ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
Meeting Minutes – November 29, 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 Gladziszewski at 6:05p.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: Maria Gladziszewski, Carole Triem, Wade Bryson, Alicia Hughes-Skandijs, Christine Woll, Michelle Hale, Greg Smith, ‘Wáahlaal Gíidaak (via Zoom), and Mayor Beth Weldon (via Zoom).

Assemblymembers Absent: None.

Staff Present: City Manager Rorie Watt, Deputy City Manager Robert Barr (via Zoom), City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, (incoming) Tourism Manager Alix Pierce

IV. APPROVAL OF AGENDA
The agenda was approved as presented.

V. APPROVAL OF MINUTES
A. June 7, 2021 Assembly Committee of the Whole Draft Minutes
Mr. Bryson expressed concern about the summarization of the conversation that the Assembly had with AELP during the meeting. Mr. Bryson asked if the minutes, particularly, Item B could be rewritten in more detail.

Municipal Clerk Beth McEwen explained that the Clerk’s Office often documents meeting minutes in a summarized format. The minutes can be revised to include additional details of the discussion if that was the will of the body.

Ms. Gladziszewski asked Mr. Bryson if there were any specific examples he would like to see adjusted.

Mr. Bryson said that the discussion with the Systemic Racism Review Committee was depicted in full detail, whereas the depth of the AELP discussion was not reflected in the minutes. He added that he would be happy to work with the Clerk's Office to amend the meeting minutes.

Ms. Hale said that she would like to work with Mr. Bryson and the Clerk's Office on amending the minutes as well.

The June 7, 2021 Committee of the Whole Meeting Minutes will be amended by Mr. Bryson, Ms. Hale, and the Clerk's Office to bring to the COW at a future meeting.

VI. AGENDA TOPICS

A. Annual Report from the Juneau Coalition on Housing and Homelessness

JCHH Chair Mandy Cole provided the annual report on JCHH operations, and highlighted the various programs and projects under the JCHH umbrella:

The Juneau Housing First Collaborative has recently started Phase II. All available units are occupied, and there is an active wait list. She explained that this was a collaborative effort across multiple agencies: JAMHI provides onsite primary care and behavioral health support; the Glory Hall staff operates the facility, and the Board of Directors consists of a group of local providers who support this project.

Ms. Cole also highlighted the recent opening of Shéiyi X̱aat Hít (SXH – Spruce Root House), the new youth shelter which has provided over 200 nights of safe shelter for youths in the community.

The New Glory Hall opened this year, and is available to provide shelter for up to 43 people in individual spaces, with additional overflow beds made available. The Glory Hall has also started to reconnect individuals experiencing homelessness with their family and loved ones.

The Tlingit & Haida Non-Congregate Reentry & Recovery Shelter projects have made extensive progress. THCC has put in a considerable amount of effort to ensure that each shelter is fully staffed, and providing care and stability for underserved populations.

Ms. Cole explained the Coordinated Entry project, describing it as a data-driven system meant to determine how to most effectively reach vulnerable populations and provide them with housing opportunities. She spoke to the amount of time and care that was put towards ensuring that their data was accurate and up-to-date.

The Cold Weather Shelter was operated by St. Vincent de Paul for over a year, and expressed gratitude for their efforts in providing one of the most important safety nets throughout the pandemic.

The last item Ms. Cole mentioned was the permanent housing project, and spoke to the importance of support systems that help individuals experiencing homelessness find permanent housing opportunities.

Ms. Hughes-Skandijs asked Ms. Cole if there were any examples of organizations providing shelters or low-income housing without implementing the Coordinated Entry model.

Ms. Cole explained that the Coordinated Entry model was required for programs that receive grant funding from the Department of Housing and Urban Development (HUD). She said that there are several low-income housing programs in Juneau that do not use the Coordinated Entry model, such as the Alaska Housing Finance Corporation (AHFC).

Ms. Hughes-Skandijs asked Ms. Cole if JCHH shares data and statistics with other organizations, such as Census numbers or how many individuals are housed on a given night.

Ms. Cole clarified that JCHH could determine how many individuals are housed, and mentioned that there is a "Point in Time" count that is typically conducted in January. She described this count as a snapshot that demonstrates those individuals who have received service from JCHH, those who are in the process of transitional housing, and those who have not been able to receive service by JCHH at that moment in time. Ms. Cole added that this is a lot of data to coordinate, and as a result it does not happen every night, but it could be conducted periodically to track any trends.

Mr. Smith asked Ms. Cole if she could provide an overall metric regarding homelessness in the community.

Ms. Cole said that the pandemic significantly influenced those numbers, as there was an unprecedented increase of people using the cold-weather shelter. She noted that there were not many documented evictions due to the national eviction moratorium, however, quarantine made it difficult to provide alternative housing to others, such as couch-surfing. Ms. Cole spoke to how the pandemic uncovered the state of housing insecurity in the community, and how many people in Juneau are affected by homelessness.

Ms. Hale referred to Ms. Hughes-Skandijs' question regarding statistics. She acknowledged that it was expensive to collect that data, but found it could benefit the City for future programs.

Ms. Cole confirmed that collecting program-specific data would require personnel trained to gather and enter the collected information, and to provide continuous maintenance and update the data as needed. She explained that data entry is a process that demands a considerable amount of time; she said that every moment she spends in front of a computer is a moment that she spends away from another person in need.

Ms. Cole suggested the Assembly allow the providers to determine how they collect and present their data, and spoke to the services that could be interrupted if providers were to dedicate more time towards processing data.

Ms. Triem asked Ms. Cole to specify what kind of permanent housing was needed: single family homes, studio apartments, etc.

Ms. Cole said that there is a significant need for efficiency apartments, studio apartments, and smaller one-bedroom apartments. She spoke to the difficulty in finding housing in a competitive market, especially for those living on a fixed income. Ms. Cole also mentioned that it can take up to two years for applicants to receive a housing voucher from organizations such as AHFC or Section 8.

Ms. Gladziszewski asked Ms. Cole to explain why the some programs associated with HUD utilize the Coordinated Entry model, whereas other programs have opted not to use it.

Ms. Cole explained that programs which receive funding through HUD are required to use the Coordinated Entry model to fill available spaces. She added that programs that do not receive funding from HUD: such as Bartlett Regional Hospital, CCFR, and JAMHI, have used the Coordinated Entry model when trying to reach out to the most vulnerable populations. She provided an overview on how the Coordinated Entry model is used as a reference tool by multiple programs in the community to determine an individual's eligibility to receive support services.

Ms. Hughes-Skandijs asked Ms. Cole to clarify how many Housing First models the community needs at the moment.

Ms. Cole said that the Housing First initiatives from previous years provide the number of affordable housing units needed to provide adequate housing for the community.

Ms. Gladziszewski thanked Ms. Cole for her presentation and her continued work of these issues.

Ms. Cole thanked the Assembly for their time, their support, and their interest in understanding what it is like to be housing insecure in Juneau.

The Committee of the Whole took a break at 6:51p.m. and resumed at 7:00p.m.

B. Capital Civic Center Update
Mr. Watt said that Director Koester will be giving an overview of the current status on the Centennial Hall project.

Ms. Koester provided a brief recap of the project thus far:

- In 2012, the Juneau Arts and Humanities Council (JAHC) received $1M with voter approval to begin planning a purpose-driven art center. In 2014, The Partnership was created to advocate for the new Juneau Arts and Culture Center (JACC). Over the past several years, The Partnership has managed to raise funds towards the new JACC project, and brought the project to 66% design.
- In 2017, voters approved of $4.5M in sales tax to be appropriated towards infrastructure renovations in Centennial Hall.
- In 2019, voters approved of a 2% expansion of hotel tax to be funded towards Capital Improvements for Centennial Hall; and approved of a $7M bond towards City Hall improvements.
- Voters rejected an advisory vote to grant the New JACC project $4.5M from the 1% appropriation from 2017.
- In 2020, the Assembly decided to pause the Centennial Hall project.
- In 2021, CBJ staff asked for funding to design the Centennial Hall renovations
- Currently the design work for Centennial Hall renovations is underway and they hope to be ready to bid in May 2022 between the IRONMAN competition and the Alaska Folk Fest with focus on ballroom improvements.

Mr. Watt provided history on how timing and circumstances have affected bids in three previous projects to the plus and to the negative. He suggested that a cost driven project is likely the best scenario for this scenario and that the Capital Civic Center partnership has been raising outside capital to help fund the project. He said they need to think about government procurement methods early and how using a low bid method is knowing amounts too late in process. Next step would be to engage in architectural services to get at 30% level. In order to do that, they need to establish a contractual relationship to be able to get any kind of project certainty. He said the Assembly can rely on the work of the alliance to a certain degree.

Ms. Hughes-Skandijs asked Mr. Watt if the $4.5M Sales/Bed Tax approved in 2017 was not yet appropriated. Mr. Watt confirmed that it was approved but not yet appropriated into the project. Ms. Koester provided a historical overview of the project from 2017 and 2019.

Ms. Hughes-Skandijs if the $75,000 had paid for the cost estimator which Mr. Watt confirmed was accurate.

Ms. Hale said that she appreciated the different contract route options. She said that she would assume they would reach out with wide advertising to get options for contractors. Mr. Watt replied that he has never worked on that type of bid before but others have pioneered the way. He explained that this style of project management would be to secure the Architecture contract first and they are hired for the duration of project. The secondary bid/selection happens for the project contractor and those morph into a sole entity/contract that manages the entire project.

Ms. Hale asked if they would intend to advertise broadly for just one or the other or both. Mr. Watt said they would advertise for both broadly.

Ms. Hughes-Skandijs asked if it was considered a competitive solicitation for the contractor. Mr. Watt said it was competitive solicitation, but not solely based on price.

Additional discussion took place with respect to the role that Marine Passenger Fees may or may not be included as part of the funding mechanism for the project. They also discussed the status of the congressional request. Mr. Watt said that the congressional delegation looks to see the readiness of a project before including in their funding bills. Ms. Koester explained that this project was not included in the current infrastructure bill that Congress just passed but this project may get included in next congressional bill.

Ms. Triem said that she was not ready to go all in on this. She expressed concerns regarding the timing. Mr. Watt said that the Assembly Public Works and Facilities Committee discussed this earlier today while looking at some big picture projects. He said that the Assembly Finance Committee faces some challenges on a wide variety of projects and questions. He suggested that the Assembly Finance Committee meeting on December 1 will provide the financial state of the City including the big picture projects versus orders of the day and they need to find a process that the Assembly is comfortable with.

Assemblymembers discussed the scope of the project, the financial numbers of $77 million vs. $45 million and before $2 million is spent on a 30% design, when and who decides on the ultimate scope of the project. Ms. Gladziszewski said she is supportive of moving forward but doesn't want to spend money on estimating a project that they already know they can't afford. Ms. Gladziszewski said they need to decide when and who is going to be the deciding factor before moving much further.

Mr. Watt said that he would suggest the "who" would be the City Manager holding some stern reins on the project, in frequent consultation with the Assembly. With respect to the "when" he said he would look for examples of other communities with similar contracts and wouldn't be going $2 million dollars into the project before figuring out where they are at. He said that the napkin drawings came up with an estimate of $45 million. He said that there is not a 'no-risk' option. He said they would be researching contracts on how best to move forward on this and that the Assembly would get regular updates.

Mr. Smith asked if it was ever discussed that the Alliance would pay 30% of $2M.

Mr. Watt brought it up to the Alliance and some members of the Alliance were receptive to that. However, he said that some members of the Alliance voiced concern that the public might see this as the partnership board trying to bring back their previous proposal. He said that is something for the Assembly to contemplate. He said that he feels it is important that the city, through the Assembly, is fully on board with whatever they decide to do. He said that if the public feels the Assembly is only halfway committed to the project that may be a problematic.

Ms. Hale said that she thinks the price tag is a shock to all of them. However, she advised caution in saying no they can't afford it prematurely until they spend some time looking at the various funding avenues as well as what the actual costs might look like.

Mayor Weldon said that she appreciated Ms. Koester's history of the project as well as Mr. Watt's recommendation on the contractual approach.

MOTION by Mayor Weldon to forward the request for an appropriating ordinance in the amount of $2 million from the General Fund to be brought forward to the Assembly.

Mr. Smith said he would be more inclined if some money is coming from partnership.

Amendment #1 by Mr. Smith for $1M from General Fund with remaining from Partnership or other partners.

Ms. Triem said she agrees with where Mr. Smith is coming from. She said that the optics on this is that public voted down an Arts Center project and this is trying for something similar.

Objection by Ms. Hale to the amendment. She said that this is not the same project. She said there is a valid explanation for why we might not want the partnership to provide funding for this portion of it.

Objection by Mayor Weldon to the amendment and agreed with Ms. Hale that this is not the same project that was voted down. This includes expansion and renovation of Centennial Hall as well as adding an auditorium and other aspects. She said that now that there has been an alliance formed, there are many different entities working together. She said that within that Alliance group is Juneau Chamber of Commerce, Travel Juneau, and the PARTnership and since JCC and TJ do not have money to put towards this, it would be an unfair burden to the PARTnership.

Ms. Gladziszewski also objected to the motion for the same reasons previously stated.

Mr. Bryson said that they have heard how this is a different project and the Assembly has been given the information and materials repeated over the past year. He said that the citizens of Juneau do not know this is a different project. He said that before they move too far on this, they need to get more citizen involvement and understanding of what this new project is.

Ms. Hughes-Skandijs said this is a city project because it is city property. She said she does not feel they have decided on anything concrete at this point except to use $75,000 for some napkin drawings and a very rough estimate cost. She said that some of this is coming about because we haven't kept up on deferred maintenance needs. She said she is not sure how she'll vote on the amendment as she isn't sure about spending $2 million dollars more at this juncture.

Objection by ‘Wáahlaal Gíidaak to the amendment. She said that there is an opportunity to be had here. She said that Centennial Hall is the gathering place for Alaska's Capital City and it does not reflect that. She said there in an opportunity that is screaming in our face to bring in people from other communities to hold gatherings and even bring people from other states to use the facility. She said that the scoping needs to be done and provide the Assembly with more information, $2 million will get us a long way on figuring out what that will look like and what the eventual costs will be. She said that in conversations she has had, it seems that our federal delegation is pretty confident on how this might roll out using possible federal funds. She said that she supports this project and this is an opportunity to upgrade Centennial Hall, to make it a great place for gatherings from around the state and to set a high standard as Alaska's Capital City.

Mr. Smith said that his amendment wasn't to penalize any group but as an effort to show the community that this is a compromise that we are working together with the community on moving this project forward.

<u>**Roll Call Vote on Amendment #1:**</u>
Ayes: Smith, Woll, Hughes-Skandijs, Bryson.
Nays: Hale, Triem, Gladziszewski, ‘Wáahlaal Gíidaak, Mayor Weldon.
Motion failed. Four (4) Ayes, Five (5) Nays.

Amendment #2 by Ms. Triem to send this to the AFC for further discussion in January rather than sending it to the Assembly for introduction.

Ms. Triem said that they did discuss at PWFC earlier today, the need to have discussion about the big picture capital works projects. She said that they decided they would be discussing those at the January Finance Committee meeting. She said that on Wednesday, December 1, the AFC would receive an overview of the overall CBJ finances.

Mayor Weldon objected for purposes of a question with respect to timing.
Mr. Watt explained with respect to timing that they may wish to introduce it at the December 13 Regular Assembly meeting, refer it to Assembly Finance Committee for the meeting on January 5, and set it for Public Hearing on January 10, 2022.

Additional discussion took place with respect to any urgency for the timing, Mr. Watt explained that the only urgency would be with respect to moving this further along in the process for the timing of the congressional delegation to be able to include it within any federal funding bills.

Ms. Triem withdrew Amendment #2.

Amendment #3 by Mayor Weldon for the Assembly to introduce the $2 million dollar appropriating ordinance at the December 13 Regular Assembly meeting, refer to Assembly Finance Committee on January 5 and set for public hearing on January 10.

Ms. Hughes-Skandijs asked for process clarification.

Mr. Palmer provided clarification on the timing and explained that if it is set for public hearing on January 10 and it was not ready to come out of the AFC after the January 5 meeting, the tentative public hearing on January 10 could be cancelled. Mayor Weldon amended her motion to include setting it for public hearing on January 10 as written above.

Mr. Smith asked if the Mayor's motion including anything about the alternative procurement process. Mayor Weldon responded that she was going to make that as a separate motion in order to keep things simple.

Hearing no objection, Mayor Weldon's Amendment #3 passed by unanimous consent.
Hearing no objection, the main motion, as amended, passed by unanimous consent.

MOTION by Mayor Weldon for the Assembly to direct CBJ staff to authorize alternative procurement ordinance to bring back to the Assembly.

Hearing no objections, the motion passed by unanimous consent.

The Committee of the Whole took a break at 8:07p.m. and resumed at 8:17p.m.

C. Tourism Survey/Visitor Industry Task Force Update
CBJ Tourism Manager Alix Pierce and McKinley Group Affiliate Heather Haugland gave a presentation on the 2021 Juneau Tourism Survey.

They conducted the survey by calling 506 randomly selected residents using a mix of cell phone and landlines phone numbers. Some of the questions were repeated from previous surveys done in 1995, 1998, 2002, and 2006. The screening criteria for survey participants was that they were a current Juneau resident and they had lived in Juneau during the summer of 2019. Copies of the survey and their presentation was provided in the COW materials.

They noted the following from the cover memo included in the packet:
While some questions were updated for current considerations and a few questions were added to address current issues such as hot berthing and the Norwegian Cruise Line dock, efforts were made to create consistency in questions in order to gauge public perception over time. …many of the responses to the survey questions remained consistent over the last two decades.

Another item to note while reviewing the report is that the survey has two components, a statistically valid phone survey and a self-selected online survey. The random sample phone survey followed industry standard procedures for aligning respondents' demographics with the demographics of Juneau residents, including age, area of residence and gender. The online survey was open for all residents and the demographics of the respondents do not align closely *with those of the community. For these reason, the results of the phone survey should be taken as a more accurate representation of the Juneau community. This survey will help inform future steps in implementing the VITF recommendations.*

Ms. Pierce directed the Assembly to the chart in the packet titled "Upcoming CBJ Tourism Management Issues and Processes" and pointed out that the Assembly will have some decisions to make in the near future with respect to tourism issues as they proceed with taking action on Visitor Industry Task Force (VITF) recommendations as well as when/how Norwegian Cruise Lines proceeds with subport development.

One of the recommendations from the VITF involved negotiations with CLIAA in the forms of memorandum of agreements. Mr. Watt spoke to the negotiations underway with CLIAA.

Ms. Pierce said that the Assembly is already working on the ordinance related to sales tax on cruise ships. She said that there will be three decision points coming up. 1) The Long Range Waterfront Plan (LRWP) amendment, 2) the Planning Commission will consider the Conditional Use Permit, and 3) the Assembly will need to consider a motion to negotiate with NCL on any tidelands leases and then a final decision on the tidelands lease.

Ms. Hughes-Skandijs said that thought they had already done something about the tideland lease.

Mr. Watt said that the Assembly decided it would be the deciding body on Tidelands lease and that is as far as they have gotten.

Mayor Weldon asked if Ms. Haugland was surprised by the different results between the phone survey and the self-selecting survey responses. Ms. Haugland said that the results were quite different between the two surveys. The internet version were more likely to be impacted by tourism, were more likely to live or work downtown than the valley. She said that they have done companion surveys like this in Haines and other places. She said for Juneau's survey, there was quite a bit of difference between the responses.

Ms. Triem said that in looking at page 35 of the report, it was in terms of support or opposition to the NCL dock at the subport, she asked about how it compared with the 2006 survey. She asked if this survey was different from the LRWP comments. Ms. Gladziszewski explained the LRWP comments showed people were not in favor of a dock in the area of the subport and that was the reason the Assembly at the time decided to proceed with the 16B dock project instead.

Ms. Gladziszewski thanked Ms. Haugland and Ms. Pierce for their presentations.

VII. ADJOURNMENT

There being no further business to come before the Assembly, the Committee of the Whole meeting was adjourned at 8:37p.m.