

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

June 02, 2025 at 5:00 PM

Assembly Chambers/Zoom Webinar



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

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

Members Present: Chair Wade Bryson, Paul Kelly, Ella Adkison, Neil Steininger

Members Absent: none

Liaisons Present: Lacey Derr, Planning Commission liaison; Paulette Schirmer, PRAC liaison

Liaisons Absent: Jim Becker, Docks & Harbors Board liaison

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands and Resources Specialist; Alix Pierce, Tourism Manager; Joseph Meyers, Senior Planner/Housing & Land Use Specialist

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES – 1.May 5, 2025 Draft LHED Minutes – approved with minor changes from Paul Kelly

F. AGENDA TOPICS

2. Community Partner Scope Analysis

Ms. Pierce discussed this topic. Chair Bryson asked if this would be saying that we're trying to help everybody find their own lane and not duplicating efforts, is that a fair assessment? Ms. Pierce confirmed with two things we're trying to accomplish, the define your own lane, so that we, as the funding agency, understand what we're funding for each of these entities and help those entities identify areas that are appropriate lanes. There's been a little bit of confusion and overlap recently, and it's helpful to have a facilitated discussion to clear those things up. It's also related directly toward the funding MOAs that we have, there's a big disparity between how detailed versus broad some of those are. That's something that needs to be cleaned up so that we're working with one format that everybody understands. Chair Bryson followed up with an example that duplicate downtown maps have been seen in years, and something like that might have prompted this additional questions.

Mr. Steininger asked if since LHED last discussed this in March, had there been engagement with these organizations to start these efforts and conversations. Ms. Pierce replied no and has been waiting for assembly direction to start. With that direction and an appropriation, we would go out to select a consultant and start engagement with those agencies, didn't want to get out in front of the committee.

Mr. Steininger asked if a \$10,000 consultant would be to facilitate those discussions and the resulting advice for an MOA to be written by staff. Ms. Pierce replied that the MOA process would continue as normal, finance staff drafts those, but it would provide them with the direction. Mr. Steininger asked that given where we're at timeline-wise, do we anticipate those adjustments to the MOA that we'd be able to get those done in time for the grants that would be approved in this budget that we're delivering right now or not until next year. Ms. Pierce replied that probably not until next year and was approving and reviewing the MOAs for Marine Passenger Fee grants. Finance staff is hard at work at those, and we need time to select a consultant, so no, it would be next year.

Chair Bryson asked if it would be prudent of those different boards to begin the discussion of what their lane is and would imagine the consultant's going to ask that question. If LHED is able to give positive direction, would it be noteworthy for the boards of those organizations to start that conversation, is that

appropriate? Ms. Pierce agrees and sees representatives of 2 of those organizations in tonight's audience. It would be prudent for their boards to begin that discussion and it added that this isn't on City Staff's part to penalize any of these organizations or anything like that, it's more of an opportunity for clarity and a shared sense of purpose. Chair Bryson noted that he doesn't think that anybody's looking at this as penalizing, everyone's appreciating, or at least that's my sense, that this could help make organizations more efficient and cut down on duplicate processes that aren't necessary.

Ms. Adkison moved to direct staff to develop a cost estimate and bring an appropriating ordinance for \$10,000 to the full Assembly to launch the community organization scoping project for one moderated session. Motion passed unanimously.

3. Juneau Affordable Housing Fund Update

Mr. Meyers discussed this topic and provided updates on a few projects. These included an update on the *Ridgeview* project that the developer has entered into repayment in January, and all 24 units of that project are complete. An update on the *THRHA Kowee Phase 1*, that project on April 22nd at the Planning Commission, received preliminary plan approval and the next steps in this process are final plan review and a preliminary plat approval with the target date of July 8th. An update on *the Gastineau Lodge Apartments*. We were awarded this project in 2021; they received a conditional use permit a year ago. Ultimately the applicant was not successful in meeting the conditions of that conditional use permit. The deadline for the permit extension has expired, and the full permit will expire at the end of this month. The housing loan itself is dependent on the project moving forward, and at this time we're in the process of determining next steps for this loan, but the total balance is due by March 7, 2028. If you have specific questions on this project, I was told by Director Lawhorne that you could reach out to her for more information on the permitting process. An update on *the Juneau Housing First Collaborative dba The Glory Hall*, that they're about to receive a certificate of occupancy for 20 affordable units. An update on *220 Front Street*, which is Gross Alaska Theatre, they finalized their contract on Friday, and that project is about to get started. And an update on *Creekside Apartments*, by Tower legacy at Mendenhall Mall. I reached out to the applicant last week, and they said that the project is moving forward, and we're looking to have a contract in place before the end of the fiscal year.

Chair Bryson asked about Creekside Apartments, is that over by Trillium Landing, the senior center, or is that the one across the street from Super Bear? Mr. Meyers replied that one is across from Super Bear.

Mr. Kelly asked about the BroKo Holdings, the one that's going to do the Gross Theatre building, how long do we expect it to take and to start seeing those units occupied? Mr. Meyers replied that the applicant has indicated that they'll be going for certificates of occupancy floor-by-floor and are required to get their 1st certificate of occupancy within 3 years. I'm not unsure of the entire timeline, but I would say that they have about 4 years.

Mr. Steininger noted that on the Ridgeview property, there's a quote that if they did this again, they wouldn't pursue the loan again, and they've indefinitely delayed any further progress on the other plan buildings. Did they provide a reason for the delay or not moving forward with the other buildings or is it based on the financing and not wanting to go back for more money in this loan program. Mr. Meyers replied that they indicated that they would need to sell 50% of the units in order to move forward on Building B of their project, getting a second loan is contingent on that.

Chair Bryson asked if the Affordable Housing Fund is adequately funded, is there enough and didn't recall the exact dollar figure, but do we have enough money to continue moving the needle on housing. Mr. Meyers replied that the Housing Action Plan cites the need for \$3 million a year to be infused into the Juneau Affordable Housing Fund to make progress on our goal of approximately 2,000 units by 2046. I would say that that is a good number that would adequately address that.

Ms. Derr was wondering if the information from the Affordable Housing Fund is provided to CDD for the Planning Commission to review when the applicants come before them, or if that information is separate, if we get the same information that you guys have. Mr. Meyers replied that information goes through a separate process, and is not heard by the Planning Commission during the initial review.

Ms. Adkison asked about the Ridgeview project, it was her understanding that they'd also started another foundation, Are they going to be finishing the building for that foundation? Mr. Meyers replied that he is not entirely sure on that but can get the answer back to you. Mr. Kelly noted that he would just second that information request from Ms. Adkison, that might be good for the entire committee. Chair Bryson agreed and noted bringing it back to the Assembly next time, and we'll stay on top of the Affordable Housing Fund, it's a good thing for us to keep our eyes on.

4. State of Alaska Parking Lease on Willoughby

Mr. Bleidorn discussed this topic. Mr. Kelly stated for the record that he is a State employee and uses that parking lot, but the attorney is satisfied that my interest in this is attenuated and broad.

Chair Bryson asked with the motion, if we need a separate one to approve the biannual review. Mr. Bleidorn said no. Chair Bryson asked how much time goes into approving and moving a lease forward, how much time savings will we receive for going biennially? Mr. Bleidorn replied that it's not only his time reviewing the lease, but the manager's office reviews it, the city attorney's office, and then back and forth with the State a handful of times. Sometimes we're running late, and it's a mad dash to do it or it's after the fact, which is how it ended up being August 31st and not July 1st. It's to help us stay on track and it gives the State more assurance knowing that they only have to look at it biennially. It adds a level of efficiency; it's going to be cut back in the review time by 50% if we're doing it every other year.

Mr. Steininger moved that the Lands, Housing, and Economic Development Committee direct staff to negotiate a lease of roughly 150 parking spaces to the State of Alaska for employee parking for up to 10 years. Motion passed unanimously.

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

- Parks and Recreation Advisory Committee (PRAC) Update – Ms. Schirmer provided an update that the PRAC had a very productive meeting last time they met and looked at doing a dog day at the Valley pool and looking if anybody's interested in doing something like that. They're also working on some career enhancement policies. There are a couple of public recreation areas that are closed for construction, Homestead Park and the Hank Harmon Public Range. There are some awaiting funding for Marine Park to move forward. We moved forward on a public draft memo on homelessness and a trespass policy.
- Planning Commission Update – Ms. Derr noted that their last meeting was canceled, due to the lack of cases, but requested if there is information on the Affordable Housing Fund, how that's issued to applicants, if that could be translated to CDD, so the PC could review it, or at least have it within our case packets. It would be helpful, because she sees some inconsistencies between what was brought before them and then what was presented in the packet today. If there's any information that we can have to make sure that we are communicating everything to the public that we could.
- Docks and Harbors Board Update – no update

H. STANDING COMMITTEE TOPICS

- Privatizing Eaglecrest Operations – this was noted as an ongoing discussion to be reviewed at a future meeting when new information can be brought forward.

I. NEXT MEETING DATE - July 14, 2025

J. ADJOURNMENT – 5:23pm