



ASSEMBLY COMMITTEE OF THE WHOLE MINUTES

March 16, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

A. CALL TO ORDER

Deputy Mayor Smith called the Assembly Committee of the Whole to order at 6:07 p.m. on Monday, March 16, 2026.

B. LAND ACKNOWLEDGEMENT – Led by Ms. Adkison

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

C. ROLL CALL

Assemblymembers Present: Mayor Beth Weldon, Deputy Mayor Greg Smith (Chair), Alicia Hughes-Skandijs, Christine Woll, Paul Kelly, Ella Adkison, Neil Steininger, Maureen Hall, and Nathaniel (Nano) Brooks.

Assemblymembers Absent: *None.*

Staff Present: City Manager Katie Koester, Deputy City Manager Robert Barr, City Attorney Emily Wright, Municipal Clerk Breckan Hendricks, and Meeting Tech Kevin Allen.

D. APPROVAL OF AGENDA – *Approved by unanimous consent.*

E. APPROVAL OF MINUTES – *Approved by unanimous consent.*

1. 2026-02-23_Assembly-COW_Minutes-Draft

2. 2025-03-17_Assembly-COW_Minutes-Draft

F. AGENDA TOPICS

1. **Ordinance 2025-01(b)(AF) An Ordinance Appropriating \$208,487 to the Manager to Extend Emergency Sheltering Services at 1325 Eastaugh Way from April 15 to June 30, 2026; Funding Provided by General Funds.**

Mr. Barr provided an overview of an ordinance appropriating \$208,487 to fund operations of the Thane emergency shelter for the remainder of FY26. The proposal reflects an intent to transition to year-round shelter operations beginning in FY27, with an estimated annual cost of approximately \$1.1 million, largely for contracted services and some facility maintenance. He noted that while Juneau has strong supportive and transitional housing resources, a portion of the unhoused population continues to require congregate emergency shelter. The operator, St.

Vincent de Paul, has indicated capacity to expand to year-round operations. Mr. Barr explained that successful summer operations would likely require enforcement of existing camping restrictions, which had previously been relaxed due to limited shelter availability, and that social service partners have expressed support for this approach.

Ms. Woll asked whether increased enforcement meant individuals would be compelled to use the shelter or if voluntary use was expected. Mr. Barr responded that some individuals currently using the shelter would likely choose camping over shelter in warmer months if given the option.

Ms. Adkison asked how enforcement and transportation to the shelter would function, including whether individuals could be transported directly. Mr. Barr explained that transportation services would continue, though summer logistics are still being worked out, and that enforcement would prioritize initial outreach by social service partners, with CBJ staff assisting as needed.

Ms. Hall disclosed that she serves on the St. Vincent de Paul Board of Directors and, after consultation with the City Attorney, stated this did not constitute a conflict of interest. Mr. Steininger similarly disclosed his role on the St. Vincent de Paul Finance Committee and stated no conflict existed, with no objections raised.

Mr. Brooks asked whether expanding operating hours would include increasing shelter capacity and requested information on the number of unhoused individuals. Mr. Barr responded that there are no current plans to increase capacity, noting the facility is already near its practical limits and that staffing is typically the greater constraint, though physical expansion could be possible but challenging. He added that current point-in-time count data was not available, but recent shelter usage has averaged in the mid-40s per night, with this year's usage slightly improved compared to last year.

Mr. Kelly asked whether demand for shelter services was expected to increase during the summer. Mr. Barr responded that demand was anticipated to decrease slightly due to seasonal conditions.

Deputy Mayor Smith asked whether social service partners supported both year-round sheltering and increased enforcement of camping restrictions. Mr. Barr confirmed that partners have been unanimous in supporting the enforcement approach as necessary for successful shelter operations.

Ms. Woll asked whether increased enforcement would result in greater shelter usage, given that some individuals currently camp rather than use the shelter. Mr. Barr responded that enforcement would likely reduce camping in high-complaint areas, though some camping would continue in less visible locations.

Deputy Mayor Smith asked about neighborhood impacts and potential site control measures. Mr. Barr responded that some challenges are anticipated with summer operations, but the

operator has been a strong partner in addressing concerns. Potential measures such as fencing and cameras have been considered, though additional needs may arise.

MOTION by Mayor Weldon to forward Ordinance 2025-01(b)(AF) An Ordinance Appropriating \$208,487 to the Manager to Extend Emergency Sheltering Services at 1325 Eastaugh Way from April 15 to June 30, 2026; Funding Provided by General Funds to the full Assembly for public hearing.

Ms. Woll stated she would not object to the motion but expressed a desire for public comment, noting some discomfort with changes to enforcement while supporting expanded shelter space.

Hearing no objection, the motion was adopted by unanimous consent.

2. Ordinance 2026-15 An Ordinance Authorizing the Manager to Dispose of 155 Heritage Way (City Hall).

Manager Koester presented an overview of an ordinance authorizing the disposal of the current City Hall building at 155 Heritage Way. She explained that the ordinance was brought forward following direction from the Lands, Housing, and Economic Development Committee to pursue a sealed competitive bid process with a minimum bid of \$2.5 million. She noted the timing is intended to allow adequate planning prior to the City's relocation, as even a straightforward disposal process could take approximately nine months. Manager Koester outlined that the Assembly has broad flexibility under City Code in determining the method of disposal, including sealed bid, request for proposals, or direct negotiation, and emphasized that policy direction from the Assembly would guide any future amendments to the ordinance.

Deputy Mayor Smith asked whether the ordinance could be modified later in the process if the Assembly chose a different disposal method. Attorney Wright confirmed the ordinance was intentionally drafted broadly to allow for flexibility without restarting the process.

Ms. Woll asked about the basis for the \$2.5 million minimum bid and whether the valuation primarily reflected the land or included the building. Manager Koester responded that the estimate considered both land and building value, acknowledging the building's condition and noting a purchaser may choose to demolish it.

Ms. Woll expressed concern about a sealed bid approach without additional criteria, emphasizing the importance of balancing fair market value with community goals such as year-round use of the downtown waterfront. She indicated a preference for obtaining an appraisal and incorporating criteria into the sale.

Mayor Weldon expressed support for maximizing sale value and limiting conditions, noting that an appraisal may not be necessary and suggesting minimal conditions such as encouraging year-round use.

Ms. Hughes-Skandijs supported exploring an appraisal to better understand value and emphasized the importance of identifying clear community goals, including year-round activity and desired character of the downtown area, before determining disposal conditions.

Ms. Adkison expressed skepticism about the value of an appraisal, noting market variability, but supported increasing the minimum bid and prioritizing year-round occupancy to support downtown economic activity.

Mr. Brooks also expressed opposition to pursuing an appraisal, citing prior analysis of the building's condition and value, and emphasized the importance of transparency and prioritizing community benefit, including year-round use and potential preference for local buyers.

Mr. Steininger and Ms. Hall both supported a sealed competitive bid approach with limited conditions, noting the need to balance community goals with maximizing financial return.

Deputy Mayor Smith summarized that additional time may be beneficial to further refine goals, evaluate potential conditions, and consider input from stakeholders.

MOTION by Mayor Weldon to forward Ordinance 2026-15 to the full Assembly for public hearing and refer it back to the Committee of the Whole for further consideration.

OBJECTION by Ms. Woll stating the Assembly should obtain an appraisal to better inform decisions balancing price and community benefits and to avoid proceeding without a clear understanding of property value.

Roll Call Vote

Yeas: Kelly, Adkison, Steininger, Hall, Brooks, Weldon, Smith

Nays: Woll, Hughes-Skandijs

Motion passed: 7 Yeas, 2 Nays.

3. Ordinance 2026-12 An Ordinance Amending the City and Borough Title 69 Code Relating to a Tax on Peer-to-Peer Vehicle Sharing Within a Designated Zone Around Cruise Ship Docks.

Mr. Barr presented an ordinance to establish an excise tax on peer-to-peer vehicle rentals facilitated through marketplace platforms, such as Turo, within a defined downtown parking zone near cruise ship docks. He explained the tax is intended to both offset public costs associated with downtown parking management and potentially influence rental behavior. The ordinance reflects prior direction from the Lands, Housing, and Economic Development Committee, including adjustments to the geographic boundary and an exemption for rentals that both originate and end on private property within the zone. Mr. Barr noted that data on the extent of peer-to-peer activity is limited and largely anecdotal.

Mr. Kelly asked for clarification on the private property exemption and whether rentals

starting on private property but ending outside the zone would qualify. Mr. Barr confirmed that such rentals would be exempt.

Ms. Hughes-Skandijs asked about the administrative complexity of the exemption and whether similar provisions exist elsewhere. Mr. Barr responded that implementation would rely heavily on the marketplace facilitator to track and report activity, and he was not aware of other jurisdictions using a similar private property exemption.

Ms. Hall asked about the scale of peer-to-peer activity and how the tax would be applied. Mr. Barr stated that current data is limited but that the tax would be collected by the marketplace facilitator and paid by the renter at the time of booking.

Mayor Weldon asked whether the tax would apply to traditional car rental companies. Mr. Barr clarified that it would not apply to traditional rental agencies unless the ordinance were expanded, as it is currently limited to marketplace facilitators.

Ms. Woll asked for clarification on the policy objective of the ordinance. Mr. Barr confirmed that the intent is both to address congestion impacts and generate revenue to offset associated costs.

Ms. Hughes-Skandijs and Mr. Steininger raised questions about whether traditional rental companies may also be using public parking facilities and whether those uses should be considered. Mr. Barr acknowledged that such activity may occur, but that data is limited.

Ms. Woll asked whether the Assembly could legally and logistically extend a similar tax to traditional rental companies. Mr. Barr and Attorney Wright indicated that it would likely be permissible, subject to further review.

Deputy Mayor Smith raised questions regarding ordinance language related to “renters,” noting potential confusion about tax remittance responsibilities. Attorney Wright explained the language was modeled after existing code and could be refined for clarity.

MOTION by Mayor Beth Weldon to direct staff to return with additional information and draft amendments for consideration at a future Committee of the Whole, including: clarifying or removing references to “renters” in the code language, evaluating application of the tax to private rental car companies, evaluating inclusion of private property within the tax area. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Deputy Mayor Smith to amend the map to include additional areas, including the remainder of the rock dump and the IGA parking lot.

Roll Call Vote

Yeas: Hall, Steininger, Adkison, Woll, Hughes-Skandijs, Smith

Nays: Brooks, Kelly, Weldon

Motion passed: 6 Yeas, 3 Nays.

G. STAFF REPORTS – None

H. NEXT MEETING DATE - APRIL 13, 2026 AT 6:00PM

I. SUPPLEMENTAL MATERIALS

- 1. Informational: Email Correspondence**
- 2. 2026-02-23_Assembly-COW_Minutes-Draft**

J. ADJOURNMENT

With no further business to come before the Assembly Committee of the Whole, the meeting adjourned at 7:27 p.m.