THE CITY AND BOROUGH OF JUNEAU
ASSEMBLY STANDING COMMITTEE OF THE WHOLE

Meeting Minutes – December 7, 2020, 6:00 PM

The Assembly Committee of the Whole meeting, held virtually via Zoom webinar, was called to order by Deputy Mayor Loren Jones at 6:00 p.m.

I. ROLL CALL

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

Assemblymembers Absent: None.

Planning Commission (PC) Members Present: Chair Mike LeVine, Vice Chair Nathaniel Dye, Clerk Paul Voelkers, Weston Eiler, Travis Arndt, Dan Hickok, Ken Alper, H. Erik Pedersen,

Planning Commission Members Absent: Josh Winchell

Staff Present: City Manager Rorie Watt, Deputy City Manager Mila Cosgrove, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Finance Director Jeff Rogers, Public Works Director Katie Koester, Lands Manager Dan Bleidorn, Parks and Recreation Director George Schaaf, Community Development Department (CDD) Director Jill Maclean, CDD Planning Manager Alexandra Pierce, CDD Planner Laurel Christian, Senior Planner Irene Gallion, Parks and Recreation Zach Gordon Youth Center Jorden Nigro

II. APPROVAL OF AGENDA

Municipal Clerk McEwen noted that there were two additional items added to the online packet under Supplemental Materials: Planning Commission Priorities and Youth Shelter and Rapid Rehousing Presentation. *Hearing no objections, the agenda was approved as amended.*

III. APPROVAL OF MINUTES

A. June 22, 2020 Assembly Committee of the Whole Draft Minutes
B. July 20, 2020 Assembly Committee of the Whole Draft Minutes

Hearing no objections, the minutes of the June 22 and July 20, 2020 Committee of the Whole meetings were approved.

IV. AGENDA TOPICS

A. Joint Meeting with Planning Commission (6:00p.m. – 7:00p.m.)

Mayor Weldon invited Assembly and the Planning Commission members to introduce themselves and to include how long they have served on the Assembly and Planning Commission.

Assembly:
Mayor Beth Weldon – Currently serving her first term as Mayor, previously served a term as an Assemblymember.
Greg Smith – Currently serving his first term as an Assemblymember; Elected to the Assembly in 2019. Previous Planning Commission Liaison.
Carole Triem – Currently serving her 3rd year as an Assemblymember.
Christine Woll – Elected in 2020; Representative of District 2.
Deputy Mayor Loren Jones – Currently serving his 9th year as an Assemblymember; Current Liaison to the Planning Commission.
Michelle Hale – Currently serving her 3rd year as an Assemblymember.
Maria Gladziszewski – Currently serving her third term as an Assemblymember, and previously served nearly 12 years on the Planning Commission.
Alicia Hughes-Skandijs – Currently starting her 3rd year as an Assemblymember.
Wade Bryson – Currently serving his 3rd year as an Assemblymember.

Planning Commission:
Travis Arndt – Currently serving his 3rd year of his first term on the Planning Commission.
Paul Voelckers – Currently serving his 7th year on the Planning Commission.
Michael LeVine – Currently serving his 6th year on the Planning Commission.
Nathaniel Dye – Currently serving his 5th year on the Planning Commission.
Ken Alper – Currently serving his 2nd year on the Planning Commission.
Eric Peterson – Shared that he is the most recent addition to the Planning Commission.
Weston Eiler – Currently serving his 1st year on the Planning Commission.
Dan Hickok – Currently serving his 5th year on the Planning Commission.

Planning Commission Priorities:
Mr. LeVine shared the Planning Commission's priorities and goals, and asked for feedback from the Assembly. Mr. LeVine described the Planning Commission's work on the Comprehensive Plan, which had been considered for revision for the past few years.

Mayor Weldon asked about the status of that work. Ms. Maclean explained that the PC presented a scope of services to all CBJ departments in a meeting with CBJ directors. This meeting was held prior to COVID-19, and as a result it was not brought up again. Ms. Maclean said that CDD would be able to move the project forward as soon as they received funding.

Mr. LeVine mentioned that there are a few area plans currently in development that directly tie into the Comprehensive Plan. He asked for PC members to provide brief update on each area plan.

Mr. Voelckers explained that the Auke Bay Area Plan had been in development for a long time, starting in 2013. The plan was drafted as an area plan in 2015. Following a hiatus, CDD staff worked on implementing some of the innovative ideas from the Auke Bay Area Plan into Title

49 projects. He recalled a series of meetings in 2018 and 2019 built some momentum into drafting an ordinance; and there was a meeting scheduled for public comment that was postponed due to technical difficulties.

Ms. Hale asked if CDD would set the future meeting for public notice. Ms. Maclean confirmed that CDD would notify the public of the next rescheduled meeting.

Erik Pedersen gave an update on the South Douglas/West Douglas plan process. He shared that they accepted applications for appointments to the Steering Committee. The next scheduled meeting will be Thursday, December 17 and will focus on land use and zoning.

Mr. Dye provided an update on the Blueprint Downtown Project. The team last met on November 19, and expect to spend subsequent meetings drafting a plan with the PC COW to review soon and then it will be forwarded to the Assembly for consideration.

Mr. Smith asked with respect to the Blueprint Downtown Project, how that might be interconnected with some of the issues coming before the Assembly such as the downtown housing tax abatement discussion that the Assembly has been having.

Mr. Voelckers said that was one area that could use some additional coordination between the PC and the Assembly and particularly regarding how the PC engages and moves forward in area plans. He mentioned that in the Lands Committee meeting that had been held just prior to this COW meeting, there has been discussion on expanding the goal of the Lands Committee to include economic vitality and housing elements in the Lands Committee scope. He said those are critical, especially to Downtown Juneau. There has not been an appropriate body to bring those forward to and he encouraged stronger connections between the Assembly and PC when it comes to that, as well as other area plan implementation steps.

There was discussion about the CIP process for the Lemon Creek plan, in which Mr. Voelckers reiterated his previous statement on the connection between the Assembly and PC. He advocated for there to be a mechanism in which the Assembly prioritizes PC area plan steps and the CIP process, something to remind the Assembly of PC area plan priorities.

Mr. LeVine explained that this letter was an attempt to help improve the process and planning session on January 4 at the PWFC meeting regarding CIP List. He said that he would be happy to collaborate or coordinate on the CIP process. He mentioned that the Juneau Commission on Sustainability (JCOS) has also submitted recommendations as well.

Mr. Dye gave an update on a project that the Title 49 Committee has been working on, which includes parking, defining vegetative cover, and Land Use Code.

Mr. Arndt spoke to the Downtown parking, and shared that they have been working with the Department of Transportation over the past few meetings. He said that there are lots of things regarding parking that can be changed, and they are in the process of deciding of what the most beneficial changes would be. He said that they have considered incorporating the waiver process that does not currently apply to downtown, and with that waiver process, residents could ask for a reduction in the number of parking spaces required. Along with that, they are keeping the fee in lieu, as it is a known commodity, and are considering changing the boundaries for PD1 and PD2. Mr. Arndt shared that they are trying to balance the need for new projects and development, while also trying not to increase what seems like a fear of not having enough parking spaces Downtown.

Mr. Smith asked if there had been any consideration for different parking requirements between commercial and residential spaces. Mr. Dye said that concern was brought up by members at previous meetings, but at their most recent meeting someone mentioned that there are different types of residential development, and that discrepancy might cause some complex issues in considering differences in parking.

Additional discussion took place regarding Downtown parking spaces, and the history of Downtown parking changes in relation to Title 49 committee and the Assembly. Mr. Dye said that they have not developed a strategy for public outreach, and asked the Assembly recommend an ideal level of level of public involvement/public process for the legislative process of their Downtown parking project. Mr. Jones said that whatever public process the Title 49 Committee uses should be in alignment with the Blueprint Downtown. Mayor Weldon advised they should do their regular outreach process, and encouraged them to give more public notice before their meetings.

Mayor Weldon asked what the discussion has been regarding tiny houses. Ms. Maclean explained that tiny houses are permissible by Land Use Code and that there are certain building code and fire code regulations that they must adhere to. If the axle is removed and they are on concrete, then it is considered a single family dwelling if it is zoned as residential. If the axle remains, them it is considered a recreational vehicle.

Mr. LeVine said that the Planning Commission also conducts quasi-judicial work as well as legislative work. He noted that the quasi-judicial work has continued through the pandemic, but the legislative work has not progressed as much during the pandemic. He said that personnel transitions within CDD and the Law Department have affected those legislative changes.

Ms. Maclean stated that the priorities have shifted within the past few years as a result of staffing changes and budget constraints. She spoke to the extensive length of time it takes to complete the appeals process, which directly impacts and can set back the Land Use Code work that is conducted by CDD staff.

Mr. Smith asked if their fees are enough to pay for CDD planners. Ms. Maclean shared that she has been discussing a new fee structure, as the fee structure has not been updated since 2004. CDD created a fee structure presentation for the Assembly, but it was put aside due to COVID-19. She said that she would be happy to give that presentation to the Assembly to inform them of how outdated the current fee structure is in Juneau.

Mayor Weldon asked if the Governance Committee wanted to provide an update for the Assembly. Mr. LeVine spoke to the update in the rules of procedure to allow for virtual meetings. Mr. Voelckers said that the Governance Committee would like to clarify how they engage with public, the roles of the members, and how they will receive public input.

Mayor Weldon thanked the Planning Commission members for all their work and their service.

The Planning Commission portion of the meeting ended at 7:13p.m.

The Assembly COW took a recess at 7:15p.m. and was called back into order at 7:25p.m.

B. Public Testimony on Hurlock Property (7:30p.m.)

Mr. Jones mentioned that there will be a brief presentation between Items C and Item D on the proposed project, presented by Jordan Nigro and Jackie Pata. Mr. Jones also explained the process of joining the meeting for members of the public who wished to provide public testimony.

Tlingit & Haida Community Council (THCC) President Richard Peterson, a Valley resident spoke on behalf of the THCC and encouraged CBJ's efforts to address homeless youth in our community. President Peterson said that THCC supports the continuation of the public purchase designation of 9290 Hurlock Avenue property, consistent with its original purpose of addressing youth homelessness. Prior to COVID-19, the Juneau School District identified between 100-150 homeless students a year. He shared that THCC has confidence in both Zach Gordon Youth Center and Tlingit & Haida Regional Housing Authority (THRHA), as they both demonstrated having the expertise and administrative capability to successfully fulfill this vital need for our community. President Peterson fully supports the lease of 9290 Hurlock Avenue to THRHA, and CBJ's support of ZGYC to provide program services at the youth homeless shelter. He thanked the Assembly for the opportunity to speak on this issue.

Ms. Hale asked President Peterson if THCC has put together an operational business plan with ZGYC to gain an understanding of the financial aspects of this project. President Peterson explained that THCC is a separate entity from THRHA, and said that she would need to ask THRHA that question.

Eileen Hosey, a Valley resident shared that she lives one block away from the Hurlock property, and has lived in that area since 1978. She recalled people from her past who were known for helping others, and believes that it is our turn to reach out and help the vulnerable young people experiencing homelessness. Ms. Hosey stated that it is not a crime to be homeless or impoverished, it is a crime to ignore those who need help. She strongly felt that our integrity as a community is defined by our willingness to take care everyone in our community, including those who are disadvantaged. Ms. Hosey advocated for the Assembly to move forward with this process, and thanked the Assembly for their time.

Mr. Smith asked Ms. Hosey if she observed any negative impacts in her neighborhood due to the Cornerstone residence. Ms. Hosey said that she lived on O'Day drive for five years and there was never any negative impacts the entire time she lived in the area. She shared that she never felt a sense of alarm or worry, and at the time she was caring for several young children. She also said that there has not been an adverse effect on property values, as she has owned property in the area since 1978, and it has increased in value every year.

Ms. Gladziszewski had a similar question to Mr. Smith's, if there were any impacts from the previous youth facility. Ms. Hosey said she could not recall any negative impact. She shared that she had a lot of faith and trust in ZGYC and believes they have a thorough plan and have successfully worked with children for years.

Justine Bishop, a Valley resident shared that she has been in communication with Representative Andy Story regarding a proposed change to the CBJ Municipal Code. She referenced the CBJ Mission Statement, "To promote strong communities and help the economy." She felt that the PC and CDD director did not demonstrate public process with the Tongass Park neighborhood, and said that doing so has discouraged the community. Ms. Bishop said that this demonstrates an unfair process and a lack of open government. She suggested the Assembly change language in the CBJ Municipal Code from "The director *may* conduct one or more meetings prior to the Commission meeting…" replacing "may" with "shall". Ms. Bishop said she felt that this process is flawed, and claimed that CBJ seemed to be showing favoritism towards a specific entity.

Mr. Smith asked Ms. Bishop if she had a chance to provide public testimony at a Planning Commission meeting at any point during this project's proposal process.

Ms. Bishop said that she did testify, and described the Planning Commission meeting as a "sham" due to the fact that the virtual public comment was set to be held after 75 minutes of discussion. She also said that the Planning Commission did not inform the public that their virtual testimony would be given through audio only, and felt that this did not allow for full participation. Ms. Bishop said she was completely confused during that meeting, and added that she subsequently learned that is how CBJ Zoom meetings are conducted. She also said that it appeared to her that someone had a political gamesmanship, she attributed this to her belief that 15 out of the 17 people who testified in favor of the project were not neighborhood residents.

Mayor Weldon asked Ms. Bishop to clarify if her main complaint was that she did not believe that the public process was followed for this project. Ms. Bishop said that was the tip of the iceberg, as she also felt that CBJ has shown favoritism towards Alaska Legacy Partners, a for-profit corporation. She added that she believed this transaction was conducted in a shady manner.

Kieran Poulson-Edwards, a Douglas resident spoke in favor of the project. He shared that he grew up in Juneau, and knows several individuals in Juneau, including himself, who have experienced homelessness. He explained that homelessness is not definitive of one's character or ability to be productive in a society, but is the result of circumstances oftentimes outside of their control, especially with homeless youth. Mr. Paulson-Edwards said that the community as a whole is facing some serious troubles during COVID-19. He shared that he had done some research and found that the two shelters operated by Juneau Youth Services (JYS) are not available for youth drop-ins in the same way this shelter would be. There is always a need for youth to have a safe place to go, especially during this pandemic. Walking around town trying to find a safe, warm place to say is especially difficult in light of this and the winter weather. He appreciated the chance to testify before the Assembly, and thanked them for their time.

Gus Marx, a Valley resident, shared that he was representing Juneau Coalition on Housing and Homelessness (JCHH), which includes about twenty different agencies in town that support the acquisition of this facility to use as a youth shelter. He mentioned that there is currently no other shelter for children, JYS operated Cornerstone in the past, but that program is no longer active. He said there are currently at least a dozen children who are in need of shelter right now.
Mr. Marx said that the 9290 Hurlock property is likely the best facility to use as a shelter for kids until they can find a home or someplace safe. He acknowledged that the property itself is not in perfect condition, but said it is in decent condition, as JCHH put in a considerable amount of work on the interior. Mr. Marx explained why he believed this property would be the best facility for a youth shelter: given its design to be a shelter, amenities like a full kitchen and a parking lot, its location to the skate park, its proximity to the bus route, and the majority of their population being located in the Valley. He thanked the Assembly for taking the time to listen to constituents about this project.

Ms. Hale mentioned that this property was previously discontinued as a facility for a youth shelter due to funding issues. She asked Mr. Marx if he had any knowledge as to why that happened, and how they have ended up in this predicament. Mr. Marx said that what happened was a little complicated, essentially JYS suddenly stopped receiving operational federal grant funding from the Family Youth Services Bureau. He said that they continued running the shelter for a year, and made the decision to move to a smaller facility located in Mendenhall Back Loop Road. In hindsight, Mr. Marx described moving the shelter to that location as a bad idea. Ultimately, he explained that the utilization of the facility was too low to keep the program operational, especially without federal funding.

Ms. Gladziszewski asked Mr. Marx if he was involved with JYS. Mr. Marx confirmed that he is still involved with JYS. Referring to the federal grant, Ms. Gladziszewski asked Mr. Marx if he was aware of any available funding for this type of program. Mr. Marx said that JYS and ZGYC collaborated together to receive the same federal funding grant, $200,000 a year for three years, and it has been made available to ZGYC.

Mayor Weldon mentioned that part of the neighborhood's concerns are regarding homelessness in that area. She asked Mr. Marx to clarify how much interaction there is between homeless adults and homeless youth. Mr. Marx reported that there had not been much interaction between youth and adults when Cornerstone was operating. However, he added that when Cornerstone went away, he did notice homeless youth interacting with homeless adults and identified that as an unsafe, high risk behavior.

Mr. Bryson asked Mr. Marx to provide additional information on the disposition of the kids that utilize this program, and asked if this program would also introduce transitional housing. Mr. Marx explained that most of the kids who went to Cornerstone often were experiencing a difficult home life, the child was not troublesome or “bad”, they simply had no other place to go. Cornerstone’s goal was to provide the child with a safe place, and ultimately for reunification with the family, if possible. Mr. Marx has never experienced a child at Cornerstone acting out or doing anything out of line. Occasionally, a kid might get upset and may throw a chair, but he said that no one had been harmed. Mr. Marx also described the facility’s capability to provide transitional housing in addition to a youth shelter. He said that there is federal funding specifically for that type of program, and said that if the City approved of that program then they would seek that funding.

Sara Truitt, a Valley resident, spoke in favor of this project, and shared that she used to work for JYS for Cornerstone located at the Hurlock property. She said that there is not another place in town that provides a service like this to homeless youth, and these are kids with nowhere else to go. Ms. Truitt said she never witnessed the kids at Cornerstone engage in any dangerous behavior, and based on her experience she found it to be a safe place for kids in town who needed someplace to go. She also noted that CBJ has already indirectly hosted this population of youth in their public facilities: the library, the skating rink, the parks, and the pools. Ms. Truitt wished to emphasize that these are not bad kids, they are children in our community who are struggling and need help. She thanked the Assembly for taking the time to listen to her testimony.

Jean Shannon, a Valley resident, shared that she has lived near the Hurlock property for 22 years, and she worked at JYS for six years as a manager for the transitional housing program. She was involved with the Neighborhood Association’s vetting process that decided between six different entities who wished to operate the facility; ultimately Alaska Legacy Partners was chosen. She said they decided to choose ALP due to their intention of implementing nurses and staff that would provide 24/7 service. Ms. Shannon expressed concern regarding mixing youth with adult populations in the shelter. She said if it is for youth only, she was in favor of this project.

Mandy Cole, a Juneau resident and Executive Director at AWARE, said appreciated the Assembly’s questions on this project so far and will be covered by the presentation by Ms. Nigro and Ms. Pata. She shared that she and her group have been working on this process for months and apologized if the Assembly felt left out of that process or has not been kept apprised of their work. Ms. Cole said that the partnership between THCC and ZGYC has already been successful in securing funding and ensuring that children in our community are safe. She expressed gratitude for all of the work that Ms. Nigro and Ms. Pata have done, and said that they have lots of important information to share with the Assembly.

Ms. Gladziszewski asked if Ms. Cole had any information that she wanted to briefly share with the Assembly regarding the project. Ms. Cole shared that the closure of Cornerstone resulted in the community rallying together for alternative options for homeless youth. She said that sometimes the police would end up with a teenager at 2:00a.m. with nowhere to go. She explained that AWARE would take them in for the night and then ZGYC would provide resources during the day. The agencies started to work together to develop some home grown strategies to assist homeless youth, however it soon became very apparent that no organization, outside of JYS, had the capacity to fully take on this issue. The looked for partners within the community who may be able to work collaboratively on this issue. They ultimately partnered with THCC, and she feels optimistic about their partnership and with the work done by Ms. Nigro and Ms. Pata towards this project.

Chair Jones closed public testimony at 8:16p.m.

C. Assembly Discussion on Ordinance 2020-57: ***An Ordinance Authorizing the Manager to Accept the Reconveyance of a Fraction of U.S. Survey 381, Located at 9290 Hurlock Avenue, from Alaska Legacy Partners.***

Mr. Watt spoke to the complexity of the ordinance. He explained that in a situation such as this, the City has multiple options available to them, some of which are necessary. He clarified that the Assembly decided to split the ordinance into two: the first would authorize the City Manager to receive the property back; the second would allow the City Manager to lease the property. Mr. Watt also noted that there has been advocacy for CBJ to be the operator of the facility.

Mayor Weldon asked Mr. Watt to clarify if this ordinance would allow the Assembly to take this property back without paying any money, and if it would eradicate the Senior Assisted Living condition. Mr. Watt confirmed that was correct, adding that receiving that property back would also remove the Senior Housing encumbrance on the land.

Ms. Gladziszewski asked Mr. Watt to explain the financial impact of receiving the property back. Mr. Watt explained that if Ordinance 2020-57 were to pass, that would authorize the City Manager to receive the property back at no cost. He added that there are other details within that, such as a potential agreement between Alaska Legacy Partners (ALP) and THRHA that CBJ would not be a party to. When CBJ originally sold the property to ALP, there was an agreement to structure the sale in a manner that delayed much of the payment and had CBJ carry the loan. Mr. Watt also explained that the loan is still in effect, and that CBJ received a down payment of $35,000 from ALP, a payment which will be kept by CBJ if the ordinance were to pass.

Ms. Hale asked if this transaction would require any action from ALP. Mr. Watt this ordinance would authorize the City Manager to receive the property, it would not warrant any action by ALP. If the Assembly passed Ordinance 2020-57 but did not pass Ordinance 2020-58, then it is unclear exactly what action ALP would take.

MOTION by Mayor Weldon to forward Ordinance 2020-57 to the Assembly for Public Hearing. *Hearing no objections, the motion passed by unanimous consent.*

Mr. Bryson asked if the Assembly should consider inviting ALP to the Assembly meeting, so they may be present during the Public Hearing. Mr. Jones responded that the upcoming Assembly meeting will receive public testimony and it will not be a Q&A session, and that ALP has the right to testify if they choose to do so.

The COW took a break at 8:36p.m and resumed at 8:43p.m.

D. **Assembly Discussion on Ordinance 2020-58:** ***An Ordinance Authorizing the Manager to Lease the Property at a Fraction of U.S. Survey 381, Located at 9290 Hurlock Avenue, to Tlingit Haida Regional Housing Authority for Youth Services.***

Mr. Watt gave a brief introduction of Ordinance 2020-58, saying it would authorize the lease of the property at below market value, at $100 per year to the THRHA. Mr. Watt credited Jorden Nigro, Director of Zach Gordon Youth Center, and Jackie Kus.een Pata, President and CEO of the THRHA, for leading the effort in pursuing grant funding and establishing the partnership between the two entities. He referenced a COW meeting back in June in which he asked the Assembly to authorize staff to pursue grant funding, which would make CBJ the grant applicant. Mr. Watt said that Ms. Nigro and Ms. Pata have identified a substantial amount of grant funding for this project, and will be ready to answer any questions following their presentation.

Jorden Nigro and Jackie Kus.een Pata gave a presentation regarding the proposed Youth Shelter & Rapid Rehousing project.

Ms. Nigro shared that the proposed project is a youth shelter and a rapid rehousing apartment. She explained that Juneau has not had a homeless youth shelter for over a year, and the pandemic has significantly exacerbated this issue. Juneau School District annually reports between 125 – 150 homeless youth on an average year, and about 50% of those homeless youth are reported to be teenagers. Ms. Nigro added that this number does not reflect the number of homeless youth in Juneau that are currently not attending school.
The Juneau Coalition of Housing and Homelessness have prioritized youth homelessness, and have spent the past year discussing options to address this issue. She said that JCHH identified the Youth Shelter as their #1 priority.

ZGYC has seen a significant increase in youth homelessness as a result of the pandemic. Between June 1, 2020 and October 1, 2020, ZGYC has worked with twenty-five youth under the age of 20 years old who were homeless. Ms. Nigro explained that many homeless teenagers often "couch surf" when looking for a place to stay, but they are no longer able to do this due to the concern of spreading COVID-19.

Project Funding

Annual Operating Budget: $595,000		**Hurlock Budget: $1,086,400**
Secured	**In Process**	**Secured**
US DHSS **Basic Center Program** $200,000/year x 3 years	**AK MHTA** $75,000/year likely 1x	**ICDBG HUD** $150,000
AK DOL Youth Homelessness Demonstration Project $75,000/year x 2 years (minimum)	**Donations** $20,000	**Alaska Community Foundation** $350,000
Juneau Community Foundation $100,000/year		**TOTAL: $500,000** Needed within next 5 years: **$586,000*** **including 500k for future new roof.*
TOTAL: $470,000 General Fund Support Needed: **$120,000 Annually**		

Ms. Nigro explained that the US DHSS grant was awarded to ZGYC last September, and added that this grant will not likely go away after the three year period, as most foundations manage to keep them for quite some time. She also anticipates raising $20,000 through donations, which would leave approximately $120,000 needed for general fund annual support. For property costs, the Hurlock building will need a new roof in about five years for approx. $500,000.

Mayor Weldon asked Ms. Nigro to clarify if ZGYC is asking for CBJ to contribute $120,000 annually to this project. Ms. Nigro confirmed that they would need an annual contribution of $120,000 from CBJ to fund the project. Ms. Pata also provided clarification on the timing for the ICDBG HUD in regards to CARES Act funding.

Ms. Hughes-Skandijs asked Ms. Pata to explain how the Hurlock Repair Budget came out to $1,086,400. Ms. Pata said that budget resulted from the cost of necessary equipment (bedding, materials, etc.) and the repairs needed for the building.

Ms. Nigro gave a proposed project overview, and explained that the Hurlock property would provide two services to two different age groups: **Youth aged 10 to 18** will be provided with temporary youth sheltering services, which will be staffed with 24/7 adult supervision. The services will be provided until family reunification, foster care, or another placement can occur. The facility can serve 6-8 youth from this population. **Youth aged 18 to 20** will be provided with apartment living quarters in a separate part of the Hurlock property. That portion of the facility can serve 2-4 youth from this population.

Ms. Nigro also addressed the CBJ & THRHA Partnership relationship, and the expectations of both entities for this project:

<u>CBJ – Zach Gordon Youth Center:</u>

- Provide 24/7 shelter staffing.
- Provide programming and supportive services including outreach and aftercare services.
- Manage grants related to program costs.
- Maintain data on youth served.

Tlingit Haida Regional Housing Authority:

- Provide maintenance and ongoing upkeep of the facility.
- Act as landlord to youth 18-20 living in the apartments.
- Manage grants related to property costs.

Ms. Nigro proposed that both organizations will work together to secure grant funding as available, develop ongoing partnerships, and ensure programming is culturally relevant and appropriate.

Ms. Pata added that they intend to provide classes that will teach the residents about financial capacity building and landlord-tenant laws. Their goal is to provide residents with life skills that they can utilize after they leave the shelter.

Ms. Gladziszewski asked Ms. Nigro to speak to the capacity of having 24/7 staff at the facility. Ms. Nigro said that this project has been licensed by the State of Alaska, which has requirements on the staff-to-youth ratio; eight staff have been hired for this project so far. She said that the intention is to always have two staff in the facility, and one staff at night. She shared that she has worked and operated in residential care facilities for over a decade, she said that she feels confident that ZGYC staff are capable of hiring and training other staff. Ms. Nigro also clarified that ZGYC will not be directly providing behavioral health services, but staff would be able to refer youth to outside resources.

Ms. Nigro provided information about site security, and shared that the safety of their youth, their staff, and our community is their top concern. There will be camera monitoring outside the building and in communal areas inside the building. There will also be a secure entrance through which everyone will check in and check out and alert night staff. The area will be fenced in accordance with the Conditional Use Permit. Ms. Nigro shared that the youth they have worked with are invested in this project, and they are passionate about the shelter.

Ms. Hughes-Skandijs asked Ms. Nigro to speak to how apartment housing would work when serving multiple genders. Ms. Nigro said that they would meet the needs of the youth that come to the shelter, and figure out how the living situation would work on a case-by-case basis.

Mr. Smith asked if the youth staying at the shelter would be free to go when they were ready to. Ms. Nigro explained that it is not a locked facility, and youth can show up at any time they need to be there. Mr. Smith asked Ms. Nigro if any youth be welcome at the facility. Ms. Nigro assured Mr. Smith that anyone would be welcome to the facility, and if they needed other services beyond sheltering, then ZGYC would refer them to the right resources. Mr. Smith asked Ms. Nigro to explain the reasoning behind the low capacity given the large size of the facility.

Ms. Nigro explained that the capacity limits were made during the pandemic, and with COVID-19 social distancing space in mind and not wanting youth to share bedrooms. She also mentioned that ZGYC often serves transgender youth, and said that they want to ensure that the facility is welcoming for transgender youth who are experiencing homelessness.

Mayor Weldon asked Ms. Nigro what the capacity numbers would be in non-COVID times. Ms. Nigro said that they anticipate serving 6-8 kids in the shelter at a time, including after the pandemic. Mayor Weldon asked if ZGYC was working with JSD to obtain Chromebook computers so that that children can do schoolwork while at the shelter. Ms. Nigro answered that ZGYC has already provided Chromebooks to children who visit the youth center, some of whom are currently homeless. Mayor Weldon asked if ZGYC had considered doing community outreach with the children for the surrounding neighborhood. Ms. Nigro shared that she is really excited about the prospect of planting a garden at the property to help make the surrounding area feel warmer and welcoming. She added that they would like to help out around the neighborhood as much as they can.

Mr. Bryson asked Ms. Nigro to explain if there are any resources available for a child under the age of 10 who is experiencing homelessness. Ms. Nigro explained that in some cases, a child under the age of 10 may be placed into emergency foster care. However, if a 9 year old came to the shelter without a place to stay, ZGYC could call the SOA and ask for a variance in their license to allow the child to stay there. Mr. Bryson thanked Ms. Nigro and Ms. Pata for the work they have put into this project.

Ms. Woll asked Ms. Nigro if she felt that this shelter would be a long-term need or a short-term need for the community. Ms. Nigro said that would be at the discretion of the Assembly, and added that she felt it would be a long-term need, and spoke to the connection the youth have with the youth center. Ms. Woll asked Ms. Pata if CBJ were to choose not to provide funding in the future, would THRHA try to find a way to continue the program. Ms. Pata confirmed that THRHA are committed to this project, and have shown that commitment by donating their land, offering property management services, and acting as property manager while ZGYC operates the program.

MOTION by Mayor Weldon to refer Ordinance 2020-58 to the Assembly, and asked for unanimous consent.

Mayor Weldon thanked Ms. Nigro, Ms. Pata and Ms. Cole for their work in trying to address this issue in the community. She felt that it may not be realistic to expect CBJ to come up with $120,000 every year to provide for the operation of the program. There was additional discussion regarding concern over the annual $120,000 funding for operations.

Hearing no objections, the motion passed by unanimous consent.

The COW took a break at 9:30p.m. and reconvened at 9:38p.m.

E. Assembly Discussion on Fireworks

Chair Jones proposed a question for the Assembly: Does the Assembly want to provide direction on regulation of Fireworks?

Ms. Woll shared that she had heard that fireworks are an issue, and asked what the issue is with fireworks that he Assembly is trying to solve.

Ms. Gladziszewski explained that four years ago, people complained about fireworks year-round, so the Assembly met and gave JPD direction to enforce the noise ordinance (with the exception of New Year's Eve and the Fourth of July). However, there have been some technicalities with changes in ordinances, and the result is that some people are still having issues with fireworks.

Mayor Weldon added that the concern is that people are not abiding by the rules and are using fireworks outside of the two days, and have gradually become louder.

Mr. Palmer explained that the Assembly articulated a fireworks policy in late 2016 due to noise complaints. However, the adoption of the International Fire Code in 2017 inadvertently prohibited all use of fireworks in the borough, which is still in effect today. There is now a desire to explicitly clarify the regulation of fireworks, such as the sale of fireworks, dates in which fireworks are permitted, or the use of "big boom" louder fireworks. Mr. Palmer said that the Assembly has many options available to them, including the option to not address the issue at all.

Mr. Bryson provided some historical context explaining that 2019 had an extremely dry summer, which led to CBJ banning the use of personal fireworks. This past summer, CBJ cancelled the City-sponsored Fourth of July fireworks due to the pandemic. With personal fireworks being sold locally, in addition to the fireworks that were not used in 2019 due to the ban, it resulted in a large collection of fireworks being used. He said the Valley sounded like a "war zone", and that there is public concern over that same high-level firework activity happening again on New Year's Eve. Mr. Bryson recommended that the Assembly should leave the issue alone.

Mayor Weldon commented that this is not an easy discussion, and anticipated that they will receive a lot of public input on this issue. She asked if the Assembly has the time and energy to deal with a complex subject that is not directly related to any of the Assembly's goals.

Ms. Gladziszewski noted that tonight is December 7, there is nothing that could be enacted before December 31. She said she thinks it would be beneficial to work on this sometime before the next Fourth of July, and to take some time to clarify the intent of the Assembly before drafting an ordinance.

Ms. Hale suggested that they could provide guidance to the City Manager regarding messaging to the community prior to New Year's Eve, but expressed concern that may be more work for

CBJ staff. She said that there is a lot of dissent in the community, and it is the responsibility of the Assembly to address this high-conflict issue.

Mr. Smith asked if JPD could write a ticket to enforce guidelines. Mr. Palmer said that the guidelines would be enforceable under the CBJ Noise ordinance. The conflict is between the CBJ Policy interpreting the noise ordinance, and the International Fire Code which prohibits all fireworks. He said it is up to the Assembly to decide if that is something that needs to be resolved.

Ms. Gladziszewski said that the Assembly has to do something that is clear. Right now, fireworks are technically prohibited, so the Assembly must come up with a cohesive solution and clarify the code.

MOTION by Ms. Hale to move this for further discussion, and that she would be willing to work with Mr. Palmer to come up with a proposed ordinance.

Mr. Jones said that this discussion would need to remain in the COW. He agreed with other Assemblymembers, and spoke to the previous times that this discussion had been brought to the Assembly.

Objection by Mayor Weldon. Mayor Weldon clarified that she does not mind looking into this issue in the future, but does not think the Assembly should consider drafting an ordinance at this time. She proposed an amendment to Ms. Hale's motion, to further discuss the process of this without drafting an ordinance.

MOTION by Mayor Weldon to keep this discussion in the COW for further discussion without drafting an ordinance at this point. *Hearing no objections, the motion passed by unanimous consent.*

V. ADJOURNMENT

There being no further business, the Committee of the Whole meeting adjourned at 10:03p.m.

Minutes drafted by Administrative Assistant Lacey Davis and respectfully submitted by Municipal Clerk Beth McEwen this 15th day of March, 2021.