did not include Land Use Permits, such as CUPs or subdivisions.

There was discussion about the permitting process and how the timing of it impacts housing development code changes.

There was additional discussion surrounding Title 49, specifically the changes that PC members would potentially like to see implemented moving forward, and whether those changes could be implemented through the Title 49 Committee.

The Planning Commission and the Assembly brought up Downtown parking issues, and discussed ways in which parking could be addressed: the development of parking garages, providing free bus transportation services, and other methods of freeing up parking space.

- **The Capacity of the Community Development Department Staff**

Mayor Weldon felt that CDD had expressed that they are in need of more staff, and suggested that CDD decide which roles they want to fill and present them to the Assembly.

Mr. Barr mentioned that CBJ is looking to adding a technical support position to staff to help with the telephonic element of public meetings. *(Clerk's note – this would be for a wide variety of public meetings, not just those of the Planning Commission or staffed by CDD.)*

Mayor Weldon appreciated the work and efforts of the Planning Commission, and thanked them for attending tonight's meeting.

The Committee of the Whole took a break at 8:25p.m. and resumed at 8:36p.m.

C. Ordinance 2021-13 An Ordinance Amending the Land Use Code Related to the Coastal Management and the Habitat Provisions of Title 49.

Mr. Jones noted that the Assembly held a public hearing on this topic on August 2 and referred this to tonight's COW meeting for further discussion.

CDD Director Maclean explained that this ordinance got its start from a development permit which led CDD staff to reexamine the application of Coastal Management Permits. She and CDD Planning Manager Alexandra Pierce reviewed past guidance provided by the Law Department over the past several years. She stated that their intent is to repeal the Coastal Management section of Code and move the pieces, that are decided to be kept in, to other sections within the code.

Director Maclean recommended moving this criteria forward and adopting it as its own ordinance at the next Regular Assembly meeting; she also agreed with sending the entire ordinance back to the Title 49 Committee for consideration.

Ms. Triem asked if the removal of Coastal Management would potentially remove habitat protection laws, as they are no longer covered by State protection laws. Director Maclean said that it would depend on the ordinance itself, it would be up to decisions made at the Title 49 Committee to decide which habitats have agencies overseeing them, and which would not.

There was a brief discussion about the Coastal Zone Management program and the utilization of the program. Director Maclean added that CDD had received legal guidance indicating that this section of the code was essentially null and void, which led the department to try to revise this section in a timely manner.

Ms. Triem shared that she would support moving this ordinance forward after hearing the comments made from PC members clarifying the intent of the removal.

Mr. Smith asked for further clarification for the reasoning by the removal of this section. Director Maclean explained that the Coastal Management section of the code in large part referenced a part of State law that has since been repealed and no longer exists. This code now effectively references non-existent State law, rendering the code null and void.

Mr. Jones mentioned that he put in a lot of work to save the Coastal Management Plan, and would want to vote to keep that plan in place if he could.

MOTION by Ms. Gladziszewski to move Ordinance 2021-13 to the Assembly for Public Hearing. *Hearing no objections, the motion passed by unanimous consent.*

VI. ADJOURNMENT

There being no further business to come before the Assembly, the Committee of the Whole meeting was adjourned at 8:47p.m.

Minutes drafted by Administrative Assistant Lacey Davis and respectfully submitted by Municipal Clerk Beth McEwen this 1st day of November, 2021.



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Deputy Mayor Gladziszewski and Assembly Committee of the Whole

DATE: April 3, 2023

FROM: Robert Barr, Deputy City Manager

RE: Animal Control, Protection, and Sheltering Services

CBJ currently contracts with Juneau Animal Rescue (formerly Gastineau Humane Society) for animal control services. This contract cares for CBJ's responsibilities under Title 8, Animal Control and Protection. Lacking a contractor, some of the services currently provided through JAR would fall to JPD. Generally, the scope of work includes:

- Animal control enforcement services – investigation of violations of Title 8; impoundment/quarantine of animals; issuance of citations; response to calls for service
- Annual dog licensing, with special provisions for potentially dangerous dogs including classification and disposition
- Impoundment & disposition services, including reasonable efforts to effect the return of impounded animals to their owners or, where not possible, disposition by adoption, sale, or euthanasia
- Rabies control and quarantine services, including rabies vaccination requirements and tracking and euthanasia of animals with known or, in certain situations, suspected rabies infections
- Animal care services, including placing animals exposed to cruelty in protective custody

The animal control contract is one of the largest annual operational contracts the city administers, similar in scale to paratransit, and childcare. Efforts in 2017 to reduce costs by separating animal control from sheltering with two vendors were unsuccessful.

We anticipate renegotiating the contract for FY24 and expect increased costs, in part due to challenges in the veterinary sector and in part due to staff recruitment/retention challenges and inflation.

Prior to contract negotiation, Assembly discussion and direction on the appropriate level of cost recovery for these services would be beneficial.

Currently, cost recovery is low compared to almost all CBJ programs, only 7.5% of JAR costs are covered by dog owners licensing fees. Absent direction, staff will propose inflationary licensing fee increases. Alternatively, the draw on the general fund (and thus the mill rate) can be mitigated by shifting costs towards pet owners, by:

1. Increasing licensing fees for dogs in addition to what is required for inflation
2. Adding new licensing fees for cats¹

¹ The majority of control/sheltering expenses are attributable to cats rather than dogs

3. Creating new incentives & disincentives for pet owners & contractor to increase licensing compliance

For context, the current annual cost for a dog license is \$20 (altered), \$45 (unaltered) – flat since 2016. For potentially dangerous dogs, the annual fee is \$100 – flat since 1992.

Recommendation:

Discuss and determine if the body has direction to give on the appropriate level of cost recovery to seek for these services. Staff will negotiate appropriate inflationary contract costs and will include these in the budget as increased expenditures. No action by the Assembly necessary at this time.

Given direction tonight, staff will bring a resolution establishing licensing fees for FY24 and future years at a future Committee or Assembly meeting, beginning that public process.



MEMORANDUM

DATE: March 30, 2023

TO: Maria Gladyszewski, Chair Assembly Committee of the Whole

FROM: Rorie Watt, City Manager

SUBJECT: State of the Visitor Industry 2023

This memo builds on the tourism discussion at the January 23, 2023 Lands, Housing, and Economic Development Committee. The intent of this document and the accompanying presentation and discussion is to help advance the Assembly's knowledge of this complex public policy issue from the multiple perspectives that contribute to public discourse around the visitor industry.

Too often, we talk about cruise tourism in very broad terms like total passengers per season and economic activity generated or in very specific terms from the public like flight seeing noise, whale watching boat wake, neighborhood impact. To better frame our discussions, it is important to acknowledge the varying and valid perspectives.

The cruise line perspective

Starting with cruise lines, the first thing to understand is that the Alaska market is in high demand. According to Bermello Ajamil and Partners, a cruise-industry focused planning and design firm (and authors of CBJ's Long Range Waterfront Plan), the Alaska market will grow from 4% of global market share in 2019 to 6% in 2023. This increase is significant considering the size of the global cruise markets. In individual discussions with cruise lines, most want to be good community partners and conceptually support our local initiatives. However, there is natural tension between the desire to be a good corporate citizen and the reality of being a publicly traded company predicated on growth. Simply put, everyone supports the concept of limits but everyone also wants to bring one or more new ships to Alaska. Juneau had 1.3 million visitors in 2019 and is projected to receive 1.67 million in 2023. 2024 is projected to see similar numbers to 2023 with the five ship limit in place.

Growth takes several different forms. We have all seen that ships are getting bigger. All the major lines are building new ships, most of which are either smaller luxury ships or extra-large 4,000 passenger plus ships. We're also seeing new itineraries and destinations added in an attempt to grow the industry by spreading visitation across more ports. Itineraries are becoming more creative, with lines moving away from the traditional seven day, three ports and a glacier model. Juneau plays an interesting role in this evolution. We are the mature, established Alaska port and we remain a top rated destination.

Traditionally, we have been considered a ‘linchpin’ port due to our size, location in the middle of the region, and shore excursion opportunities. Conventional industry wisdom is that marketable Alaska cruises depart on a weekend and include Juneau, and such itineraries will remain desirable. In discussions with the cruise lines, we have made the argument that not every ship needs to stop here and we’re starting to see lines sell itineraries of varying lengths and destinations. For example, Disney is adding a new ship in Alaska and it will not call in Juneau.

Growth over the past decades has meant larger ships and busier schedules in Ketchikan, Juneau, and Skagway. The future is more complex. Hoonah has added a new dock. Sitka has a double berth. A development in Klawock is on the horizon. Cross Gulf of Alaska itineraries and longer sailings departing out of San Francisco are becoming more common. The landscape in next 10 years is going to look very different from past 10 and growth will not follow the same trajectory. Juneau will continue to be a top selling port, but we can expect to see less predictable schedules, more diversified itineraries, and new developments in the region in years to come. This can be a good thing for Juneau as we consider the right size for our visitor industry. However, we’ll also likely see new market entrants. MSC and Virgin, global cruise lines with large ships, have both stated a desire to come to Alaska. While berths in Seattle and Vancouver are filling up, LA and San Francisco have space and Vancouver has stated plans to construct an additional berth.

Another consideration from the cruise line perspective is money. The graphic in the attached presentation shows that ultimately, it’s all the same money. A passenger buys a ticket on a cruise ship, and it pays for everything that ship does along its itinerary. That includes passenger fees, public and private dockage fees, and everything that happens on board the ship. This is important when we consider things like passenger fee allocations and public and private infrastructure investments. There are no funds that are not derivative of passengers – any private investment must be backed by visitation and under many scenarios (but not all) that would mean a growth in visitation. Cruise lines and private dock owners have fiduciary responsibility to their investors to maintain and grow profits. That responsibility is difficult to reconcile with community needs.

The shore excursion perspective:

Shore excursions are integral to the local tourism economy. Currently, shore excursion operators are almost all local businesses and employ a lot of Juneau residents. Many of our local operators are members of our community, and are conscious of the need to follow TBMP guidelines, be good stewards of the lands where they operate, work behind the scenes to support efforts to slow or limit growth, and to train seasonal staff to respect the needs of residents. In a healthy cruise tourism market, there are enough shore excursion opportunities to disperse passengers and mitigate the impacts of a large volume of people in town at once. There are two ways that shore excursion operators sell tours: Indirectly through the cruise line in a wholesale model, and directly through online bookings and sales booths. Shore excursions, of course, have impacts. Below is a description of some of the larger shore excursion markets and CBJ’s scope of management authority.

Flightseeing remains popular in Juneau and was the subject of extensive public process in the early 2000’s, which contributed to the creation of TBMP with some of the early guidelines addressing flight paths and operator behavior. Around the same time, CBJ set up a revolving loan program that allowed Wings of Alaska to convert its planes operating downtown to quieter turbine engines, which translated to fewer flights that are safer and shorter in duration. Flightseeing is also heavily regulated by the FAA and CBJ has virtually no influence over how helicopters and floatplanes operate. The State of Hawaii

launched a flightseeing task force in 2020 to evaluate options for regulation. The resulting bill, which would have required helicopter tour operators to submit monthly reports on their flight activity to the State Department of Transportation, was vetoed because the FAA does not permit state agencies to impose or enforce regulations on aircraft and the state would be unable to take any substantive action based on the information gathered.

According to a 2019 McKinley Research report, Juneau accounts for 60% of the Alaska whale watch market. Whale watching has relatively low barriers to entry and its own jurisdictional challenges. CBJ regulates behavior in its harbors, NOAA regulates behavior related to interactions with wildlife, and the Coast Guard regulates boater safety. TBMP and WhaleSense are valuable programs for voluntary compliance, but CBJ currently lacks any enforcement mechanisms. A new commercial float for whale watch and charter vessels was constructed at Statter Harbor in 2021, and it is already over capacity, with operators docking elsewhere in the harbor or at private facilities. It would be possible to set up a limited permitting system for docking at CBJ facilities. However, Docks & Harbors relies partially on fees from whale watching vessels and because D&H is an enterprise fund that is charged by Ordinance and motivated by increased private activity to fund its harbors. An enterprise fund driven system is not directed to determine and balance community needs. Moreover, a permitting system would not apply to private dock facilities.

Parks & Rec currently permits tour activity on designated CBJ trails based on recommendations from the Commercial Trails Working Group in 2004. While the commercial use list is old and in need of updating, the trail permitting system has worked relatively well for the past 20 years. The Rainforest Trail was constructed using Marine Passenger Fees in 2001 to mitigate resident concerns about tour use on Outer Point Trail. The Juneau Trails Plan, started by CBJ, the USFS, Alaska State Parks, and Trail Mix in 2019, is partially complete. Staff resources were directed elsewhere during the pandemic and we have not had the capacity to staff the project since. If there is a desire to complete this plan in the near term, we would likely need to hire a consultant. Staff estimates the cost of completion at \$60,000-\$80,000.

The U.S. Forest Service also bases its trail permitting off the Juneau Trails Working Group, and all of its commercially permitted trails are within the Mendenhall Glacier Recreation Area. The glacier currently sees 700,000 visitors per year, and the USFS has conducted an extensive planning process over the past six years to expand this capacity. The final product is likely several years away and funding is uncertain.

CBJ's 2022 Tourism Survey results are evenly split on whether to spread visitors out across the borough or to confine visitor operations to a few known area. Regardless of the direction the Assembly takes on dispersion versus condensation, Juneau appears to be nearing the point where shore excursion capacity does not meet demand. Without new opportunities, we will continue to see growth in markets that already feel 'full' (i.e. whale watching). If the Eaglecrest gondola is constructed in the next few years, we can expect just over 70,000 visits in the first year. The gondola certainly represents an opportunity for disbursement, but even at full projected capacity, it will not scale up enough to make a major difference. Shore excursion growth should be strategic. New activities should happen in locations supported by public process.

The Public Perspective

CBJ survey data on public perceptions of tourism has remained relatively unchanged over the past two decades. People generally feel that the benefits outweigh the impacts and also agree that CBJ isn't doing enough to manage tourism. It is a complex public policy issue and with so many competing but also

interrelated interests, jurisdictions and choices it is hard to understand the full effect of our tourism-related decisions. The VITF did a good job of synthesizing and reporting on public comments and making a set of moderate and balanced recommendations including establishing limits, building infrastructure that supports both the public and visitors, and getting more involved in ship scheduling. Staff is working on all these recommendations and more, but in the face of steady growth, it's easy to see why many residents feel that CBJ isn't doing enough. To be blunt, growth has happened faster than negotiated policy work.

We conduct surveys because we typically hear from the people who feel disproportionately affected, either positively or negatively, by the visitor industry. It's valuable to hear from a random sample of residents. However, each time there is a proposal for tourism activity in a new area, we hear from people who are concerned about being displaced. The Marine Passenger Fee budget has not yet gone to Finance. Based on the recommendations of the VITF and the recent Assembly discussion about the Pioneer Road, staff proposes moving \$100,000 - \$120,000 in Marine Passenger Fees off the Seawalk to fund a public process around commercial use throughout the borough. The policy component should be fairly straightforward, building on the work of the VITF, but we need a focused public process about the best areas of town for visitor industry activity and that has not yet taken place.

The Assembly Perspective

The Assembly is tasked with a number of big tourism decisions in the coming months, all of which are related to the issues discussed above. The proposed fifth dock is top of mind for many of you. Without some sort of detailed capacity agreement, a fifth dock will lead to growth. A larger ship can fit at dock than at anchor. Ships are getting bigger, and with more diversified itineraries, the traditional gaps in the schedule are filling. A fifth dock will also likely spread passengers through downtown and along the waterfront. It may catalyze seawalk development and bring more people to businesses outside of the South Franklin corridor. Like everything tourism-related, it comes with benefits and drawbacks.

The concept of Juneau's visitor "capacity" has been discussed for years as our volume increases. Some believe we are past our capacity and some feel that we have room to grow. At some point, highly rated destinations lose their appeal due to overcrowding and/or lack of infrastructure and services to manage volume. CBJ's current approach is to address concerns about growth through open communication and negotiated agreements with the industry. As discussed, a result of the recently signed five ship MOA is that visitation for 2024 is projected to be level with 2023 while other ports are growing. We have good relationships with most major cruise lines and with CLIA, and are treated as an example of a port that engages proactively. Our MOAs were highlighted in the keynote address at a global cruise conference last week. Our next steps are to enter into a contractual agreement with CLAA and become more involved in scheduling. The 'best ship at best dock' may take some experimentation before we know what works, but we anticipate having more influence over port operations.

We often see the perception that CBJ does whatever the industry wants, or that staff and the Assembly are beholden to industry might. The reality is more complex. The negotiated agreement approach is largely untested elsewhere in the world and presents new and challenging territory for the cruise lines. Beyond that, we only have blunt management tools at our disposal. We can close our lightering float. We can leave a city dock empty on certain days. We can move to acquire private docks. As anyone who was present for the CLIA lawsuit knows, these tools all come with consequences. It is critical that we decide what kind of destination we want to be in the future and use the right tools to meet the right outcomes. Regardless of the method or approach, Juneau is a mature destination and is long past the

point of being successfully patronized about community benefits or authentic experiences. Our most valuable asset should be the ability to understand the complexities of our local visitor industry and make strategic decisions based on complete information about the community-wide pros and cons of any given proposal.

In conclusion, there are no easy answers and while staff continues to push for a regional strategy, that is only a piece of the solution. Our goal with this memo and the accompanying presentation is to help the Assembly understand the intricacies of the situation so you can consider all the necessary factors in your difficult decisions ahead.

Summary of Recommendations:

1. Trail Plan Funding
2. Commercial Use Funding

Summary of Upcoming:

1. Adoption of Passenger Fee expenditures in the budget
2. Planning Commission consideration of the HTC Support Dock (date)
3. Record Cruise Ship Passenger Visitation this summer
4. Ongoing negotiations of Seawalk connection between AJ Dock & Franklin Dock
5. Contractual Relationship with Cruise Line Agencies of Alaska for scheduling and use of CBJ facilities under draft.

Attachments

- A. Slide Deck of Presentation by CLIA at Juneau Chamber
- B. CLIA letter regarding Huna Totem development

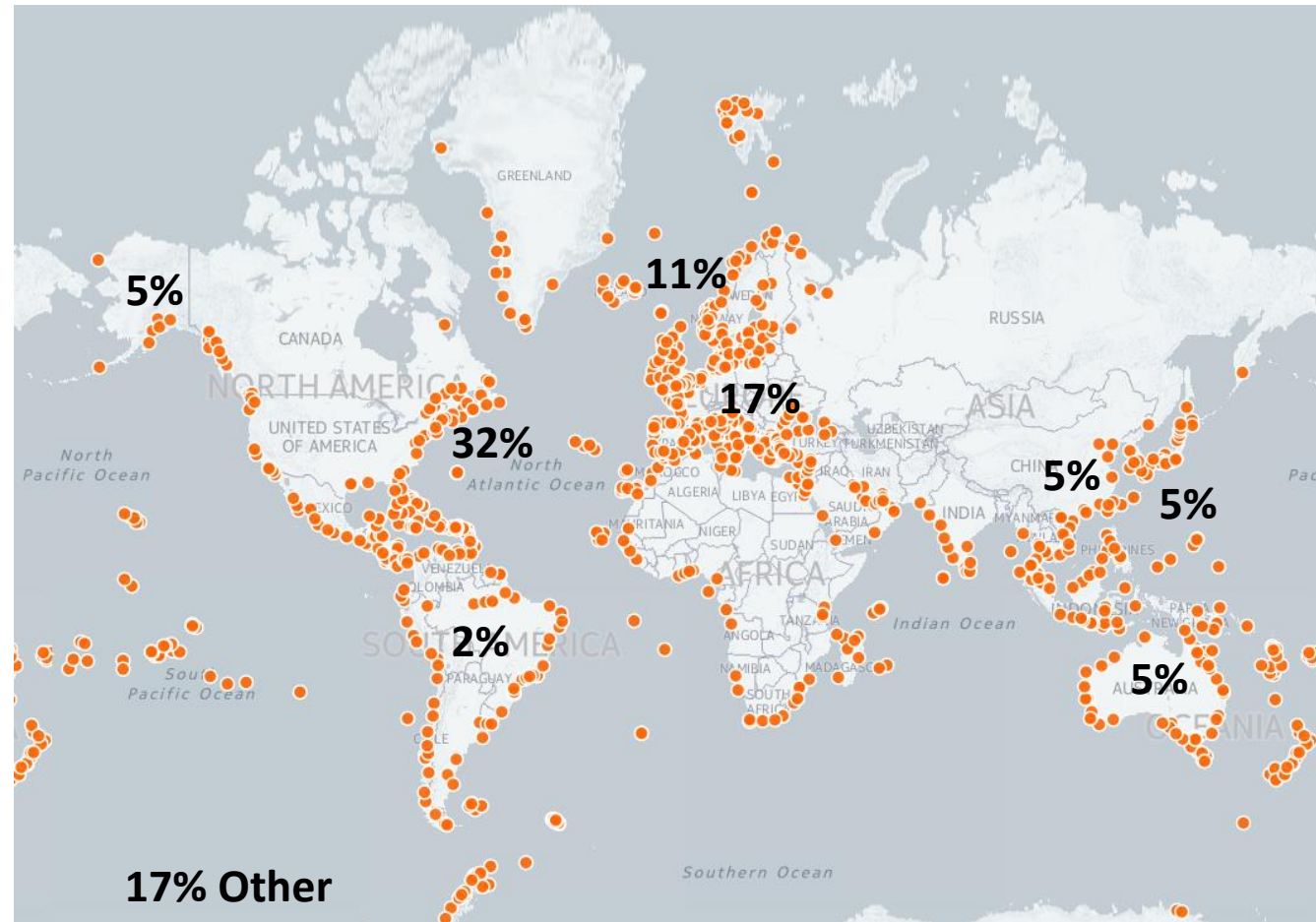
BUILDING A BETTER FUTURE – COLLABORATION AND DESTINATION STEWARDSHIP

Juneau Chamber of Commerce
January 12, 2023

ONE INDUSTRY. ONE VOICE.

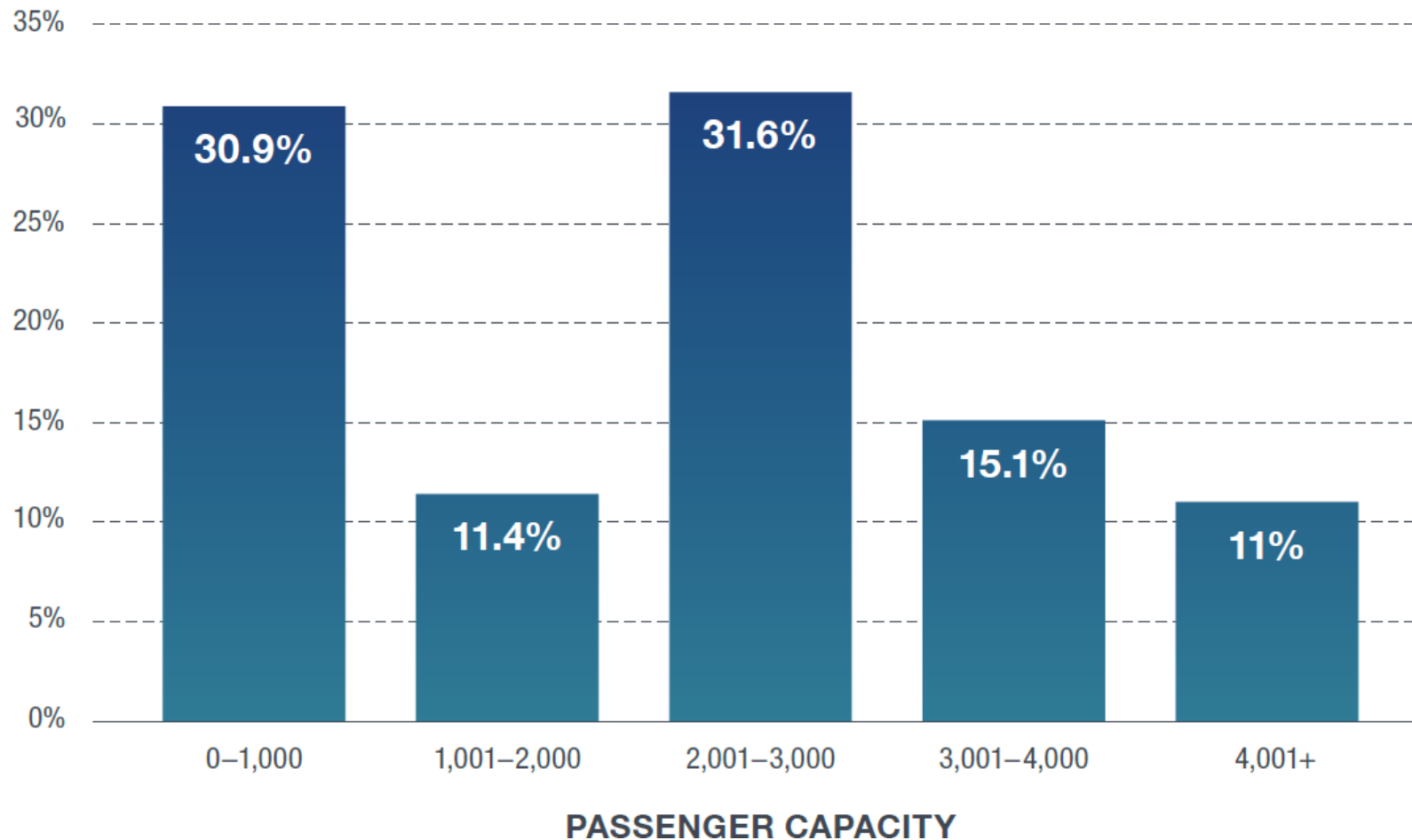
GLOBAL INDUSTRY

MORE
THAN
1,000
PORTS
GLOBALLY



2022 CLIA OCEAN-GOING MEMBER FLEET

2022 Project Member Fleet (% of ships)



DRIVING INNOVATION FOR A MORE EFFICIENT FUTURE

Section F, Item 5.



BY 2027,
THE CLIA OCEAN-GOING MEMBER FLEET WILL INCLUDE



26

LNG-powered
CLIA ocean-going
cruise ships

16%

of global capacity



231

CLIA ocean-going
cruise ships equipped
with advanced
wastewater systems

81%

of global capacity



176

CLIA ocean-going
cruise ships equipped
with exhaust gas
cleaning systems

81%

of non-LNG global capacity



174

CLIA ocean-going
cruise ships equipped
shoreside power
connectivity

66%

of global capacity

Source: CLIA Environmental Technologies and Practices and Oxford Economics Report 2021

Projections do not account for retirement of vessels between now and 2027; vessels without these technologies, and/or unable to be retrofitted with these technologies are more likely to be retired first

Cruise Is Sailing To A Better Future

Cruise lines are leading the way toward a more sustainable future, investing in innovative technologies aboard our global fleet of cruise ships.

Exhaust gas cleaning systems that improve air quality at sea and in port

Installation of tinted windows, higher efficiency appliances and HVAC systems and windows that capture and recycle heat

Advanced recycling systems and practices that allow some ships to recycle 100% of waste

LED lighting - lasts 25 times longer and uses 80% less energy

DRAFT GRAPHIC

Energy-efficient engines that consume less fuel and reduce emissions

Cruise lines are realizing the benefits Liquid Natural Gas (LNG) now as a transitional fuel— which has virtually zero sulfur emissions, a 95% to 100% reduction in particulate emissions, an 85% reduction in NOx emissions, and up to a 20% reduction in greenhouse gas emissions—and increasing the number of ships that are able to utilize LNG for primary propulsion.

Advanced wastewater treatment facilities are equivalent to the best shoreside treatment plants and go well beyond international requirements

Air lubrication systems for ship hulls to reduce drag and fuel consumption for greater efficiency

40% of global capacity fitted to operate on shore-side electricity

Special paint coatings for ship hulls that reduce fuel consumption by up to 5%

More than 15% of the new vessels to be launched in the next five years will be equipped to incorporate fuel cells or batteries, as part of a hybrid approach towards lowering the carbon footprint of the voyage

61% of new build capacity will rely on LNG fuel for primary propulsion

75% of the global fleet is capable of using sustainable marine fuel once available at scale

The cruise industry is at the forefront of exploring sustainable marine fuels, including biofuels and other advanced approaches such as biodiesel, methanol, ammonia, hydrogen, and electric batteries

SAY PROGRAM IN DENALI

OUR INITIATIVES AND PROJECTS

HAP Alaska-Yukon strives to protect our environment proactively. We are engaged in reducing energy and waste generated, from installing LED lights to running solar-powered carts.

Here are some of the other initiatives and projects we participate in to achieve our sustainability goals as part of the Sustain Alaska and the Yukon program:

Recycling & Composting

- » We have increased cardboard recycling in Denali over 100% to 133K lbs in 2019.
- » We partnered with Denali Borough to start a community recycling program in 2020.
- » Our properties recycle cardboard, plastics, office paper, aluminum cans, scrap metals, linens, furniture, cooking oil, lightbulbs, batteries, and e-waste. We have investments in recycling, composting, kitchen waste oil burners, and food bio-digester equipment to reduce all types of waste.
- » The toilet paper, napkins and paper towels that we use are made from 100 percent recycled content.
- » Several lodges compost on site or participate in local composting programs.

Decreasing Single-Use Plastic

- » We have cut down on single-use plastic items such as plastic straws, garbage bin liners, and water bottles by offering water refill stations and asking guests if bags or disposables are needed before distributing.
- » Refillable amenity dispensers are in all guest room showers.
- » For when we need to use single use disposables, we purchase earth-friendly compostables.
- » We have removed water in single use plastic bottles from our motorcoaches, gift shops and food & beverage venues and replaced them with locally sourced water bottles in aluminum, that is eternally recyclable.

Investing

- » HAP has invested in new technology to reduce waste and our greenhouse gas emissions. Investments include a hybrid laundry truck, food digesters, wildlife proof composting units, glass crushers, cardboard balers, and heaters that burn used kitchen oil.

Educating & Incentivising

- » We are committed to educating our employees on ways they can participate and reduce our impact.
- » We provide awards for innovative ideas from our employees.
- » We offer coupon incentives to guests who decline stay-over service to save water, cleaning products, and linens.



Section F, Item 5.

CRUISE IN ALASKA



8

Section F, Item 5.



HOW CRUISE VISITORS TRAVEL TO AND AROUND ALASKA

Section F, Item 5.

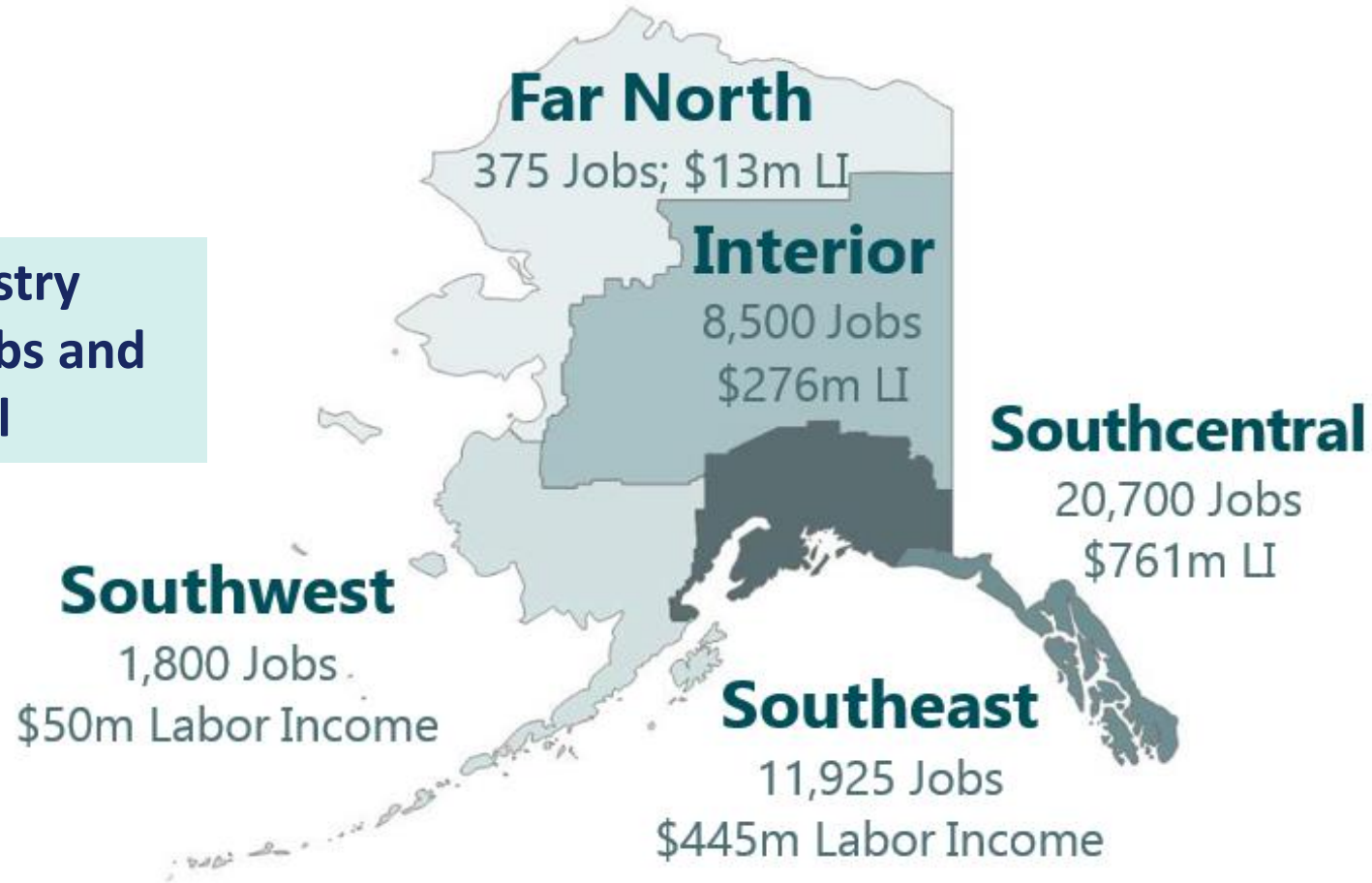


Economic Impacts of Alaska's Visitor Industry, 2017, by Region

Section F, Item 5.




Alaska's Visitor Industry
Generates 52,000 Jobs and
\$1.5 Billion in Payroll



Employment Impacts of Alaska's Visitor Industry, 2017, Number of Jobs by Sector

\$4.5 BILLION IMPACT

Figure 1. Visitor Industry Economic Impact Model



Direct impacts Visitors spend money in Alaska	Goods Food/beverages Souvenirs Fuel for rental cars	Services Tours Recreation Lodging
Indirect impacts Companies that directly serve visitors spend money	Goods Restaurant supply Inventory Fuel for transportation	Services Utilities Maintenance Accountants
Induced impacts Employees of tourism and related companies spend money	Goods Groceries Clothing Restaurants	Services Medical care Housing Recreation

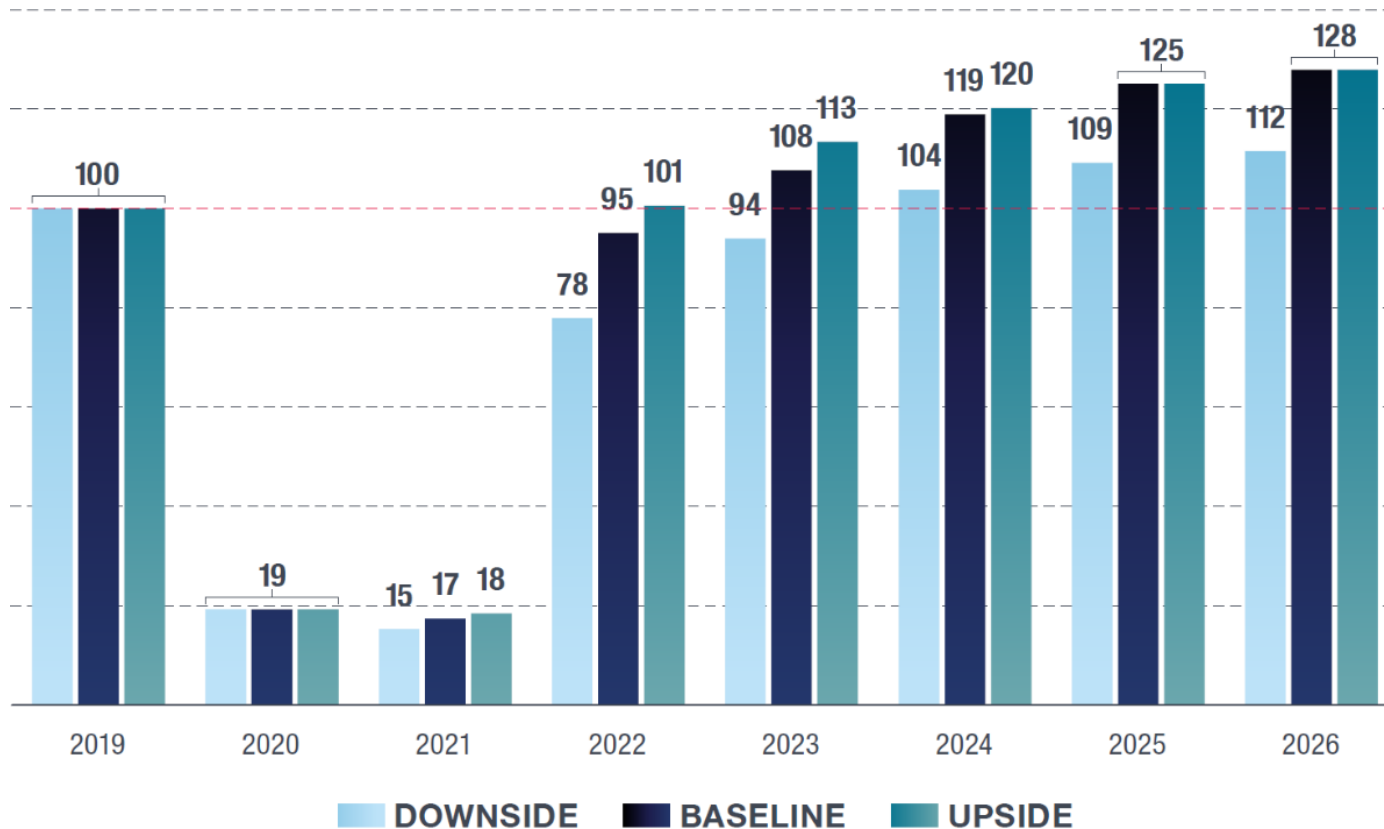
2022 REVIEW



2022 WAS A PIVOTAL YEAR TO CRUISE RECOVERY

Projected global cruise passenger volume

Index (2019=100)



2022 was a pivotal year for cruise—with CLIA ocean-going capacity on track and operating—and full recovery projected in 2023.

Nearly **80%** of travelers who have cruised before say they will cruise again—the same percentage as before the pandemic.

Numbers represent an index of volume relative to 2019 (2019=100).

Source: CLIA; Tourism Economics

JUNEAU 2022 SEASON

- ~1,179,300*
- ~40 ships
- ~630 voyages

*does not include non-CLIA ships



2022 VERSUS PREVIOUS YEARS

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2022

- 1,179,300*
- 40 ships
- 630 voyages

*1.5 million capacity

2021

- 124,633**
- 10 ships
- 79 voyages

**1.42 million capacity

2019

- 1,305,671
- 37 ships
- 567 voyages

2018

- 1,169,000
- 34 ships
- 519 voyages

2020

- 1,330,000 (projected)

DESTINATION STEWARDSHIP

VISITOR INDUSTRY TASK FORCE

CBJ seeks a healthy and vibrant tourism sector generating business opportunities and employment for Juneau citizens, protecting Juneau's heritage and cultural values and its natural resources, and making a positive contribution to the community's quality of life.

FIVE SHIP LIMIT

Section F, Item 5.



VITF Recommendation:

By 2023, CBJ should negotiate a formal agreement with the industry to limit the number of ships to five larger ships per day, one ship at each dock or four ships at docks and one at anchor (if the fifth dock is not built or if a fifth ship chooses to anchor instead of dock). This would give the industry time to adjust to recommendations.

FIFTH DOCK

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- We support it
 - Benefits the community and the industry
 - Disperses passengers and mitigates congestion
 - Potential for year-round community uses
 - Allows Juneau residents to be involved in planning process and discussion
 - This is in beginning stages
 - there is a process
 - ultimately, it's Juneau's decision

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[Alaska Native Corporations](#) | [Juneau](#) | [Outdoors](#) | [Tourism](#)

Plans move forward for Goldbelt investing \$10M in Eaglecrest's gondola project

November 29, 2022 by Yvonne Krumrey, KT00



Eaglecrest Ski Area General Manager Dave Scanlan was at a ski area called Galsterberg in Austria in April 2022 to inspect this gondola system. Eaglecrest is buying the system and having it shipped to Juneau. (Photo courtesy of Dave Scanlan/Eaglecrest Ski Area)

In March, [Goldbelt, Inc. offered to invest](#) in the gondola system the City and Borough of Juneau [bought from Austria for Eaglecrest Ski Area](#). At an assembly meeting this week, Goldbelt and the assembly hashed out what that deal would look like.

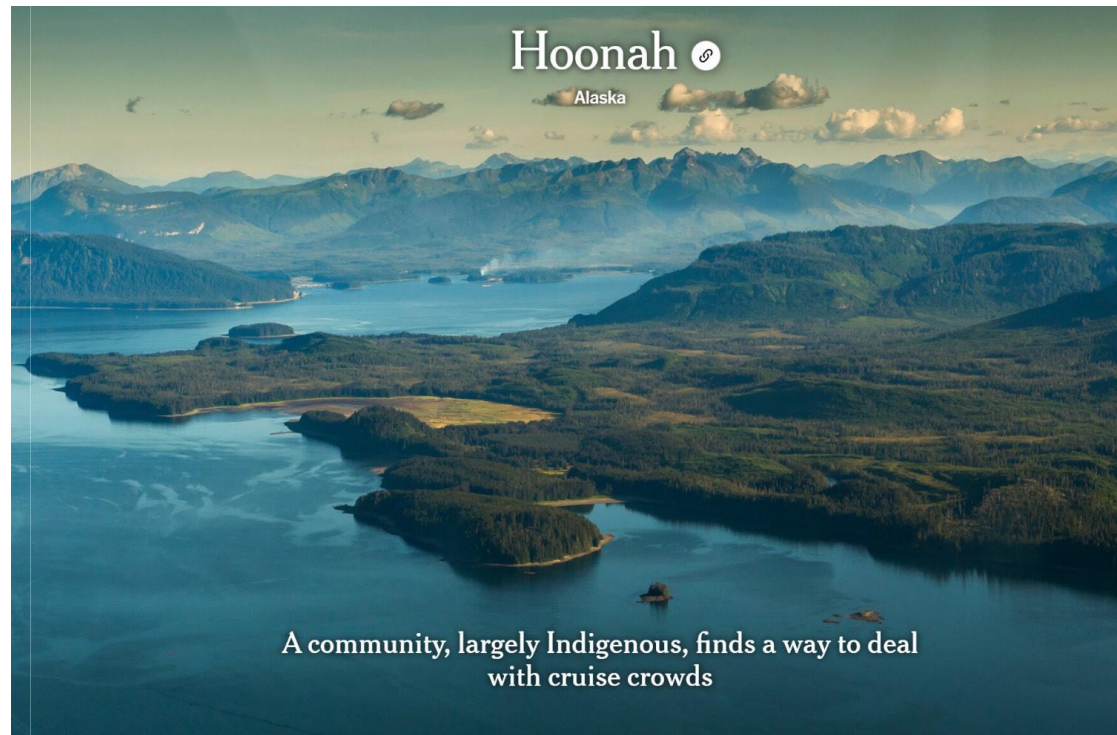
What they're working on is a revenue sharing agreement. The city has spent over \$2 million so far. Goldbelt will contribute \$10 million to the project and would get 10-25% of gross revenue the gondola makes.

TRENDS

Travelers are Seeking Authentic, Inclusive, Immersive Experiences
that Are Aligned with Responsible Cruise Tourism Practices

FEATURED IN THE NEW YORK TIMES: HOONAH LEVERAGING CRUISE FOR CULTURAL CONTINUITY

Section F, Item 5.



Source:
The New York Times
<https://www.nytimes.com/interactive/2022/travel/52-places-travel-2022.html>

"Hoonah," on the Inside Passage, now relies on cruise tourism, not just for its livelihood but also for its cultural continuity.

The community, which is half Huna Tlingit, is counting on a robust return to sustainable tourism in 2022, having recently introduced a second ship dock at its cruise port, Icy Strait Point, a half-mile from the original to prevent overcrowding.

Additionally, the Native-owned Huna Totem Corporation, which runs tourism operations for the town on behalf of its 760 residents, built a gondola system to shuttle passengers in eight-person aerial cabins, which can handle 5,600 riders an hour, **eliminating up to 100 exhaust-emitting buses.**

Bear- and whale-watching excursions underscore the community's reverence for nature.

Locals credit visitors' interest in Native culture with the revival of the Indigenous language and local art."

LUXURY LEVEL EXPEDITIONS AND BUCKET LIST PURSUITS: SEABOURN ALASKA EXPERIENCES

Section F, Item 5.

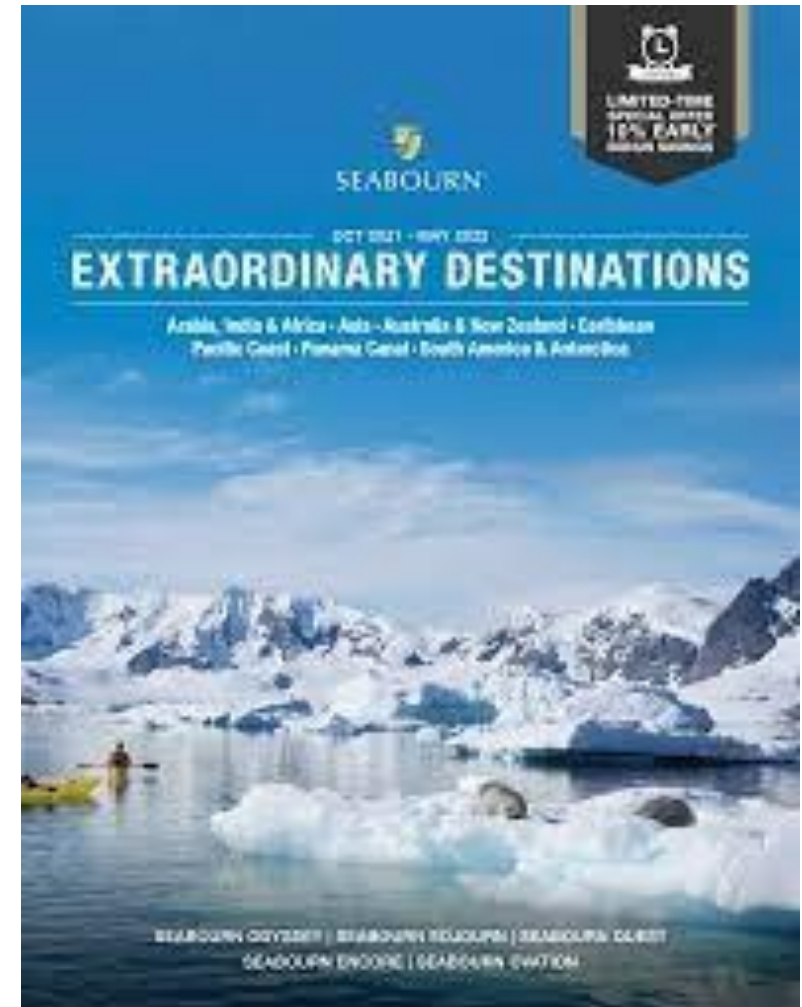


From the Seabourn Website:

Extraordinary Destinations: Experience rustic [Sitka](#), Wrangell and Ketchikan, the **old growth forests and glaciers of the Kenai and Misty fjords**, [Glacier Bay](#) scenic cruising on select sailings, plus **hidden gems** such as the Inian Islands and more.

A World-Class Expedition Team: Including a marine biologist, ornithologist, geologist, historian, photographer and naturalist experts on bears, whales and other wildlife—share their [expertise in lectures as part of our Seabourn Conversations program and in casual conversations](#) at leisure, and provide insights on deck during scenic cruising.

Ventures by Seabourn™: In select destinations our optional **kayak, Zodiac® and hiking excursions explore Alaska's wildlife and scenic highlights up close**, operated and escorted by our [Expedition Team](#).



CULTURAL & RESPONSIBLE EXPEDITION CRUISING EXPERIENCES

Section F, Item 5.



- Founded in the 1950s, culturally-focused Swan Hellenic was **relaunched in July 2020 with a focus on cultural expedition cruising.**
- Ships engineered to meet the latest emission standards, exhaust gas cleaning systems, cleaning and storage for wastewater, waste, and waste oil to protect sensitive polar zones.
- For quieter operations, the ships will have a dedicated space for **batteries that will utilize electric propeller motors.**
- The ships will include an infotainment system, **expedition laboratory, library for studying marine life**, club room, swimming pool with pool bars; as well as gym, spa, and sauna facilities; and access to expansive views.
- **Boat trips to surrounding areas will also be offered using inflatables.**



ALASKA – A BUCKET LIST DESTINATION

WHY ALASKA SUCCEEDS

Alaska is a **bucket list vacation** for many travelers – w high consumer awareness

Delivers Glaciers, mountains and wildlife, *within reach* -- **domestic**

AK attracts “**new to cruise**” at a higher rate than other trades

Viewed as a **safe alternative** when global strife affects other destinations

AK delivers **high guest satisfaction** and **repurchase intent**

AK generates comparatively **strong yields** and **high shorex revenue**

Alaska is a **cool weather escape** for much of the country

Great for **multi generational** travel; learners

CRUISE WILL BE BOOSTED BY VALUES-DRIVEN TRAVEL, INNOVATIVE SHIP DESIGNS, AND EXPERIENTIAL TRAVEL

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2022 Was a Bridge Year to Cruise Recovery

- 4.7 Million Passengers Needed by 2025 in Worst-Case Scenario
- **Intent to Cruise is Higher than before the Pandemic**
- Cruise is Leading the Way in Health and Safety Measures that Work
- **Millennials and Gen-X are the Future of Cruise**
- Cruise Leadership in Health and Safety Will Further Increase Cruiser Confidence and Intent to Cruise

The Future of Cruise Travel

- Travel Choices are Being Defined by Traveler Values
- **Cruisers Want to Be Empowered and Engaged**
- Wellness is a Travel Motivator and Benefit
- Travelers Will Seek Ways to Make Up for Lost Time
- **Seeking the New and Different, More Travelers Will Seek the Advice of Travel Experts**
- Responsible to Sustainable to Regenerative Cruise Tourism is More Important than Ever
- **Authentic, Inclusive, Immersive Experiences—and Longer Cruises—are Key**
- Flexible, Innovative, and Immersive Ship Design Connect Travelers to Nature and Each Other
- Luxury Expedition and Bucket List Pursuits are Big Draws
- Economic Impact and Post-Cruise Return Trip Destinations

CLIA TRAVEL ADVISORS SEE ALASKA AS A TOP DESTINATION

Section F, Item 5.



Lots of interest and bookings for Alaska—and we expect many more. This is a huge segment for us.

Alaska cruisers are more likely to select extended cruise tour choices.

Excursion spending is on the rise. Cruise travelers are seeking out higher-priced “bucket list” experiences—and not just “walk around town” for free.

Travelers are looking to upgrade their on-board experiences with better staterooms, more luxurious lines.

Alaska is huge for us this season and next. Lots of interest.

There is a lot of interest in smaller ships.

As long as Canada keeps the border open people will go. The only possible downside to this is the cost of fuel which rising flight prices may curtail.

Travelers to Alaska are ok paying higher fares for land/sea cruise tours.

Cruise travelers are looking for more “off-the-beaten-track” experiences.

Travelers are booking longer cruises in Alaska (many from SFO round trip).

THANK YOU

P.S. JOIN US ON A SHIP TOUR IN 2023!



March 3, 2023

Mayor Beth Weldon
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Dear Mayor Weldon,

On behalf of Cruise Lines International Association (CLIA) and our member lines, we wanted to take this opportunity to express our support for the proposed fifth dock at the Subport in Juneau, property now owned by Huna Totem Corporation (HTC).

CLIA is monitoring the public process surrounding this project, including the January 30, 2023 City and Borough of Juneau (CBJ) Assembly meeting where, during the discussion around a \$300,000 appropriation for a Downtown Subport planning study, an Assembly member inquired whether CLIA supports the dock. The answer is yes, as we believe a fifth dock is beneficial for both the community and industry.

As CLIA continues to work with CBJ Tourism Manager Alexandra Pierce and City Manager Rorie Watt to address recommendations from the report issued by the Visitor Industry Task Force (VITF) you convened in 2019, we believe building a fifth dock would assist in these endeavors.

From passenger disbursement and decreased congestion, to year-round facility uses for the community, a fifth dock supports our member lines, the greater tourism industry, and the residents of Juneau, while also addressing the broader recommendations of the VITF. We believe HTC also supports the VITF recommendations as stated in their testimony on January 30 and expect HTC's experience in responsible and sustainable tourism development projects will benefit both residents and visitors in Juneau, as they have demonstrated in the community of Hoonah.

We will follow the progress of this project and appreciate the efforts of you, Mr. Watt, Ms. Pierce and the Assembly as you shepherd this proposed development through the public process.

Sincerely,

Renée Limoge Reeve
Vice President, Government & Community Relations

CC: City & Borough of Juneau Assembly
Rorie Watt, City Manager, City & Borough of Juneau
Alexandra Pierce, Tourism Manager, City & Borough of Juneau
Russell Dick, President & CEO, Huna Totem Corporation

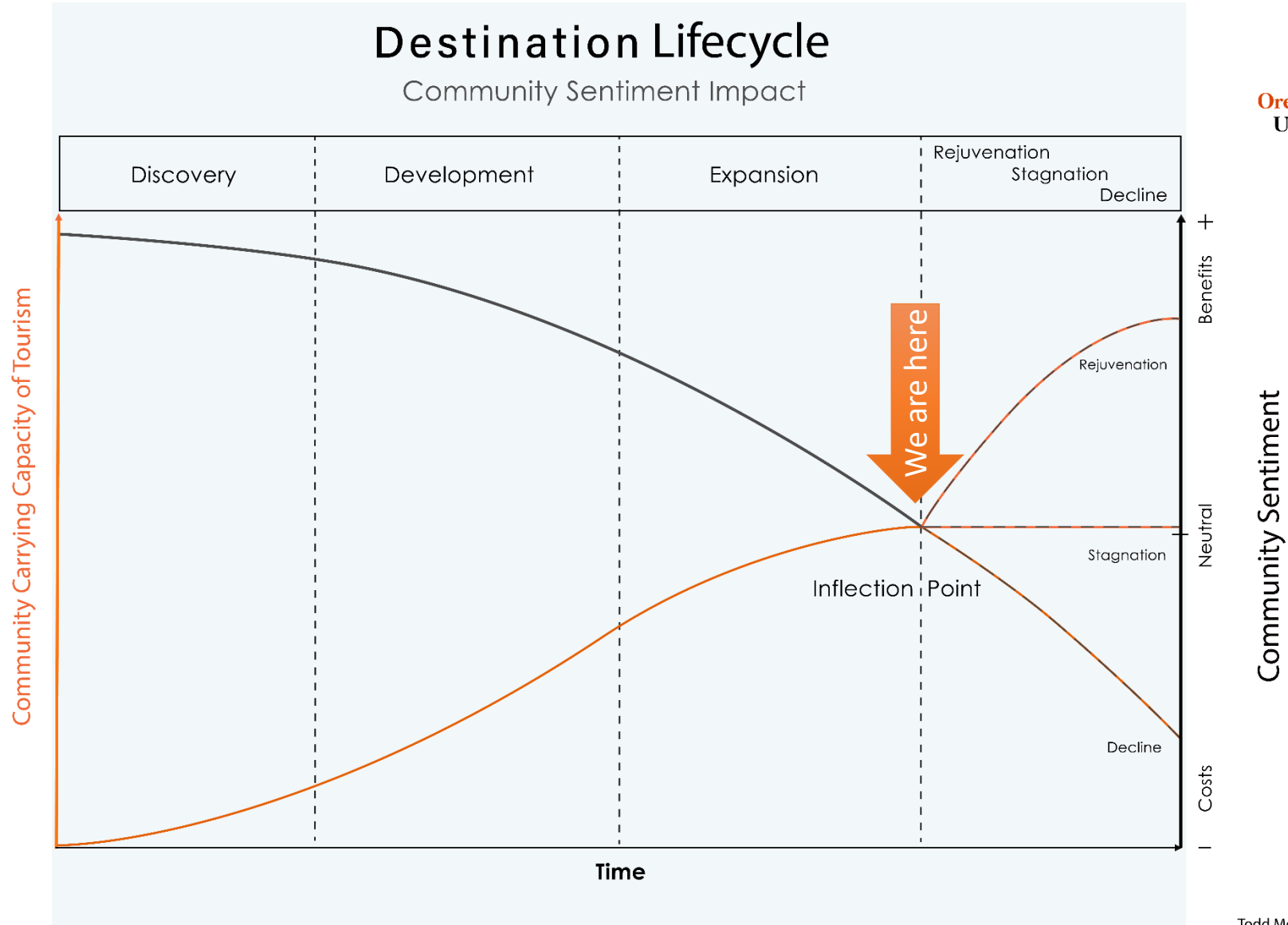
State of the Visitor Industry

Assembly COW

April 3, 2023

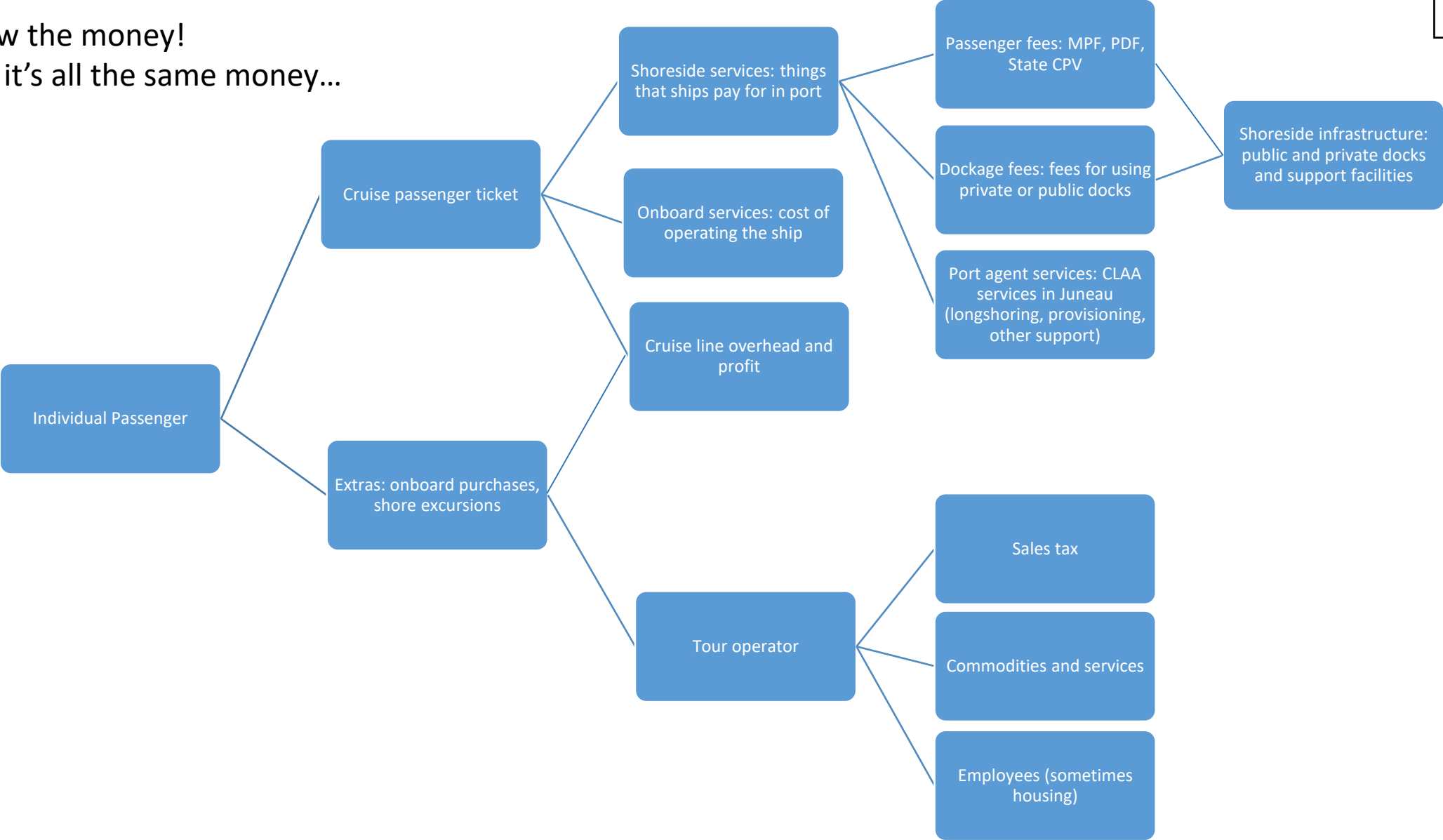


Oregon State University



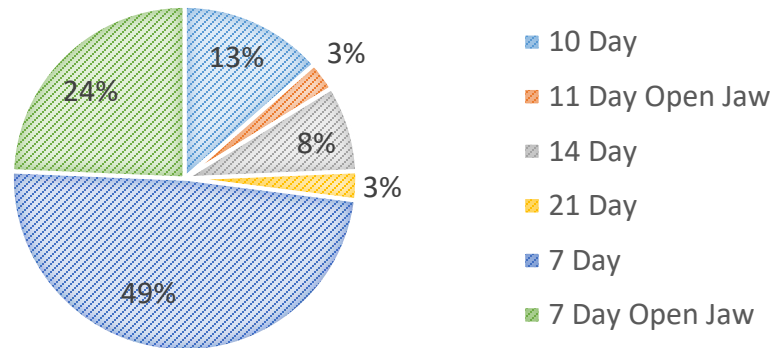
Todd Montgomery 2023

Follow the money!
Hint: it's all the same money...

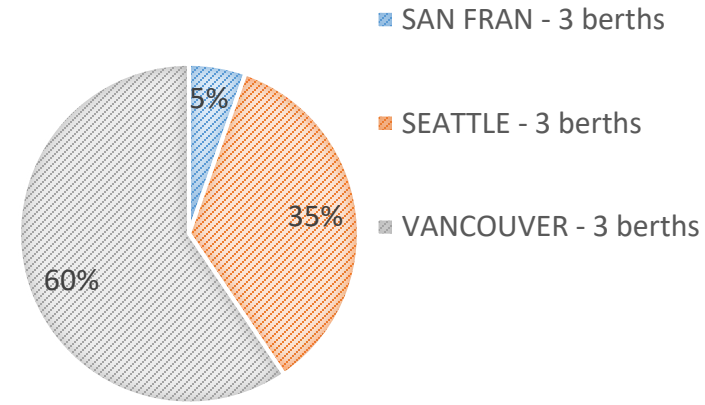


Itineraries

ITINERARY TYPES



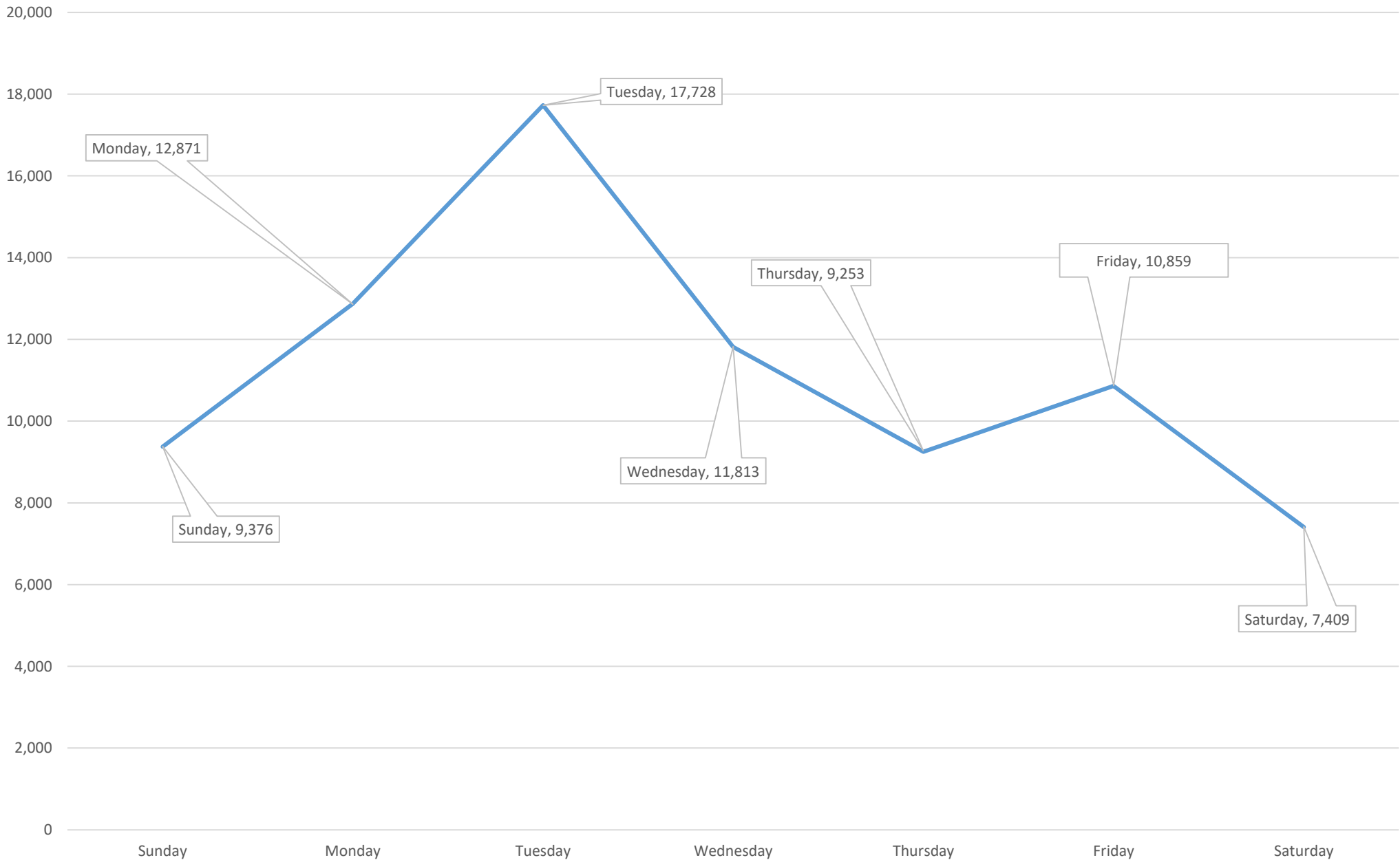
HOMEPORT



- Traditional Itinerary: 7 days round trip, Vancouver or Seattle
- Open Jaw Itinerary: 7 days point to point, Seward or Whittier, typically includes an interior tour
- Outlier Itineraries: Queen Elizabeth – rotates between 7/10/12 day itineraries, Majestic Princess – rotates between 7 day open jaw and 14 day round trip, Viking Orion – sails 11 day open jaw and spends 3 days in Seward

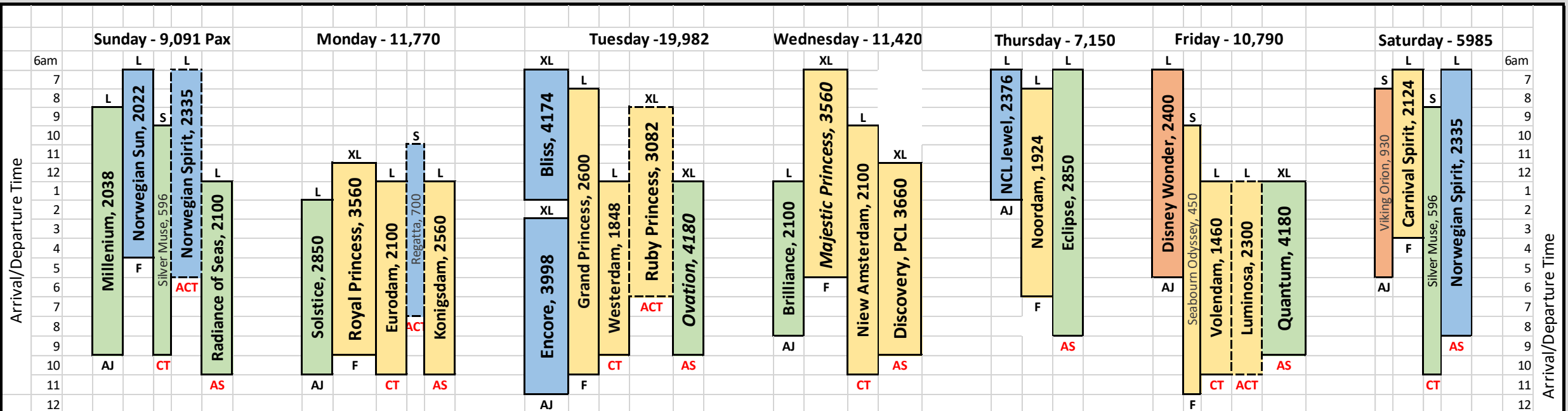
Average Cruise Ship Passengers/Day of the Week
Port of Juneau
June 2023

Section F, Item 5.



Weekly Snapshot, June 2023

Port of Juneau Cruise Ship Schedule for the Week of June 18-24, 2023



Visitation by Company - 6/18-24

	At Dock	Anchor/HB
Carnival Group (Carnival, Holland, Princess, Seabourn)	33,328	5,382
Royal Caribbean Group (RCI, Celebrity, Silversea)	21,490	0
NCLH (Norwegian, Oceania, Regent)	17,940	7,033
Other Cruise Lines	3,300	0

Ship Size by Company

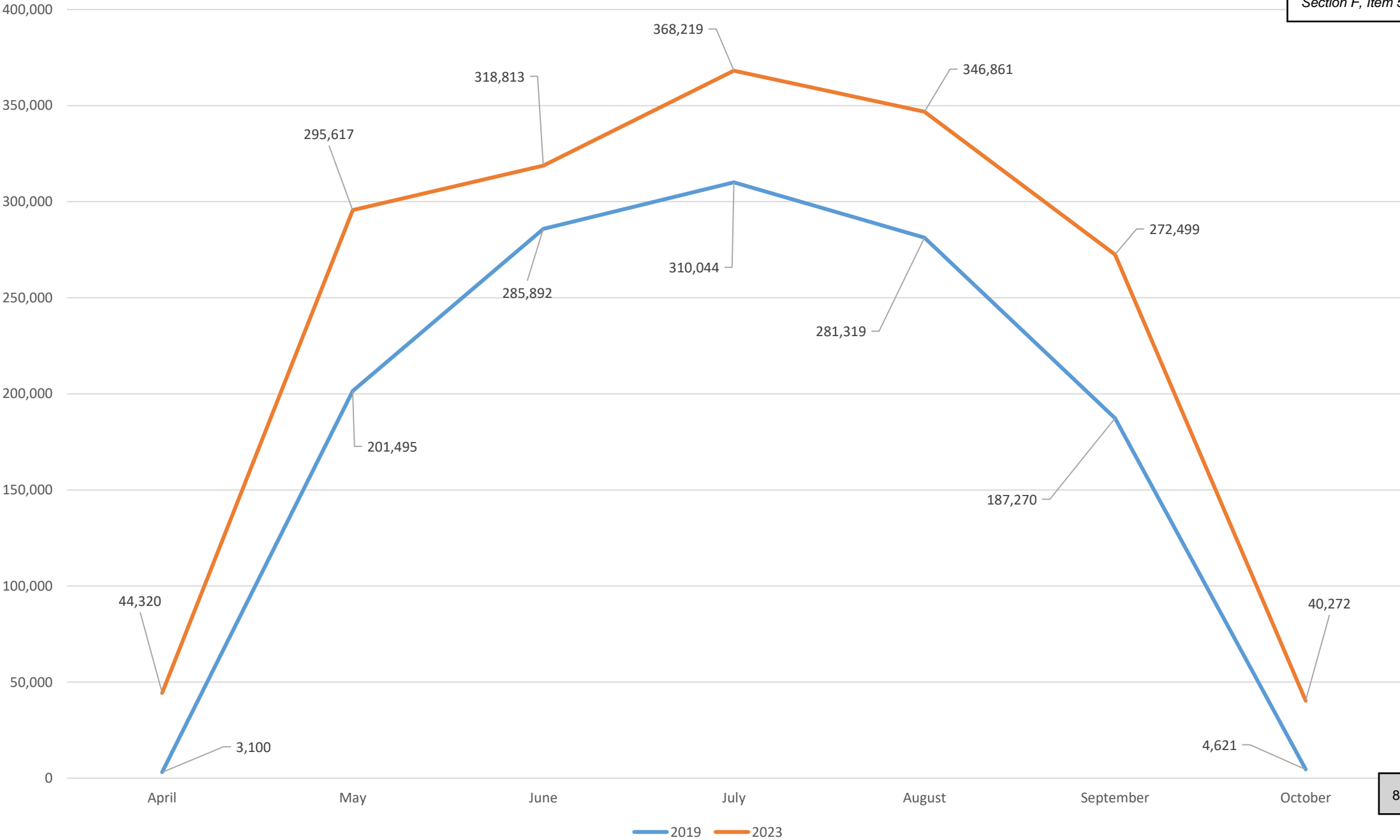
S	L	XL
1	9	4
2	5	2
1	4	2
1	1	

6/18-24 Capacity Visitation : 76,088

20,866	A	AJ Dock
16,868		AJ Dock w/o Hot Berthing
16,240	F	Franklin Dock
8,700	CT	Cruise Ship Terminal
8,417	ACT	Anchor
21,865	AS	Alaska Steamship
4		Schedule Vacancies

Port of Juneau, Cruise Visitation Trends/Passengers per Month – 2019 vs 2023

Section F, Item 5.



Theoretical Maximum Visitation

Current Capacity					
Dock/Ship Type	Passengers	Spring Season Pax	Peak Season Pax	Fall Season Pax	Total
XL	4000	90,000	550,440	45,000	685,440
XL	3000	67,500	412,830	33,750	514,080
L	2500	56,250	344,025	28,125	428,400
S	700	15,750	96,327	7,875	119,952
L (lightered)	2000	45,000	275,220	22,500	342,720
					0
		274,500	1,678,842	137,250	2,090,592
Adjusted for Additional Dock					
Dock/Ship Type	Passengers	Spring Season Pax	Peak Season Pax	Fall Season Pax	Total
XL	4000	90,000	550,440	45,000	685,440
XL	3000	67,500	412,830	33,750	514,080
L	2500	56,250	344,025	28,125	428,400
S	1000	22,500	137,610	11,250	171,360
XL (docked)	3500	78,750	481,635	39,375	599,760
S	700	15,750	96,327	7,875	119,952
		330,750	2,022,867	165,375	2,518,992

- This represents how we get to 2 million passengers at our current capacity and how we get to 2.5 million with a new dock
- Many assumptions are made in this table – the port is full every day, we will see a 4000 passenger ship every day, etc. but it shows the path for growth.
- Data is based on current ship sizes and on trends in ship building.
 - New builds trend toward the small luxury market (<1000 pax) and the large mass market (>3000 pax)



AJ Dock
18+ Bus Spaces

Franklin (aka Princess)
15+ Bus Spaces

Cruise Ship Terminal (CBJ)
12+ Bus Spaces

Proposed Support Dock
Aak'w Landing (HTC)
14+ Bus Spaces

Steamship Wharf (CBJ)
12 Bus Spaces

Peratrovich Plaza
12 Small Bus/Van Spaces

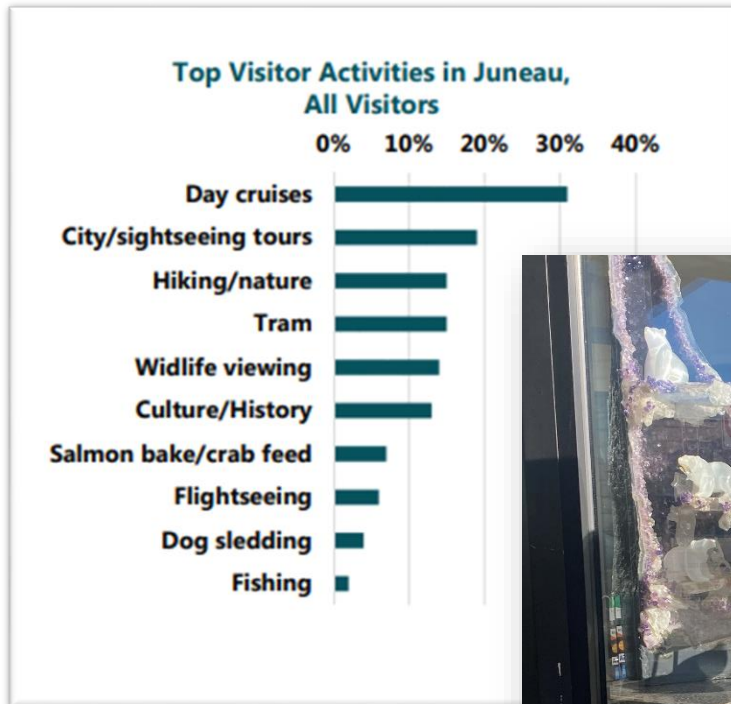
Alaska: current and future business

Coming to Alaska	Planning to Come to Alaska
Carnival – Holland America, Princess, Carnival, Cunard, Seabourn, etc. (90 ships, 8 ordered, 42% of pax 2021)	MSC – MSC, Explora (19 ships, 3 ordered, 10% of pax 2021), other business: shipping (560 ships)
Royal Caribbean – Royal Caribbean, Celebrity, Silversea (60 ships, 4 ordered, 24% of pax 2021)	Virgin (2 ships, 2 ordered, 1% of pax 2021), other business: airlines, media, etc.
Norwegian Cruise Line – Norwegian, Regent, Oceania (18 ships, 5 ordered, 10% of pax, 2021)	
Disney (5 ships, 3 ordered, 2% of pax 2021), other business: theme parks, media, merchandise, etc.	
Viking (82 ships, 9 ordered, 1% of pax 2021), mostly river cruise ships, all new builds are ocean ships	

Quick Stats

- Current Stats
 - 447 ships worldwide
 - 680,573 cruise berths carrying 31.16 million passengers
 - 90+ cruise brands
- Future Stats
 - 66 new cruise ships worldwide by 2028
 - 499 total cruise ships worldwide by 2028
 - 37.4 million passenger capacity by 2027
- Alaska is 6% of global cruise business
- Cruise lines look at desirability, revenues, and past experience when choosing itineraries. For better or worse, Juneau has all three

Shoreside Activities

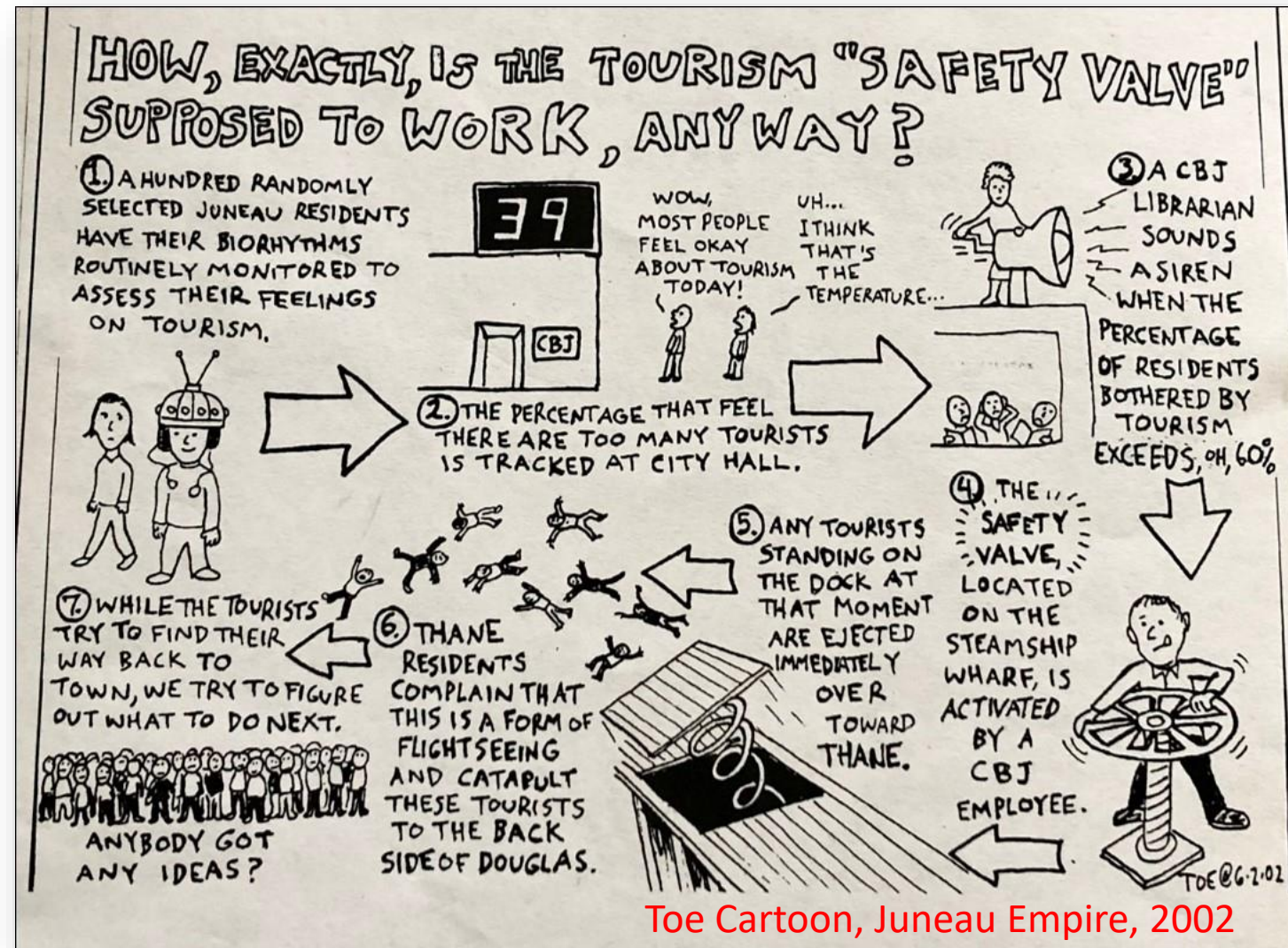


McDowell Group, 2016



- Local economic benefits of tourism are derived from the activities passengers do on shore
 - Tours, shopping, dining out, ancillary benefits
- The goal of any destination is to maximize local economic benefits while minimizing negative impacts
- A near-term public process on shore excursion disbursement and longer-term regional strategy should focus on several key principles:
 - Minimizing resident impacts
 - Recognizing that all tourism management decisions are interconnected
 - Articulating community goals and priorities (starting with the VITF recommendations)
 - Promoting a managed and sustainable industry locally and regionally
 - Maximizing local employment, business ownership, and economic activity
 - Industry-buy in and incentives to reward “good neighbor” operators

Commercial Use, Shore Excursions, Public Experience





MEMORANDUM

DATE: March 30, 2023
TO: Chair Gladyszewski CBJ Public Works and Facilities Committee
FROM: Katie Koester, Engineering & Public Works Director
SUBJECT: New City Hall Next Steps

The purpose of this memo is to rekindle the conversation on New City Hall. It is an update to the March 6th memo presented to PWFC.

To recap, in October of 2022, a bond proposition for \$35M to build a \$41.3M New City Hall on City property in the Aak'w Village district failed by 242 votes. No public education or advocacy for the project was done by staff and no City dollars were spent on public education.

There are a number of reasons that likely led to the failure of the ballot initiative, these are recapped in the [November 22, 2022, memo to PWFC](#). However, less than a year later, some key items have changed.

- Walmart was a favorite site for a New City Hall; it has been purchased by U-Haul and is actively in use as a commercial space.
- Parking. Progress has been made on North State Office Building as an alternative to surface parking.
- Sealaska Heritage Institute has purchased the Municipal Way Building that currently houses 34 CBJ employees and Lands.
- Conditions have deteriorated in the Marine View Building, leased space for 51 CBJ employees, bringing into question the health and safety of the facility ([see memo from Land Manager Bleidorn for more info](#)).

It is clear we have to do something, the current situation is untenable. Voters have different reasons for not supporting the project; alternatives to address those are explored below and CBJ is asking what about the project needs to change.

-Was the bond request too high? This number could be reduced by eliminating underground parking, innovative design such as prefab panels, alternative procurement or contributing additional general fund. *To that end City Manager Watt has proposed an infusion of \$10M in the FY2024 budget.*

- Was it in the wrong location? CBJ did a thorough site selection process; however we need to keep an open mind about sites as opportunities come up. A good example is the Goldbelt building (where Permanent Fund is). This site was explored in August 2022 as an option and we were told the seller was not interested. Since then, lease space has become available, prompting staff to ask again (same answer).

-Do we need a more refined design? A more developed design will allow the public to better conceptualize a facility and could help with cost certainty. However, CBJ has been reluctant to invest too far down the design path without knowing if the funding and political will for a project exists. Design could be advanced with specific direction to revisit space needs, control costs, etc.

-Renovations to existing City Hall? After the failed initiative, PWFC members asked for updated numbers on the cost of renovations to the current facility and a phasing schedule, which was included in the [December 19, 2022, packet](#). The improvements are spread out over three years with an escalated total cost of \$14M. The most immediate need is new windows and painting the exterior (\$1M). CBJ has hired a contractor to assess multiple City facilities' conditions, and City Hall is on that list. This will give us additional information on items that may not be obvious such as settling of the foundation and the condition of the membrane.

In conclusion: The need to make some decisions on the location of CBJ downtown employees is imminent given the situation with leased space. At the March 6 PWFC meeting the Committee forwarded this topic to the body to consider in the context of the budget cycle. It is a large financial decision that will have a positive impact on operating costs (saving around \$820,000 in rent) but a very real impact on debt service.

Timing is an important variable to consider and if 2023 is the right year to take this back to the voters. If the Assembly concludes the momentum exists for this October, tackling this issue with the budget cycle (July 2023) will allow time to engage the public, develop answer to some of the concerns presented above and to produce materials to educate voters about the initiative. City Manager Watt included \$50,000 in the FY24 budget to fund a public education campaign. By mail ballots hit boxes as early as September and it takes time to produce and distribute those materials.

Recommendation: Discuss and provide direction to staff on what elements of the project they need more information on to debate the timing of a 2023 ballot initiative.



MEMORANDUM

DATE: March 3, 2023
TO: Chair Bryson and CBJ Public Works and Facilities Committee
FROM: Katie Koester, Engineering & Public Works Director
SUBJECT: New City Hall Next Steps

The purpose of this memo is to rekindle the conversation on New City Hall. To recap, in October of 2022, a bond proposition for \$35M to build a \$41.3M New City Hall on City property in the Aak'w Village district failed by 242 votes. No public education or advocacy for the project was done by staff and no City dollars were spent on public education.

There are a number of reasons that likely led to the failure of the ballot initiative, these are recapped in the [November 22, 2022, memo to PWFC](#). However, less than a year later, some key items have changed.

- Walmart was a favorite site for a New City Hall; it has been purchased by U-Haul and is actively in use as a commercial space.
- Sealaska Heritage Institute has purchased the Municipal Way Building that currently houses 34 CBJ employees.
- Conditions have deteriorated in the Marine View Building, leased space for 51 CBJ employees, bringing into question the health and safety of the facility (see attached memo from Land Manager Bleidorn for more info).
- Parking. Progress has been made on North State Office Building as an alternative to surface parking.

External factors have changed, but CBJ has also been asking what about the project needs to change.

-Was the bond request too high? This number could be reduced by eliminating underground parking, contributing additional general fund, innovative design such as prefab panels, alternative procurement, and other elements of design to reduce cost.

- Was it in the wrong location? CBJ did a thorough site selection process; however we need to keep an open mind about sites as opportunities come up. A good example is the Goldbelt building (where Permanent Fund is). This site was explored in August 2022 as an option and we were told the seller was not interested. Since then, lease space has become available, prompting staff to ask again (same answer).

-Do we need a more refined design? A more developed design will allow the public to better conceptualize a facility and could help with cost certainty. However, CBJ has been reluctant to invest too far down the design path without knowing if the funding and political will for a project exists. Design could be advanced with specific direction to revisit space needs, control costs, etc.

-Renovations to existing City Hall? After the failed initiative, PWFC members asked for updated numbers on the cost of renovations to the current facility and a phasing schedule, which was included in the [December 19, 2022, packet](#). The improvements are spread out over three years with an escalated total cost of \$14M. The most immediate need is new windows and painting the exterior (\$1M). CBJ has hired a contractor to assess multiple City facilities' conditions, and City Hall is on that list. This will give us additional information on items that may not be obvious such as settling of the foundation and the condition of the membrane.

In conclusion: The need to make some decisions on the location of CBJ downtown employees is imminent given the situation with leased space. If there is the political will to continue to explore a New City Hall, I recommend thinking about it in the context of the budget cycle. It is a large financial decision that will have a positive impact on operating costs (saving around \$820,000 in rent) but a very real impact on debt service. Tackling this issue with the budget cycle would allow passage of an ordinance to ask voters to support a bond by July 2023. This affords sufficient time, if approved by the Assembly, to produce materials to educate voters about the initiative. By mail ballots hit boxes as early as September and it takes time to produce and distribute those materials.

Recommendation: Forward to the Committee of the Whole for further consideration of next steps.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Chair Bryson and the Public Works and Facilities Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: City Leased Office Space Update
DATE: March 2, 2023

The Lands Office manages three lease agreements for office space downtown. The Municipal Way Building lease expires in June 2023, the Sealaska Plaza lease expires December 2023, and the Marine View Building expires in June 2024.

The Lands Office is currently working on lease extension for the Sealaska Plaza lease, a lease extension is authorized within the existing lease and does not need additional assembly review. This will be completed within a few weeks. The city first leased this space in 2013 and leases 2,600 square feet for \$84,200 per year.

The City leases a total of 12,125 square feet for \$301,560 per year in the Municipal Way Building. The City has leased space in this building since 1984 and the current lease expires at the end of June 2023. In February Sealaska Heritage Institute (SHI) purchased the building. The Manager will meet with SHI next week to evaluate the options for extending the lease and to learn more about SHI's timeline for remodeling and occupying the building.

The Marine View lease negotiations are scheduled to begin later this year in order to execute a new lease for the June 2024 expiration. The city leases 17,700 square feet for \$383,189 per year on the third and fourth floors. The City has leased this space since 1987. Over the past few years there have been more complains about the buildings systems malfunctioning to the point where the Marine View Building is arguably no longer appropriately functioning. It does not function because there are regular leaks of unknown sources, water shutoffs during business hours, heat system failures, unannounced elevator shutoffs and it often smells like marijuana. Shutoffs and leaks are so frequent that staff and the public cannot even use restroom facilities on a near weekly basis.

1 **Ord 2023-20 Systemic Racism Review Committee – Amendment 2 (via Assemblymember Hale)**

2 Motion: I move to amend Ordinance 2023-20, amending the fifth WHEREAS, on Page 1, Line 16, to read:

3 WHEREAS, the residents of Juneau and the Assembly benefit from having a systemic racism
4 review committee that works with the Assembly to address systemic racism, including reviewing
5 legislation and policies and procedure and making recommendations to the Assembly; and

6 ~~WHEREAS, the Assembly would benefit from having a systemic racism review of legislation~~
7 ~~before a resolution or an ordinance is up for public hearing; and~~