

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

September 14, 2020, 5:00 PM.

Zoom Webinar & FB Live Stream

To join the webinar: <https://juneau.zoom.us/j/91978199320> or call in: 1-346-248-7799 or 1-929-436-2866 or 1-301-715-8592 Webinar ID: 919 7819 9320. This meeting will also be streamed on Facebook Live: <https://www.facebook.com/cbjuneau/> or can be viewed later at: <https://vimeo.com/cbjuneau>; AGENDA REVISED 9/14/2020

AGENDA

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. AGENDA TOPICS

A. Cold Weather Shelter Building Purchase

B. CARES Act expenditure timing discussion

C. Resolution 2899 A Resolution Recognizing and Embracing the Diversity and Cultural Values of Our Community and Holding it Accountable.

D. Update on K-5 childcare/Rally funding options

Packet item(s) will be provided as Red Folder items on Monday.

E. Elections Issues

F. CBJ Public Health Related Order re: Implementing CBJ COVID-19 Mitigation Strategies

V. SUPPLEMENTAL MATERIALS

A. RED FOLDER - COVID-19 K-5 Childcare-RALLY Options

VI. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

MEMORANDUM



155 S. Seward St. Juneau, Alaska 99801
 Scott.Ciambor@juneau.org
 Voice (907) 586-0220
 Fax (907) 586-5385

Date: September 14, 2020
 TO: Committee of the Whole
 FROM: Scott Ciambor, Chief Housing Officer

Re: Emergency Cold Weather Shelter Program Building Solicitation

The local homeless shelter and services system is in a period of great change due to the impacts of COVID-19. This will require short and long-term strategies to stabilize the system – so that adequate shelter, food, and services are available immediately, and in the future, for the local homeless population.

Emergency Cold Weather Shelter (ECWS)

At the June 22, 2020 COW meeting, staff provided an update on the Emergency Cold Weather Shelter program. The memo included information on the COVID-19 related move to the Armory building in March 2020 and the extension of the services contract with St. Vincent DePaul.

ECWS shelter utilization data from the Homeless Management Information System is available for the last three winters.

Emergency Cold Weather Shelter	2017-2018	2018-2019	2019-2020 *
Nights Open	70	79	138
Total Persons Served (Nov. 15-Apr 15)	183	192	300
# of veterans	16	6	17
# of chronic homeless	18	77	103
# under 25 (18-25)	10	7	14

*does not include information past April 15, 2020

* April 15 – September 1, 2020 shelter census shows an average of a little under 50 people at night at the Armory

CARES Act funds allow for expenditures for the care of homeless populations to mitigate COVID-19 effects and enable compliance with COVID-19 public health precautions. With concerns about where to potentially operate a cold weather shelter program once the health mandate is lifted, guidance to

Cold Weather Emergency Shelter Building Solicitation ([materials on Housing Programs page](#)) CBJ issued a building solicitation proposal on [July 14](#) with a July 28 deadline. The solicitation period was then reopened on [August 19](#) with an August 26 deadline.

Eight building proposals were received:

- 201 Cordova Street
- 1720 Crest Street (JMA building)
- 1108 F Street (Bill Ray Center)
- 247 Franklin Street (Glory Hall)

Page 2

- 1711 Glacier Ave (Breakwater Inn)
- 224 Seward Street (Sommers Building) *Withdraw 09/10/2020*
- 435 Willoughby Ave (Driftwood Hotel)
- 535 Willoughby Ave (warehouse building)

Selection Criteria and Evaluation Matrix

CBJ staff developed a selection criteria and evaluation matrix to help analyze each property.

These included the following criteria:

- Legal use of CARES funds;
- Operational by 12/31/2020;
- Building readiness;
- Permitting;
- Zoning district;
- Meeting the needs of clients;
- Displacement of existing building uses;
- Cost of purchase;
- Long-term building use/viability;
- Neighborhood, proximity issues;

As part of the evaluation matrix, the current shelter services operator St. Vincent DePaul provided comments on each potential property.

In the attached Juneau Coalition on Housing and Homelessness Principles and Strategies memo, commentary on the cold weather shelter includes:

- The JCHH is concerned about the number of individual users of the SVdP Warming Shelter. We understand that the COVID emergency has revealed a number of marginally housed individuals who needed additional assistance when their normal shelter situations were disrupted;
- Design of the Cold Weather Shelter- a temporary, low barrier, low cost shelter option for ~20-40 individuals that provides immediate life-saving intervention- should be preserved but should be phased out as additional resources become available to provide stable, permanent solutions.
- The acquisition of a site for the Cold Weather Shelter should prioritize re-purposing in a 3yr time frame, ie., the site should be chosen with an eye toward future needs for permanent housing or, alternatively, other pressing public needs.

September 9, 2020 Public Information Meeting

Staff facilitated a public meeting to provide information and get feedback from the community. Approximately 90 viewers attended the Zoom meeting with 27 people providing public comment. These comments, as well as correspondence sent directly to staff, has been compiled and included in the packet. Additionally, copies of the press release and a brief survey for shelter users were delivered to the shelter operators and the campground.

After review and public feedback there seems to be four potential options:

- Purchase Bill Ray Center @ 1108 F Street;
- Purchase Warehouse @ 535 Willoughby Ave;
- Remain at the downtown Armory; or
- Do not extend cold weather shelter services past April 2021 and re-evaluate for the next winter.

Renovation costs will need to be factored if either of the building are to be purchased.

Recommendation:

Continuing to use the JACC and not providing cold weather sheltering services both appear to be unacceptable choices. The two remaining buildings both have merits and issues. If the timing deadline for CARES Act funding expenditure is not extended by the US Government, we are on a very compressed timeline to decide whether to buy a building, complete CUP permitting, complete purchase of a building and move into and use the building. The deadline is currently the end of the calendar year.

As both buildings are acceptable from a sheltering stand point, if possible the Assembly should choose tonight to direct the Manager to proceed on a purchase of one of the buildings. Subsequent tasks would include permitting, final price negotiations, scheduling of necessary repairs, if any. An appropriation Ordinance would be required to provide necessary funding.

A few final comments. The Bill Ray Center is larger and could accommodate other COVID uses (mass quarantine and/or isolation) but also will come with higher heating costs. The warehouse is smaller and offers a more rudimentary environment, which is either in keeping with the philosophical concept of not making emergency sheltering comfortable (goal to help people move into other housing) or could be considered a less charitable option. The BRC likely has more long-term use options, after the pandemic is over. In terms of value, the BRC appears to be more facility for the value of the property (it is in a less commercially valuable location).

The Manager recommends the BRC, but finds the warehouse to be a very workable option.

		CARENS	Legal Use of CARES funds	Timeline (must be open prior to 12/1/2020)	Building Readiness	Permitting*	Zone/District	Meeting need of homeless clients	Displacement of existing building use	Cost of purchase	Long-term building use/ability	Neighborhood/graying issues	St. Vincent de Paul Comments as Current Operator	Site photo
	OPTIONS													
	Status Quo: Continued use of armory building through April 2021		Yes	On-Going	Operating	N/A (emergency)	Mixed Use (MU); reflects the existing downtown development pattern and is intended to maintain the stability of the downtown area. Multifamily residential uses are allowed and encouraged	Yes	Yes (JACC)	0.00	Low	Impacts to Zach Gordon Youth Center users, surrounding businesses	Limited separation, electrical outlet issues, but functional	
	201 Cordova Street		Yes	Medium probability	Requires substantial renovations including new HVAC, plumbing/ electrical work, and accessibility improvements	CUP	D18; residential districts, are intended to accommodate primarily multifamily residential development at 15 units per acre respectively. These are relatively low-density multifamily districts	No, is not in proximity to services; is on limited transit	No	445,000.00	High	Impacts to surrounding neighborhood	Impractical as a warming shelter; transportation issues, lots of renovation needed with two different purposes	
	1730 Crest Street (JMA building)		Yes	High probability	approx. 11,400 sq ft; requires accessibility upgrades and remodeling for best practices, including removal of sound-proofing in basement if used; move in ready first floor	CUP	General Commercial (GC); intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility. Residential developments allowed in mixed- and single-use developments	Yes, proximity to other services and transit; approximately 70 beds w/bathrooms; could be plumbed for showers	No	2,407,500.00	High	Impacts to surrounding businesses neighborhood	Lots of space, almost too big; least amount of renovation needed; good sightlines, fits all the boxes except requires transportation strategy	
	1108 F Street (Bill Ray Center)		Yes	High probability	22,055 sq ft on two floors; requires minimal work; accessibility improvements	CUP	Light Commercial (LC); intended to accommodate commercial development that is less intensive than that permitted in the general commercial district, primarily located adjacent to existing residential areas	Yes, proximity to other services and transit; accommodates 60+ beds	No	1,159,500.00	High; potential for rental, multi-use	Impacts to surrounding businesses, neighborhood; limited parking	High workability in many ways; good supervision and observations possible; allows for separation of groups; perhaps electrical upgrades will eliminate some issues	
	247 Franklin Street (Glory Hall)		Yes	Medium probability	5,663 sq ft; requires significant accessibility upgrades; limited to ground floor; additional staffing needed for best practices	CUP	Mixed Use (MU); reflects the existing downtown development pattern and is intended to maintain the stability of the downtown area. Multifamily residential uses are allowed and encouraged	Yes, proximity to other services and transit; No, accommodates approx. 30 beds on lower level	Yes	1,500,000.00	High	Impacts to surrounding businesses; no parking	Even removing kitchen barriers would still have limited space (on first floor)	
	1711 Glacier Ave (Breakwater Inn)		No - cannot obtain permitting	N/A	N/A	Not Permissible	Waterfront Commercial (WC); intended to provide both land and waterspace for uses which are directly related to or dependent upon a marine environment, residential development is allowed in mixed- and single-use developments in the waterfront commercial district.	N/A	N/A	1,220,000.00	N/A	N/A	Not consistent with current shelter operations; neighborhood issues; major renovations needed	
	6525 Glacier Hwy (Wal-Mart)		Yes	Low probability	122,278 sq ft; heating and electricity costs are extremely high; substantial amount of storage / inventory etc to remove - costly	CUP	General Commercial (GC); intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility. Residential developments allowed in mixed- and single-use developments	Maybe, on transit	No	5,399,700.00	Low	Impacts to surrounding neighborhoods		
	224 Seward Street (Sommers Building)		Yes	Low probability	8,700 sq ft; requires substantial upgrades including accessibility; approx. 6 separate spaces on multiple levels, not best practice - supervision, staffing	CUP	Mixed Use (MU); reflects the existing downtown development pattern and is intended to maintain the stability of the downtown area. Multifamily residential uses are allowed and encouraged	Yes, proximity to other services and transit	No	1,700,000.00+	Medium	Impacts to surrounding businesses; no parking	Great potential for multi use shelters; opportunities to house groups, but a complicated layout would require major reworking of certain areas	
	435 Willoughby Ave (Driftwood Hotel)		Yes	Low probability	Requires substantial upgrades; 62 individual rooms not best practice - supervision, staffing; with on-site commercial kitchens	CUP; potential issue w/ plat	Mixed Use 2 (MU2); is intended to place a greater emphasis on residential development than is the case in the MU district. A range of residential development types is allowed. Multifamily residential uses are allowed at a density of up to 80 units per acre.	Yes, proximity to other services and transit	Yes; legislature rentals, visitors; residents / first responders needing to quarantine; 2 restaurants	3,154,900.00	Medium	Impacts to surrounding businesses neighborhood	Parts of it could be converted into a group shelter w / a mixture of hotel rooms and transitional housing; long term potential; would seriously effect quarantine and isolation options	
	535 Willoughby Ave (warehouse building)		Yes	Medium probability	7,200 sq ft; requires substantial upgrades including new roof, asbestos mitigation; HVAC system; installation of restrooms	CUP	Mixed Use 2 (MU2); is intended to place a greater emphasis on residential development than is the case in the MU district. A range of residential development types is allowed. Multifamily residential uses are allowed at a density of up to 80 units per acre.	Yes, proximity to other services, transit and grocery; accommodates approx. 50 beds	No	850,000.00	Medium	Impacts to surrounding businesses, neighborhood; Native village	Does this have enough space for current capacity? May be future location	
	Lease options					CUP	Not permissible in WC, WI, I zoning districts		TBD		TBD	Dependent on location		
	Re-visit April 2021 while additional resources/other community efforts in place		CARES funds may not be an option	Apr-21	N/A	TBD		TBD	No	N/A	N/A at this time	N/A	Impacts to businesses / neighborhoods; impacts to downtown library; ad hoc camping on sidewalks, parks / public spaces	

July 24, 2020

To: City and Borough of Juneau
ATTN: Scott Ciambor, Chief Housing Officer
155 S. Seward Street
Juneau, AK 99081

Re: Letter of Interest – Cold Weather Emergency Center

Mr. Ciambor,

My name is Kristen Murdock and I represent DCI Commercial, LLC. This letter represents our express interest to be considered in the CBJ's search for a cold weather emergency shelter. Please see below for property details.

- Address: 1108 F Street, Juneau, AK 99801
- Assessor's Tax Parcel Number(s): 1C060U050022; 1C060U050023; 1C060U050024; 1C060U050025
- Current Owner of Record: DCI Commercial, LLC
- Name of Property: Bill Ray Center
- Description: 2-story commercial office building with 22,055 square feet
- Current Use & Zoning
 - Use: Vacant and currently for rent
 - Zoning: Light Commercial (LC)
- Assessed Value: \$1,159,500
- Date of Last Appraisal: July 2018

Additionally, I've included a survey of the property (with the portion we're interested in selling hatched in red) and a potential concept drawing for the emergency shelter. This first iteration includes space for 61 cots on the ground floor in addition to new construction in the SW corner to accommodate shower, laundry and bathroom space.

Thank you for your consideration and please do not hesitate to contact me for further information. I can be reached by phone at (360) 318-4841 or email at kmurdock@dc-properties.com.

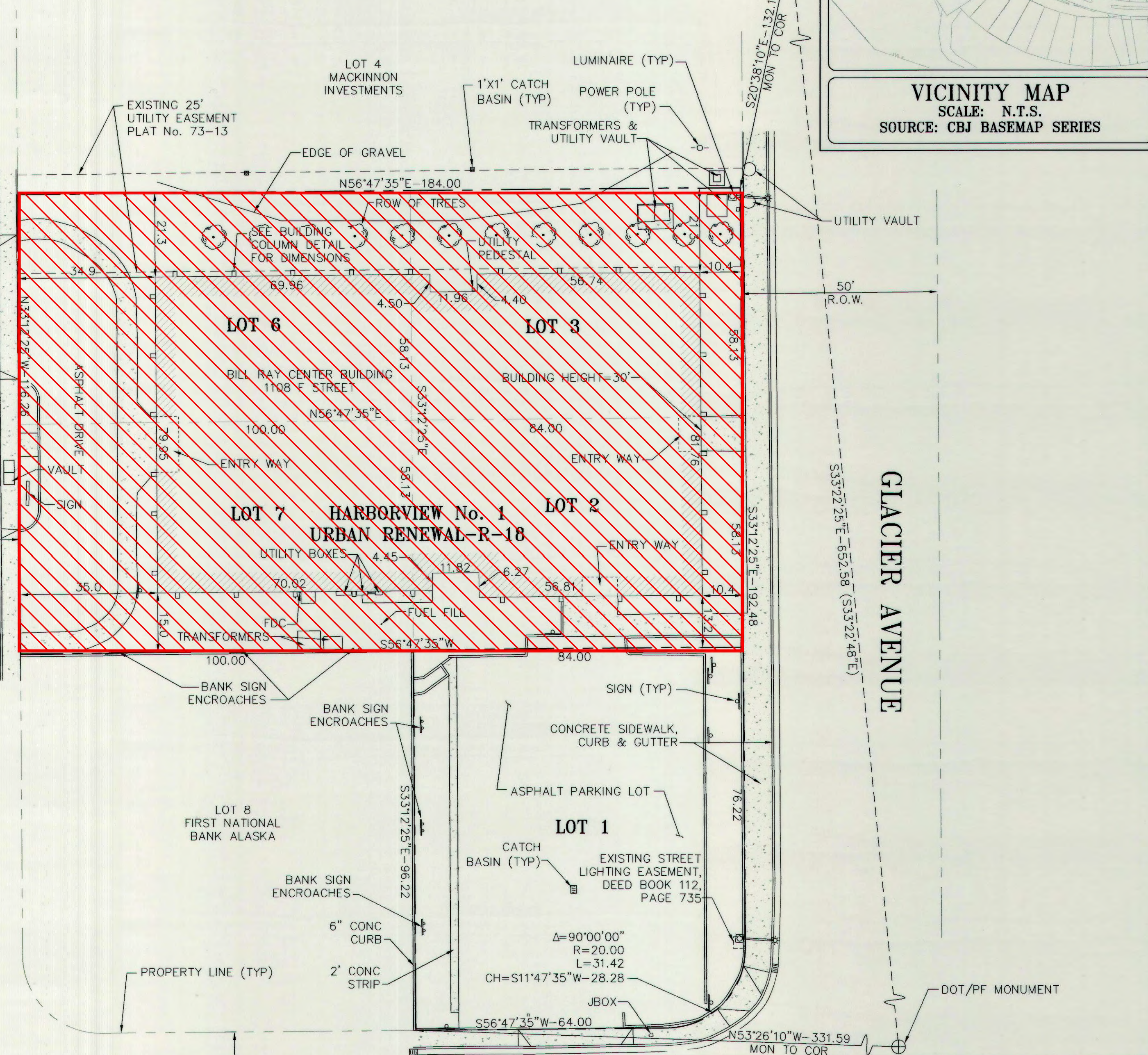
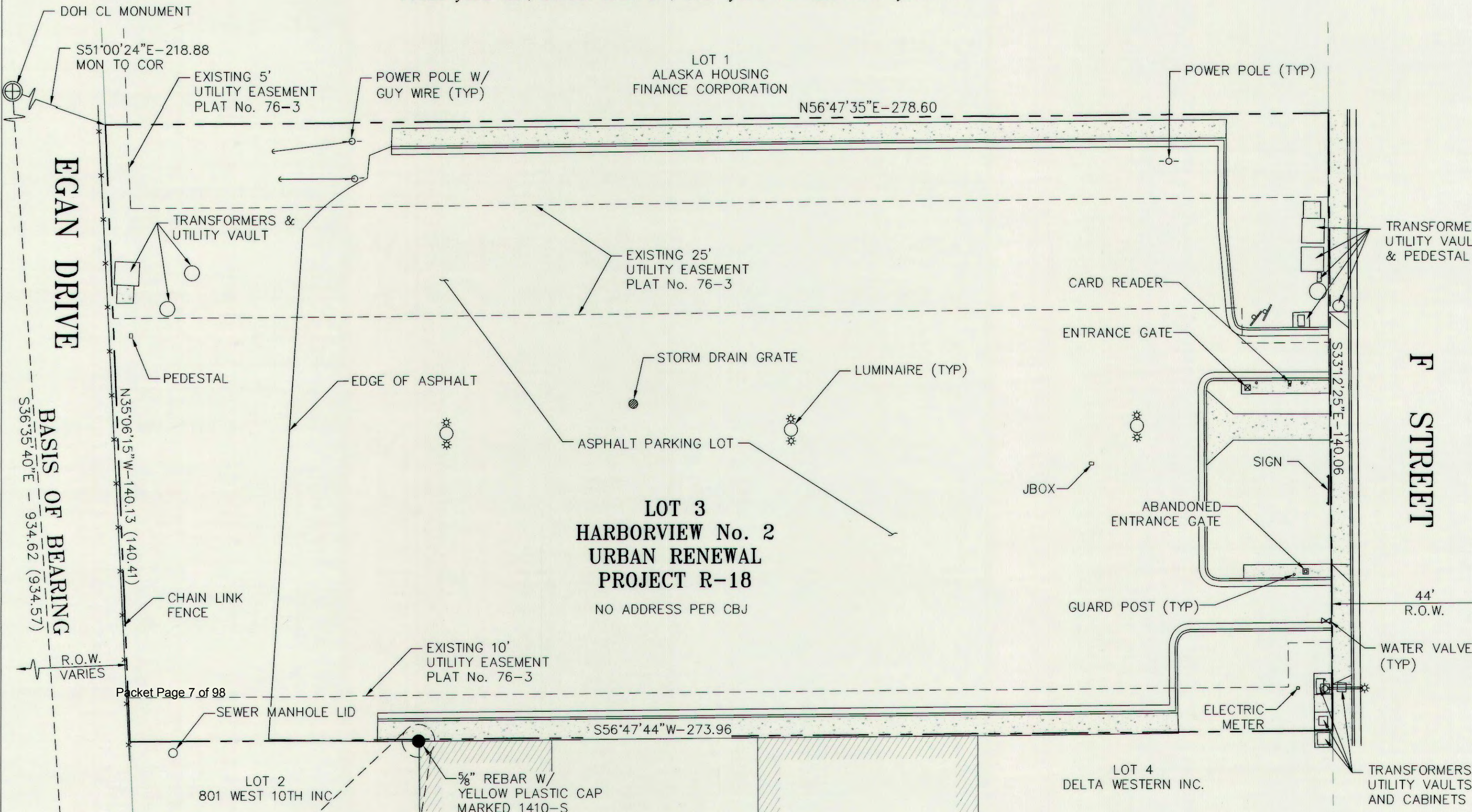
Sincerely,



Kristen Murdock

NOTES

1. Subject to easements and restrictions of record.
2. Record information derived from Harborview No. 1 Urban Renewal-R-18 plat of Resubdivision & Street Vacation of Blocks 229 & 230, Casey Shattuck Addition to the City of Juneau, Plat No. 73-13, Harborview No. 2 Urban Renewal Project R-18 plat of Resubdivision & Street Vacation of Block 233, Casey Shattuck Addition to the City of Juneau, Block 59,62 & Portions of Block 55,56,57,60,63,64,65 Tidelands Addition to the City of Juneau, Plat No. 76-3, Juneau Recording District, Juneau, Alaska.
3. Sanitary sewer disposal and domestic water provided by City and Borough of Juneau Public Utilities.
4. Where record information differs from measured, record information is shown in parentheses.
5. All distances are measured in U.S. Survey Feet.
6. Parcel is zoned Light Commercial (LC), minimum building setbacks:
Front yard-25', Street Side-17', Side yard-10' and Rear yard-10'.



BASIS OF BEARING

The Basis of Bearing for this plat is the calculated record bearing of S 36°35'40"E, between found Department of Highways brass cap centerline monuments as shown on Harborview No. 2 Urban Renewal Project R-18, Juneau Plat 76-3.

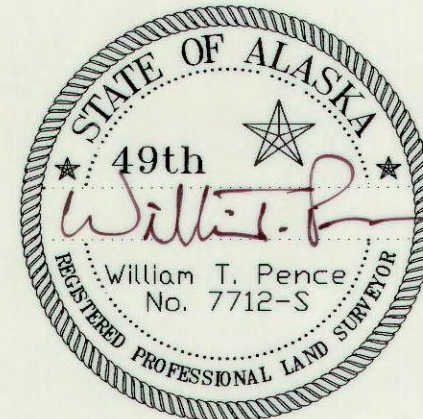
SURVEYOR'S CERTIFICATE

TO THE UNIVERSITY OF ALASKA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD OF DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6B, 7A, 7C, AND 8 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 3/27, 2013

WILLIAM T. PENCE
7712-S
REGISTRATION NO.



LEGEND

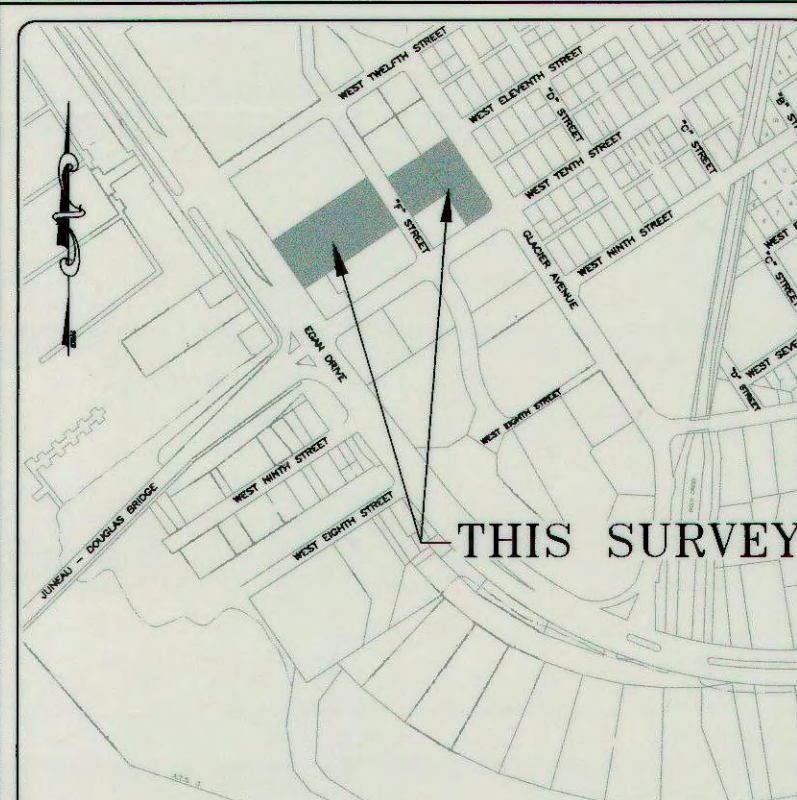
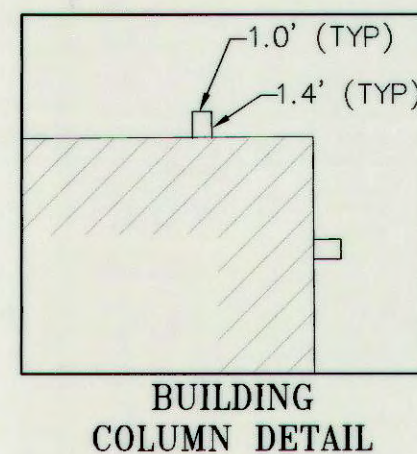
- ⊕ FOUND DOH BRASS CAP CENTERLINE MONUMENT
- ⊕ FOUND DOT/PF BRASS CAP CENTERLINE MONUMENT
- REBAR WITH YELLOW PLASTIC CAP FOUND THIS SURVEY
- CONCRETE

AREA TABLE

DESCRIPTION	AREA
TOTAL AREA OF PARCELS	68,083 SQ. FT
AREA OF BILL RAY CENTER BUILDING	11,088 SQ. FT

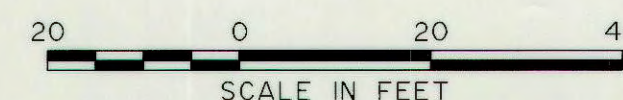
FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 020009 700 B, which bears an effective date of February 4, 1981 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-636-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



VICINITY MAP
SCALE: N.T.S.
SOURCE: CBJ BASEMAP SERIES

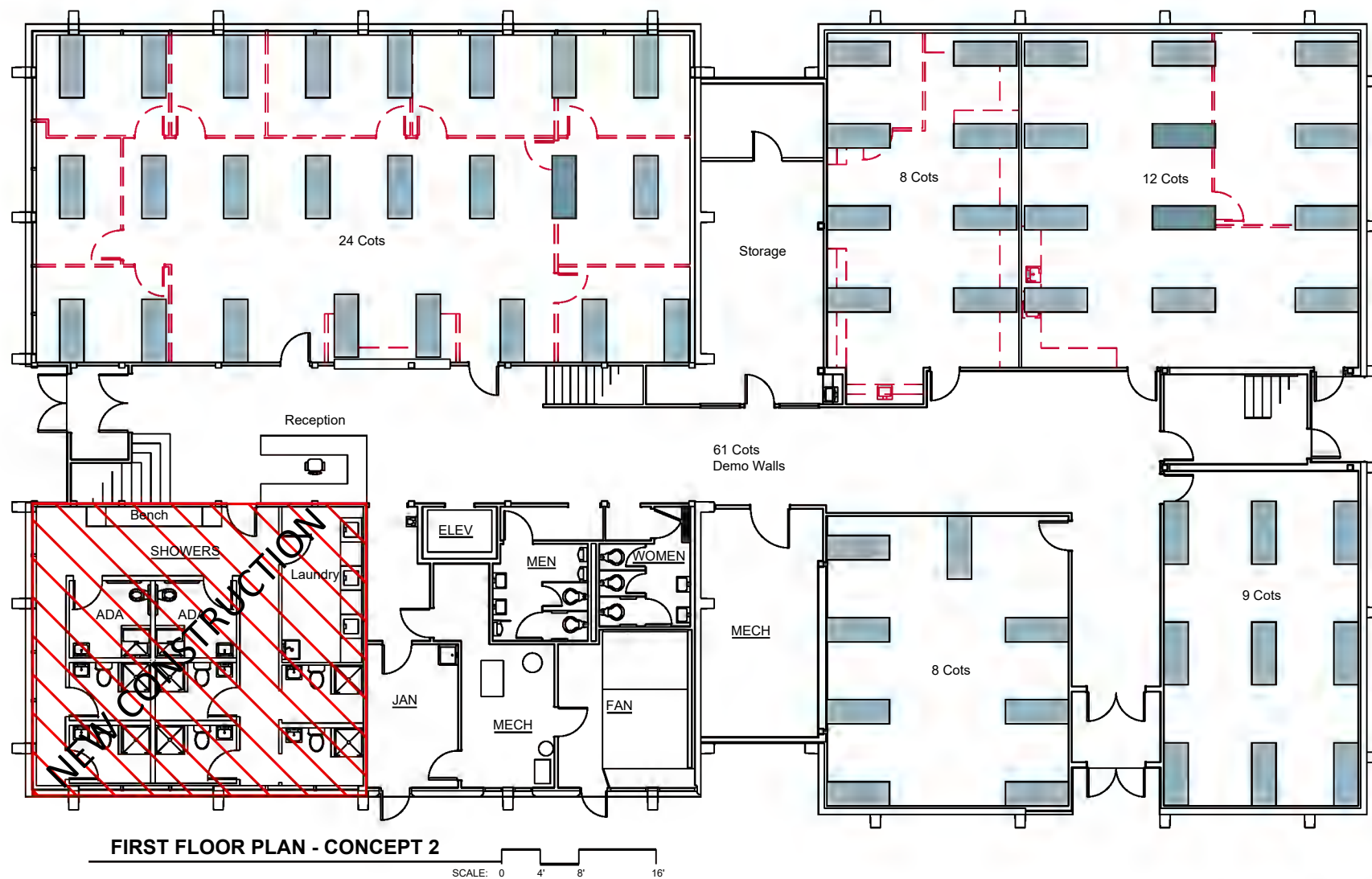
WEST 10TH STREET



ALTA/ACSM LAND TITLE SURVEY
LOT 3, BLOCK 6A, HARBORVIEW No. 2
URBAN RENEWAL PROJECT R-18 & LOTS
1,2,3,6 & 7, BLOCK 5, HARBORVIEW No. 1
URBAN RENEWAL PROJECT-R-18
CITY AND BOROUGH OF JUNEAU, ALASKA
Juneau Recording District, Juneau, Alaska

DOWL HKM
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5368 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

SCALE: 1"= 10'
DATE: MAR. 2013
PROJECT NO: J70579
FILE NO: C-636
SHEET NO: 1 OF 1



Introduction

7/23/20

Introducing The Breakwater Inn & Restaurant to sell to CBJ for cold weather emergency Shelter.

We are proud to present our property to sell to CBJ for cold weather emergency shelter using CARES ACT fund.

Take an advantage of this property to use a shelter for this cold winter to protect those people who need extra cares. This property has everything you need, housing, offering foods, rehabbing, curing those people who need relaxation with the best view in town, bus stop to transfer to downtown or valley, airport, even walking distance to grocery store.

We have full kitchen system ready to feed people, recreation area, and also possible approximate 5,000 square feet extended bunk bedroom available in first floor just in case there are more people who need help at COVID-19 pandemic in this winter year of 2020.

Not just offering, but educating people who need to be get back on their own feet.

Juneau city may purchase this property to turn into treatment and homelessness resources facility, or even city use, senior housing, court system use, historical center for tourist (great highway location), Seasonal city worker transition home, Police or Fire Department training facility, &etc..

But most likely the criteria you have applied for emergency shelter meets perfectly with our property.

Our management started with hiring people from half way house , because we believe everybody deserve second chance to be changed their lives to be better places.

So does to homeless or people who need housing, not isolated from the community but stay within the community.

Discover the benefits and the potential that you can get from purchasing this property.

All in one place... great location.

Thank you

1. Address: 1711 Glacier Ave. Juneau AK 99801
2. Assessor's tax Parcel #: 1C020J050030
3. Current owner of record : CNH holding LLC, 100% ownership, Fee simple
4. Name of the property: The Breakwater Inn & Restaurant, Lounge
5. Brief Description

* Lot size: 0.52 acres,

* Leasable area : 22,583(SF)

* Number of Building: 1

*Number of Stories: 3

* Price:: \$ 2,853,800 (Negotiable), previously presented by Marcus & Millichap

*Room count: Total 49 (29 with Kitchenettes) with toilet and shower EA.

Individual heating system (secure for COVID-19 than central system)

Fire sprinkler system.

*Amenities: * 4 Storage rooms, Maintenance room, Laundry room , 24 hr Deli at lobby, Food & Beverage facilities: Restaurant & Lounge, Bus stop, walk-in cooler storage room , 24 hr security system, on site manager, meeting room, room service, Harbor view.

* Approximate 5,000 SF inactive space: This space can be converted to extra Bunk bed room with 2 bathrooms, kitchen foundation set up .

* The ground level spaces to be utilized as an administrative office

*Elevator for goods handling * 53 parking space

It has a reception desk in lobby and entry area faced on Glacier Avenue with bus stop right in front of Hotel. There are 4 entry total through the building and 2seperate entry through ground banquet room area which has entry directly to the laundry room.

5. Current use and zoning :- Waterfront-Commercial

6. Assessed value : \$1,220,000

(lot and building only , business & BDL not included ,Improvement has made)

Compare with property at 307 S. Franklin St. 4,800SF (3story) \$4,9000,000

7. Date of last appraisal : March, 2015

Email will be sent out with information and pictures.

Contact information: (907) 586-6303 ask for Gina



THE STATE

of **ALASKA**

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: Corporations.Alaska.gov

Packet Page 11 of 98

AK Entity #: 10027477
Date Filed: 04/10/2019
State of Alaska, DCCED
COR

FOR DIVISION USE ONLY

Limited Liability Company 2019 Biennial Report

For the period ending December 31, 2018

Web-4/10/2019 12:51:39 PM

- This report is due on January 02, 2019
- \$100.00 if postmarked before February 02, 2019
- \$137.50 if postmarked on or after February 02, 2019

Entity Name: CNH HOLDING LLC
Entity Number: 10027477
Home Country: UNITED STATES

Home State/Province: ALASKA

Registered Agent

Name: James Hargett
Physical Address: 1711 GLACIER AVE, JUNEAU, AK 99801
Mailing Address: 1711 GLACIER AVE, JUNEAU, AK 99801

Entity Physical Address: 1711 GLACIER AVE, JUNEAU, AK 99801**Entity Mailing Address:** 1711 GLACIER AVE, JUNEAU, AK 99801

Please include all officials. Check all titles that apply. Must use titles provided. Please list the names and addresses of the members of the domestic limited liability company (LLC). There must be at least one member listed. If the LLC is managed by a manager(s), there must also be at least one manager listed. Please provide the name and address of each manager of the company. You must also list the name and address of each person owning at least 5% interest in the company and the percentage of interest held by that person.

Name	Address	% Owned	Titles
Hyun Chi-Mott	1711 GLACIER AVE, JUNEAU, AK 99801	100.00	Member
James Hargett	1711 GLACIER AVE, JUNEAU, AK 99801		Manager

Purpose: To own and operation of existing Motel located in Juneau AK.**NAICS Code:** 721110 - HOTELS (EXCEPT CASINO HOTELS) AND MOTELS**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: James Hargett



BREAKWATER INN
JUNEAU, ALASKA

PROPERTY OVERVIEW

Exclusively presents for sale Breakwater Inn in Juneau, Alaska. A three-story 49 room full service hotel sits on a open harbor water view less than a mile from Juneau Downtown and one and a half miles from the Juneau Cruise Ship Terminal.

Juneau is the Capital of Alaska with the government sector as the largest employer with nearly 7,000 people and total population of 36,000 thousand residents. Over a million out-of-state visitors visit annually, of which 93 percent are cruise passengers. Popular activities are visiting Mendenhall Glacier, nature hiking, kayaking, whale watching, wildlife viewing, hunting and fishing.

Hotel rooms provide spectacular waterfront views with full dining and bar. All harbor view rooms have private decks and mountain view rooms have kitchenette units.

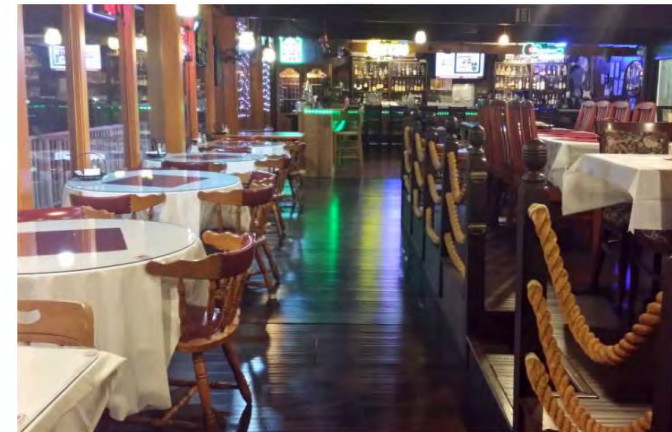
The property has incredible potential opportunities to increase revenue as the property is under performing compared to comparable hotels in the area. Extended stay accounts for only 46 percent of occupancy and only 6.7 percent of occupancy accounts for daily room charge while local occupancy is at above 60 percent, which provides significant opportunity to increase the occupancy and increase revenue. The banquet room that is about 3,000 square feet is inactive which can be opened for extra revenue. Also, the ground level has spaces to be utilized as retail business to provide services for the Juneau Douglass High School right next door.



ACTUAL VIEW FROM THE RESTAURANT

LOCATION SUMMARY

Breakwater Inn, is ideally located half way between Juneau International Airport and Downtown Juneau. It is the second largest city by area in the United Stage. The city is many things: a mountain town, a coastal community and the most scenic capital city in the United States. It is not only America's "Last Frontier," but also a natural wonder, wildlife hot spot and cultural jewel. It is rich in history, art, music and Native heritage; an outdoor enthusiast's paradise, a shopper's trove and a food lover's dream - not just the state capital, but the beating heart of Southeast Alaska. Over a million people visit Juneau to experience it's stunning, natural beauty, including glaciers, national parks and the tallest mountain in North America, Denali (formerly Mount McKinley). Juneau is the most visited city in Alaska, with visitors contributing over 25 percent of Juneau's annual sales tax.



PROPERTY DETAIL**VITAL DATA**

Name of Property	Breakwater Inn
Property Address	1711 Glacier Ave, Juneau, Alaska 99801
Price	\$2,400,000
Cap Rate	
Proforma Cap Rate	
Owship	
Price/Room	
Room Count	49
Average Daily Rate	
Occupancy	
RevPAR	
Price \$/ SQ FT.	

*16% occupancy for daily stay

BREAKWATER INN

Assessor's Parcel Number	10020-J05-0030
Franchise	Independent
Franchise Available	
Lot Size (Acres)	0.52
Gross Leasable Area (SF)	22,580
Year Built	1969
Number of Buildings	1
Number of Stories	3

ROOM BREAKDOWN

Kings	29 (15with Kitchenettes)
Double Double	14 (11 with Kitchenettes)
Queen Queen	4 (1 with Kitchenette)
Bunk Bed with	1
Queen Master Suite	1
Total Number of Rooms	49 (29 with Kitchenettes)

ACCESSIBILITY

Highway	Alaska Route 7
Airport	Juneau Int'l Airport - 7miles
Juneau (Downtown)	Downtown - 1 miles

Full Hotel Amenities List

- Balconies with Mountain or Harbor Views
- Restaurant and Bar
- Meeting Room
- Banquet Area

- Delicatessen and Convenience Store
- Complimentary with and Cable with HBO
- On-site Management Suite
- Variety of Room Types,
- including rooms w/ Kitchenettes

- Room Service
- 24-hour Front Desk Service
- Refrigerator / Microwave / AM-FM Radio
- Store Your Catch in our Freezer/Refrigerator

- Wake-up Calls
- Free Airport Shuttle
- Copier / Fax Machine
- Lounge / Handicap Room

- Alarm Clock / Hair Dryer / Iron
- Secure Room Entry by Electronic Key
- Security / Fire Alarm / Smoke Detectors
- Telephone

Room Types

2 Double Bed Room w/ kitchenette

- This Mountain View unit has two double beds and two comfortable chairs
- Kitchenette includes under the counter refrigerator, two burner stove top, microwave, coffee pot
- Pots, pans, utensils, table and chair. Cable TV

1 King Bed Room w/ Kitchenette

- This Mountain View unit has one King beds and two comfortable chairs
- Kitchenette includes under the counter refrigerator, two burner stove top, microwave, coffee pot
- pots, pans, utensils, table and chairs. Cable TV

2 Double Bed Room w/ Harbor view and Balcony

- This Harbor view unit has two Double Bed and two comfortable chairs Harbor View
- Private deck balcony, cable TV and microwave, coffee pot.

1 King Bed Room w/ Harbor view and Balcony

- This Harbor View unit has one King bed and two comfortable chairs Harbor View
- Private deck balcony, cable TV and microwave, coffee pot

Spacious Family Suite Room w/ Mountain View

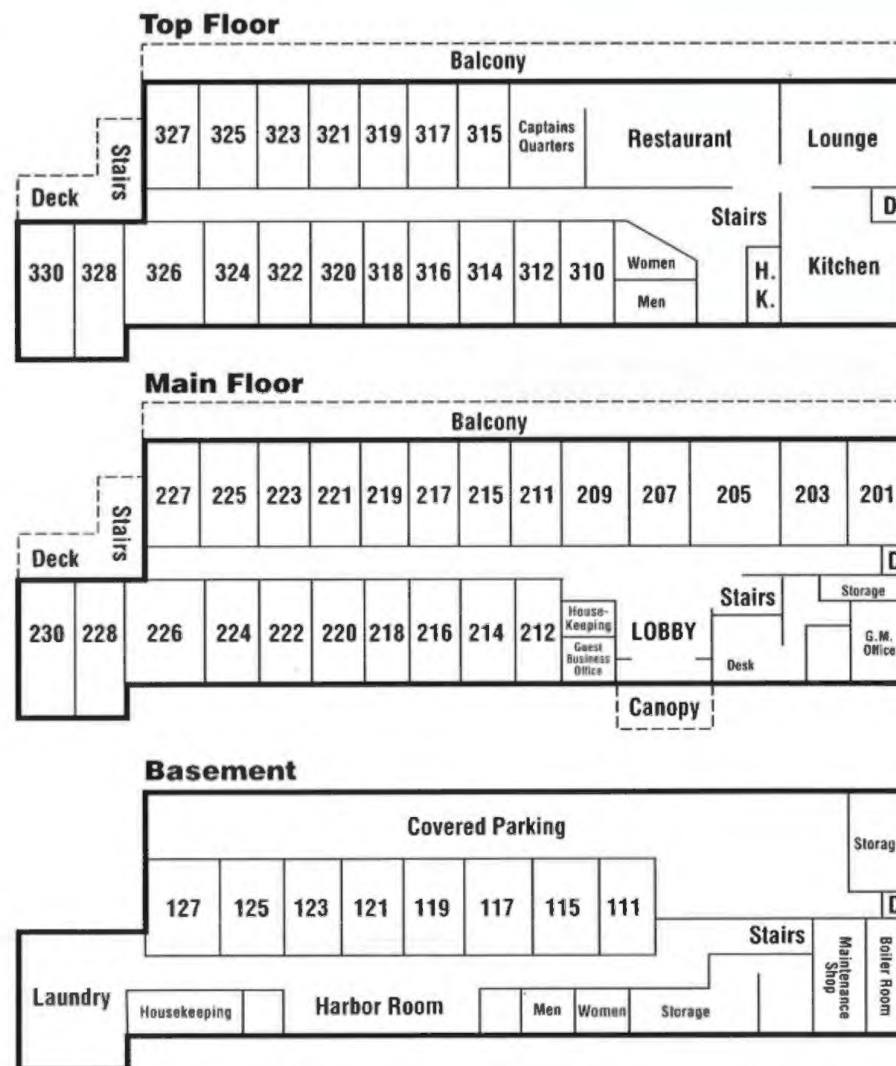
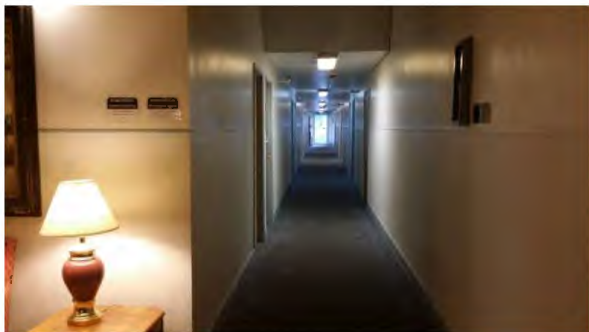
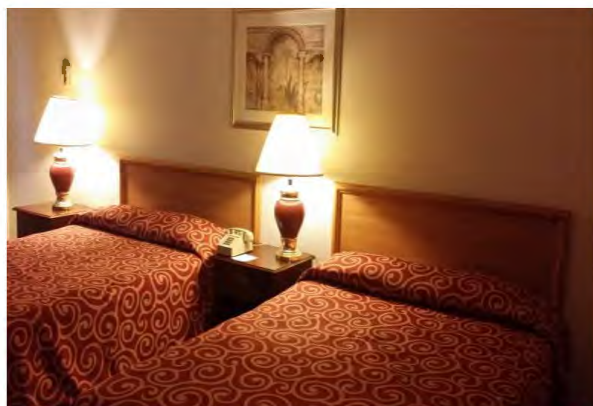
- This spacious Mountain View suite unit has two Double bed and two comfortable chairs
- Dining table and sofa cable TV and microwave, coffee pot

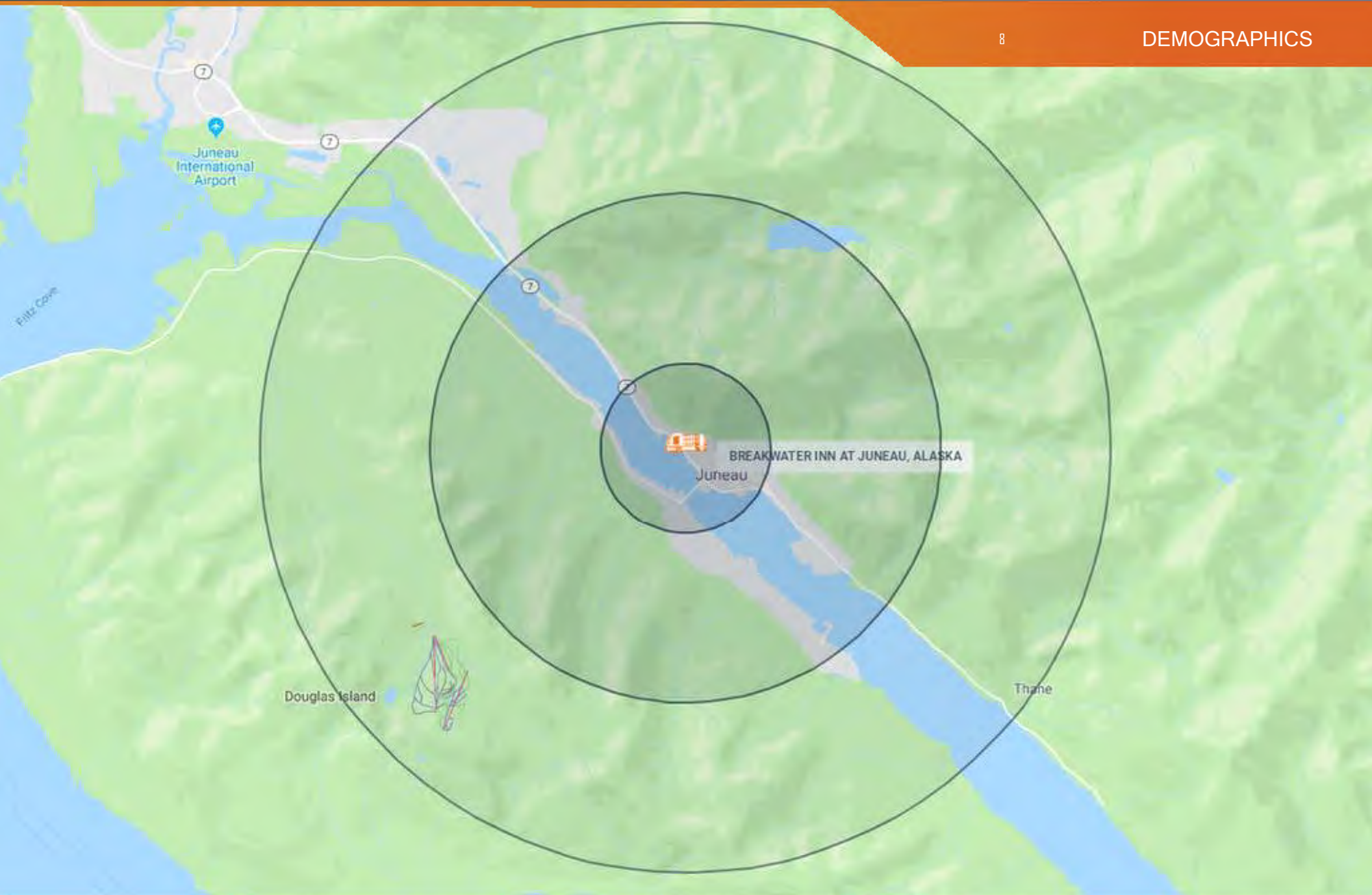
Family Room bunk Bed w/ 2 Double Beds

- This Mountain view unit has one Bunk bed, two Double bed, two comfortable chairs
- One Sofa bed, cable TV, microwave and coffee pot (Up to eight People)



1711 Glacier Avenue,
Juneau, AK 99801







Wright Services
5454 Shaune Drive
Juneau, AK 99801

Scott Ciambor
Chief Housing Officer
City and Borough of Juneau
Juneau, AK 99801

RE: Facility for Warming Shelter

Dear Scott,

Wright Services, Inc. represents several properties in the Juneau market and as such has interest in discussing with City and Borough of Juneau the possibility of providing a property for the warming shelter location.

One such property has been used extensively though out the pandemic as a shelter for several residents with no other options for housing. This partnership, while not perfect, has benefitted both Juneau and Wright Services. A continuing relationship may assist Juneau in facing the uncertainty of our future.

This property located at 435 W Willoughby Ave, known as the Driftwood Hotel, may be an answer. This parcel # 1C60K660020, owned by Driftwood Hotel LLC and is located in a mixed use zone and on the bus line. Currently the property operates as a hotel with two restaurants on site. The CBJ Assessor's database lists the property at \$3,154,900.00 currently. The building is additionally fully furnished and operating as three separate entities, two restaurants and sixty-two hotel rooms and suites. The last appraisal was performed when current owner purchased the hotel in 2014.

Understandably, we hold this property in high regard and have expectations of both present and future value being rendered at this location. Please consider our offer carefully and allow us to present our idea for the Borough's consideration.

Charles Collins
General Manager



Honesty, Integrity, Commitment...
Delivering the HIGHEST Level of Service

July 20, 2020

City and Borough of Juneau
Scott Ciambor

RE: Cold Weather Emergency Shelter

Dear Scott,

My name is Robyn Long and I am the Owner/Associate Broker in Charge at Platinum Keller Williams here in Juneau. I am reaching out as I have listing currently on the market that I believe should be considered for the cold weather emergency shelter.

The following is the requested information from the press release:

Address: 1720 Crest Street in Juneau

Tax Parcel ID: 5B1501090051

Current owner of record: JMA Building LLC

Name of Building: Juneau Mercantile and Armory

Description: The site is 28,339 square feet and located with approximately 133 feet on Airport Blvd, 200 feet on Crest Street, and 120 feet on Yandukin Drive. This large, commercial structure offers a large open space on the main floor. Upstairs there is an open mezzanine, a closed office mezzanine, classroom space, storage /backroom space, in the basement there are two divided space; which are 2,100 sqft each. The main floor of retail space and open mezzanine total 6,100 sqft, and the closed mezzanine/office space is 1,100 sqft.

Current Use and Zoning: Commercial Retail/General Commercial

Assessed Value: \$2,407,500

Date of Last Appraisal: December 2012

Please feel free to reach out to me or the owners directly for more information. My contact information is below, and Jason's contact information is (907) 957-1900; juneaumercantile@gci.net.

Thank you for your consideration.

A handwritten signature in black ink that reads "Robyn Long". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Robyn Long, Owner/Associate Broker In Charge

Platinum Keller Williams Realty Alaska Group

Cell: 907.723.8847

Email: RobynsMyRealtor@gmail.com

August 25, 2020

To: City and Borough of Juneau
ATTN: Scott Ciambor, Chief Housing Officer
155 S. Seward Street
Juneau, AK 99081

Re: Letter of Interest – Cold Weather Emergency Center

Mr. Ciambor,

TGH would like to have our building considered for Cold Weather Shelter purposes. Please note that we are open to many options including leasing our building. There is currently an emergency shelter with 16 person capacity on the 3rd floor of the building.

- Address: 247 S. Franklin Street, Juneau, AK 99801
- Assessor's Tax Parcel Number(s): 1C070B0M0010
- Current Owner of Record: Juneau Coop Christian Ministry
- Name of Property: The Glory Hall
- Description: 3-story commercial building with 5,663 square feet
- Current Use & Zoning
 - Use: Emergency Shelter/Soup Kitchen
 - Zoning: Mixed Use RC
- Assessed Value: approximately \$1,500,000
- Date of Last Appraisal: N/A

Thank you for your consideration and please do not hesitate to contact me for further information. I can be reached by phone at (360) 318-4841 or email at kmurdock@dcj-properties.com.

Sincerely,
Mariya Lovishchuk, Executive Director



COMMERCIAL REAL ESTATE SERVICES SINCE 1989

August 26, 2020

Mr. Scott Ciambor, Chief Housing Officer
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

Dear Mr. Ciambor,

The Carlton Smith Company represents the Warehouse building located at 535 Willoughby Avenue. It is offered at a purchase price of \$850,000. It is currently vacant, and contains over 7,200 square feet of space. It is owned by the Juneau Business Center, LLC of Petaluma, California.

Attached you will find the CBJ assessors file containing the tax parcel number, assessed value and zoning classification. It is not known when the building was last appraised. Also attached is the parking plan for the site, an aerial view of its location and a summary of the benefits of this location for a warming center.

We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink that reads 'Carlton Smith'.

Carlton R. Smith, Broker
The Carlton Smith Company, LLC

Attachments: 3

Assessors file
Locational benefits of 535 Willoughby
Parking Plan, Jensen Yorba Lott



Assessor's Database

Current Owner

JUNEAU BUSINESS CENTER LLC

1304 SOUTHPOINT BLVD STE 101, PETALUMA CA 94954

Parcel #: 1C060K660080 ([Map](#))

Address: 535 W WILLOUGHBY AVE

Prev. Owner: CITY OF KASAAN

Site Value: \$676200.00

Use Code: Commercial Misc

Exempt: No Data

No. of Units: 000

Year Built: 1952

Garage: No

Garage Area: 000000

City Water: Yes

City Sewer: Yes

Exempt Land: 0

Exempt Building: 0

Legal Desc. 1: TIDELANDS ADDITION BL 66
LT 13 & 13A

Building PV: \$132000.00

Zoning: 0NA

Lot Size: 20491.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$808200.00

Tax Year: 2020

Gross Liv. Area: 007221 sqft

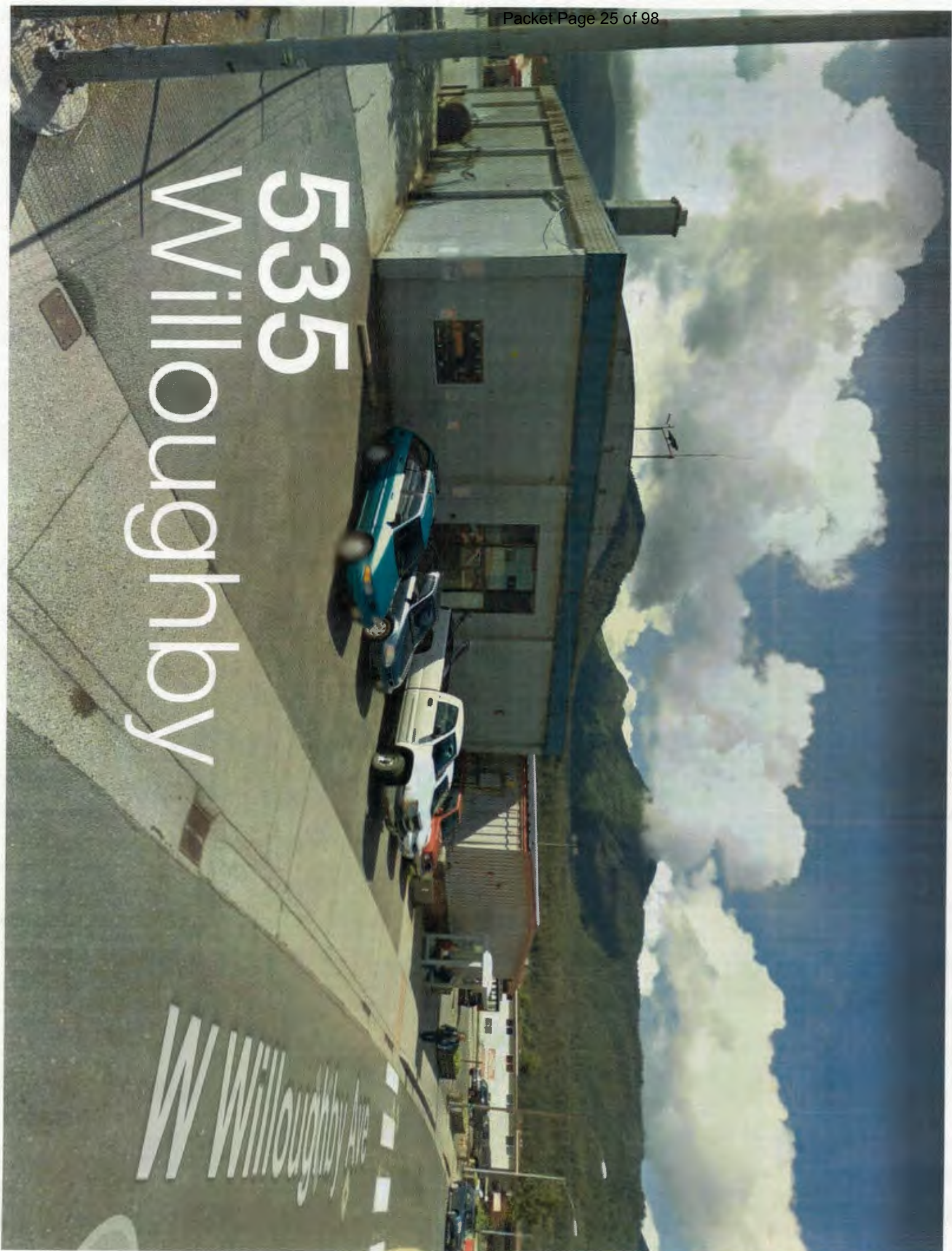
Last Trans: 20080104

Road/No Road: Roaded

Search the Database

535 Willoughby

Willoughby Ave



Benefits of this location:

- *On the Capital Transit Bus route
- *Adjacent to Salvation Army Services
- *Close proximity to Tribal offices of Tlingit Haida
- *Walking distance to the Transit Center

Tribal
Offices

Fireweed
Place

Polaris
House

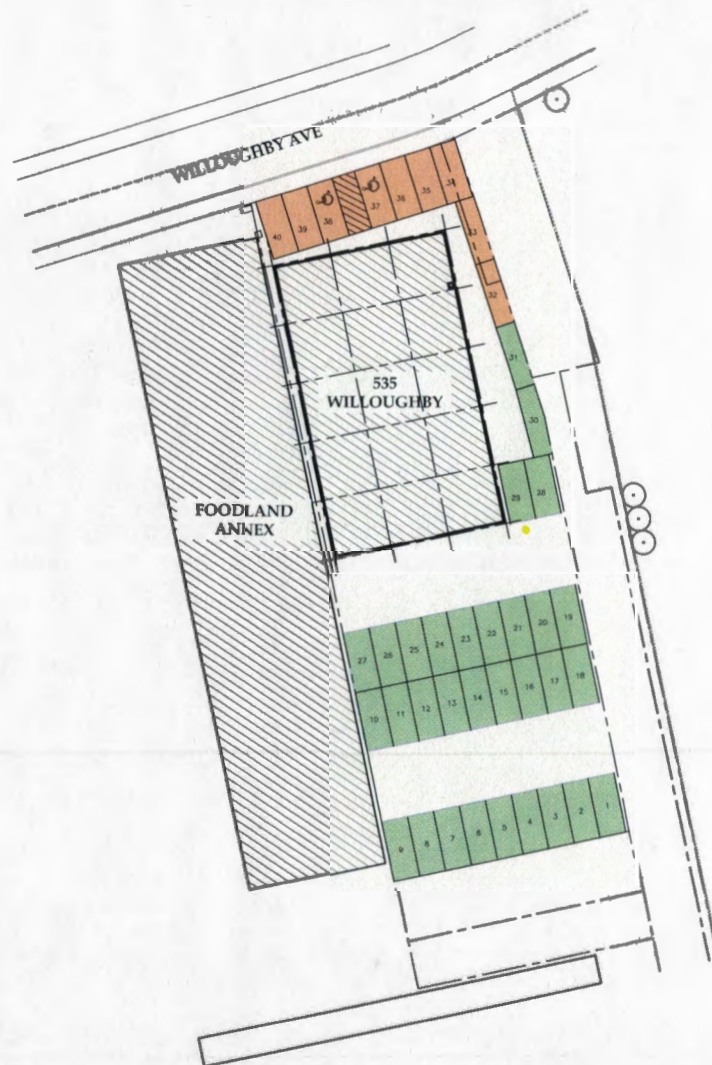
Salvation
Army Thrift
Store

535
Willoughby

Salvation
Army

Foodland
Center

Transit
Center



STATE LEASE PARKING

11 STATE LEASE ASSIGNED PARKING
LOCATED AT 410 WILLOUGHBY
(11) STALLS

7 STATE LEASE UNASSIGNED PARKING
LOCATED AT 410 WILLOUGHBY
(7) STALLS

11 STATE LEASE UNASSIGNED PARKING
LOCATED AT 535 WILLOUGHBY
(11) STALLS

TOTAL STATE LEASE: 29 STALLS

FUTURE LEASE PARKING

40 FUTURE LEASE PARKING
LOCATED AT 410 WILLOUGHBY
(40) SPACES

7 FUTURE LEASE PARKING
LOCATED AT 535 WILLOUGHBY
(7) SPACES

NOTE:
THESE DRAWINGS ARE BASED ON A LIMITED AMOUNT
OF INFORMATION ABOUT AN EXISTING BUILDING.
THE CONTRACTOR MUST FIELD VERIFY ALL INFORMATION
SHOWN AND NOTIFY THE ARCHITECT OF ANY
DISCREPANCY PRIOR TO MODIFICATION.

1 535 WILLOUGHBY AVE PARKING LAYOUT PLAN

410 Willoughby Ave
Parking Study

535 Willoughby Ave

DATE: February, 2008
DRAWING FILE: 0001

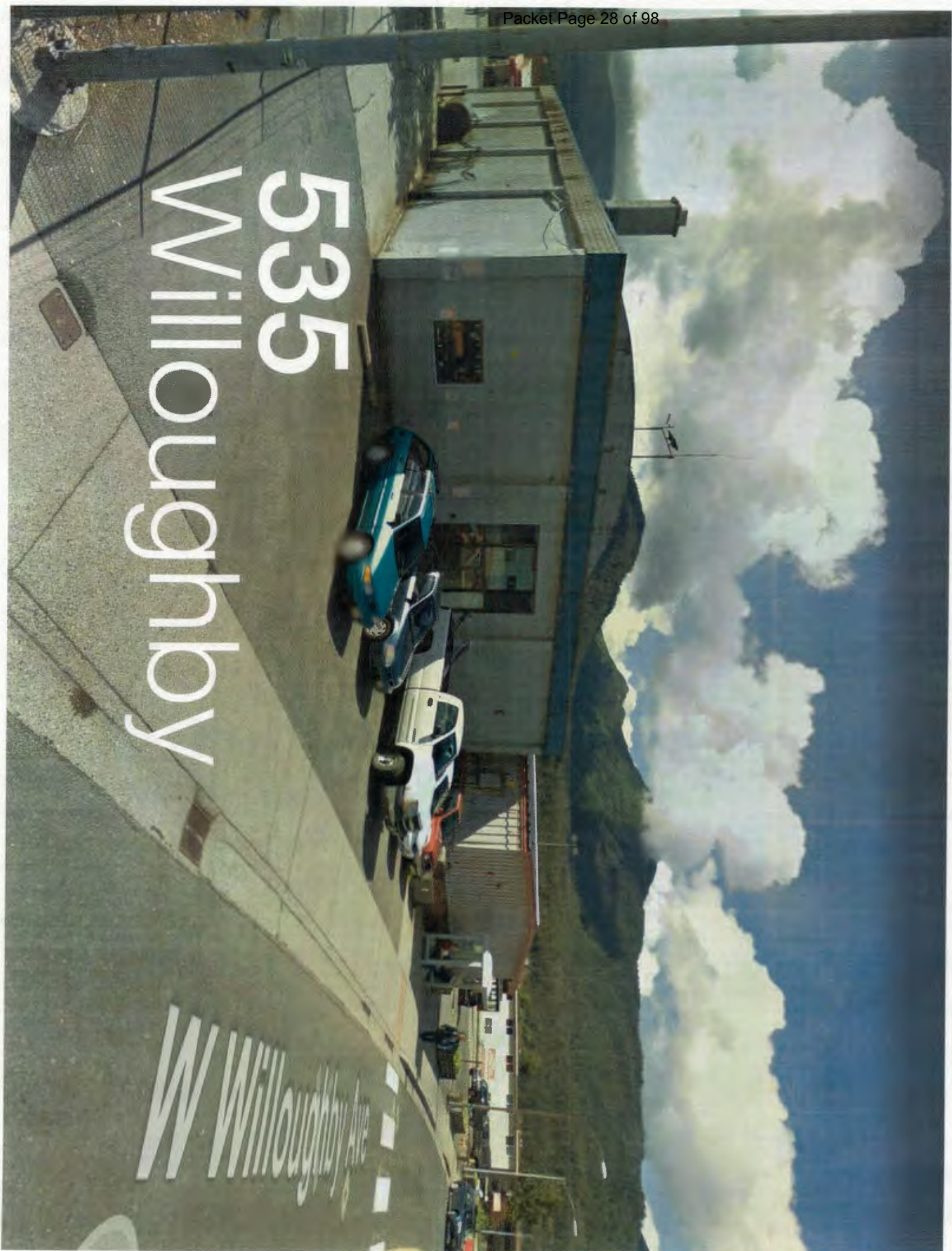
DRAWING NUMBER: A102

**Jensen
Yorba
Lati** ARCHITECTURE
INTERIOR DESIGN
CONSTRUCT MANAGEMENT

100 West 20th Street
Pomona, CA 91768
Phone: 951-455-4550
Fax: 951-455-4550
jensen@jensenlati.com

535 Willoughby

Willoughby Ave



Benefits of this location:

- *On the Capital Transit Bus route
- *Adjacent to Salvation Army Services
- *Close proximity to Tribal offices of Tlingit Haida
- *Walking distance to the Transit Center

Tribal
Offices

Fireweed
Place

Polaris
House

Salvation
Army Thrift
Store

535
Willoughby

Salvation
Army

Foodland
Center

Transit
Center

Jordan Creek Center

8800 Glacier Highway, Suite 219, Juneau, AK 99801

907 790-6655

www.jre-realestate.com



Scott Ciambor
Chief Housing Officer, City and Borough of Juneau
155 S. Sewerd Street
Juneau, AK 99801

Dear Scott,

Juneau Real Estate (JRE) represents the owners of the Sommers Building located at 224 Seward Street. We are currently marketing the building for lease and for sale under unique circumstances. The building as it sits, is divided into 5 unique spaces. The basement, 3 retail spaces on the 1st floor, and 1 large office space on the 2nd floor. The marketing plan involved filing paperwork to divide the building into 4 business condo units while leaving the basement available for rentable storage to unit owners. The paperwork was filed, but there was an issue with the plat so the process was never completed. Even though the process is incomplete, the city assessor shows the building as 4 distinct units with separate parcel numbers, addresses, and the proposed condo association name. It should be relatively easy to restore the data to a single building instead of 4 units should a new owner not require 4 distinct units. Currently there is one tenant on the verge of moving out as formal notice has been given, and another that is so far behind in rent payments that it would not be difficult to give formal notice due to breach of the lease. The other two units are vacant. This building could be available on fairly short notice.

The owner and I have discussed whether or not this building would be a feasible option for the CBJ Cold Weather Shelter based on the needs described on the CBJ website. Although we understand that there would be some challenges, we think all can be overcome with creativity and negotiation. I will attach a wealth of information to this narrative to give you some perspective on what is being described and would be happy to set up a showing if there is interest.

I am well aware that the city protocol is to never pay over appraised value which is completely understandable when the circumstances of operating under the public eye are considered. The owner has provided with me with two appraisals to share with you (attached). Both are a little dated but are still good information for you when considering the asking price of \$1,500,000. The older appraisal (\$1.5M, 200?) was completed before the building remodel, and the newer one (\$1.7M, 2015?) was done after the remodel with the understanding that the building would be "condoized". It should be understood that due to inflation and the commercial market that it is likely the current value of the building would be substantially higher than expressed in these two appraisals. We also understand that you may want a new appraisal associated specifically for this transaction.

Jordan Creek Center

8800 Glacier Highway, Suite 219, Juneau, AK 99801

907 790-6655

www.jre-realestate.com



Property Details:

Address: 224-230 Seward Street

Parcel Number(s) : 224, 1C070A050000; 226, 1C070A050004; 228, 1C070A050002; 230, 1C070A050001

Owner of Record: Bernard F. Wostmann

Name of Property: Sommers Building

Zoning: Commercial

Assessed Value: \$1,159,400

Brief Description: 224 - Storefront space. The completely refurbished interior of this 1,335 SF unit has its own bathroom. Currently configured as a kitchen and deli retail operation.

226 - The top floor of Sommers Building on Seward offers an opportunity to develop 4 high-quality apartments, condominiums, or continued use as a large office space. Last use was for office with reception, conference rooms, cubicles, private offices, telemark, storage, mens/womens bathrooms, and kitchenette. 4,565 SF.

228 - Storefront space. The completely refurbished interior of this 1,324 SF unit includes a bathroom and removable dividing wall. Easily configurable for a new use.

230 - Storefront space. The completely refurbished interior of this 1,425 SF unit has its own bathroom and is currently being used as salon. Has dividing wall but is easily configurable to a new use.

Flexible Room Space – The spaces are laid out such that the described needs for housing people over night should be easy, even if men and women need separate areas. The 3 spaces on the first floor are long and rectangular. Each has a street entrance with one of them having a back exterior door and the other two with doors into a common hallway with exterior exit. As long as fire code is met, 1-3 of these could accommodate dormitory sleeping. Each of these units also has a bathroom but no shower facilities. It would not be too difficult to add showers or more bathroom fixtures if needed. One of the units has a kitchen but not a full commercial hood. The description of needs does not mention kitchen needs but one of these units could easily be used for soup, sandwiches, and cafeteria seating. On the 2nd floor, there are 2 larger bathrooms currently designated as mens/womens. There are also private office spaces that could accommodate administrative needs and/or private sleeping rooms. Some of the space is fairly open for more dormitory sleeping amenities. This floor also has a kitchenette for minor food/coffee needs. There is a back stairway for egress and windows along the front and rear of the building.

ADA Accessible Bathrooms – I can't honestly say that all current bathrooms are ADA compliant. This would have to be researched and there is room around all the bathrooms to make changes as necessary. Since showers would have to be installed, the work could be combined as necessary.

Open Reception or Entry Areas – the 2nd floor already has a reception area, the 1st floor units could easily be set up for that.

Jordan Creek Center

8800 Glacier Highway, Suite 219, Juneau, AK 99801

907 790-6655

www.jre-realestate.com



Indoor Storage (Supplies & Guest items) – The whole basement would be available for building supplies or other long term storage. It current already has framed in cubbys that lock. We understand that may not be the easiest way to store guest items but areas or rooms could be built for short term storage.

I truly think the best way to assess the feasibility of this project would be for you to tour the building. I am sure the owner would be willing to accompany us and I would welcome his detailed knowledge of the building infrastructure for this tour. Please review the email attachments for more detailed information.

Thank you for your considering the Sommers Building for a Cold Weather Warming facility.

Steve Schick

Broker – Juneau Real Estate

JULIE DINNEEN COMPANY
REAL ESTATE APPRAISALS

February 6, 2015

Deatrice Swazer
Northrim Bank
3111 C Street Suite 400
P.O. Box 241489
Anchorage, AK. 99524-1489

RE: Market Value of 224-230 Seward Street Juneau, JDC File #14-35.

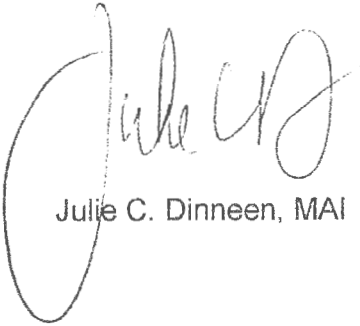
Dear Ms. Swazer:

At your request, I have completed an appraisal of the above referenced real estate. The building will receive upgrading in order to convert it to four commercial condominium units. The original appraisal was completed in November of 2012, JDC File 12-28. This appraisal provides an update of the original appraisal and addresses all relevant factors that impact value.

This report has been completed in conformance with the appraisal reporting standards formulated by the Uniform Standards of Professional Practice (USPAP) as formulated by the Appraisal Foundation. It also conforms to the Appraisal Standards for Federally Related Transactions adopted by the Office of the Comptroller of the Currency. Finally, it meets the appraisal standards of Northrim Bank.

Based upon my research and analysis, I have formed the opinion that the market value of the fee interest in the subject is **\$1,690,000** as completed and **\$1,330,000** in as-is condition.

Respectfully Submitted,



Julie C. Dinneen, MAI

302 WEST CHESTER STREET, LAFAYETTE, CO. 80026
(303) 579-3589

JULIE DINNEEN COMPANY

REAL ESTATE APPRAISALS

January 16, 2013

Janien Ludlam
Alaska Pacific Bank
2094 Jordan Avenue
Juneau, AK. 99801

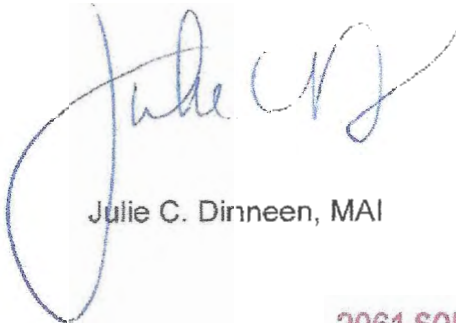
RE: Supplement to Market Value of 224 Seward Street Juneau, JDC File #12-28.

Dear Ms. Ludlam:

Based upon my research and analysis, I formed the opinion that the market value of the fee interest in the subject, as proposed, was \$1,550,000. This value is allocated to the proposed commercial condominiums as follows:

South Retail Unit of 1,270 SF	=	\$225,000
Middle Retail Unit of 1,330 SF	=	\$237,000
North Retail Unit of 1,640 SF	=	\$291,000
Second Floor Office of 4,675 SF	=	\$797,000
Total of Four Units		\$1,550,000

Respectfully Submitted,



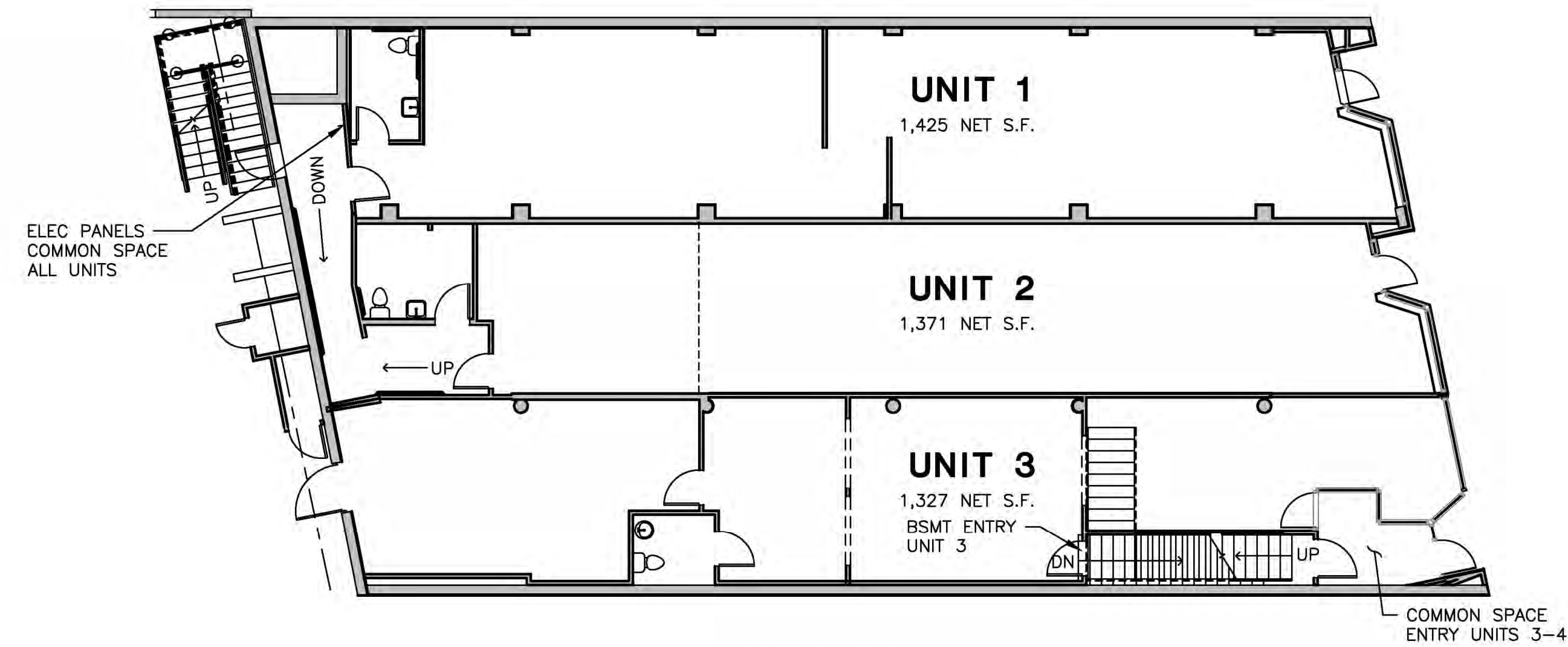
Julie C. Dinneen, MAI

2061 SOUTH CLAYTON STREET, DENVER, CO. 80210
(303) 579-3589



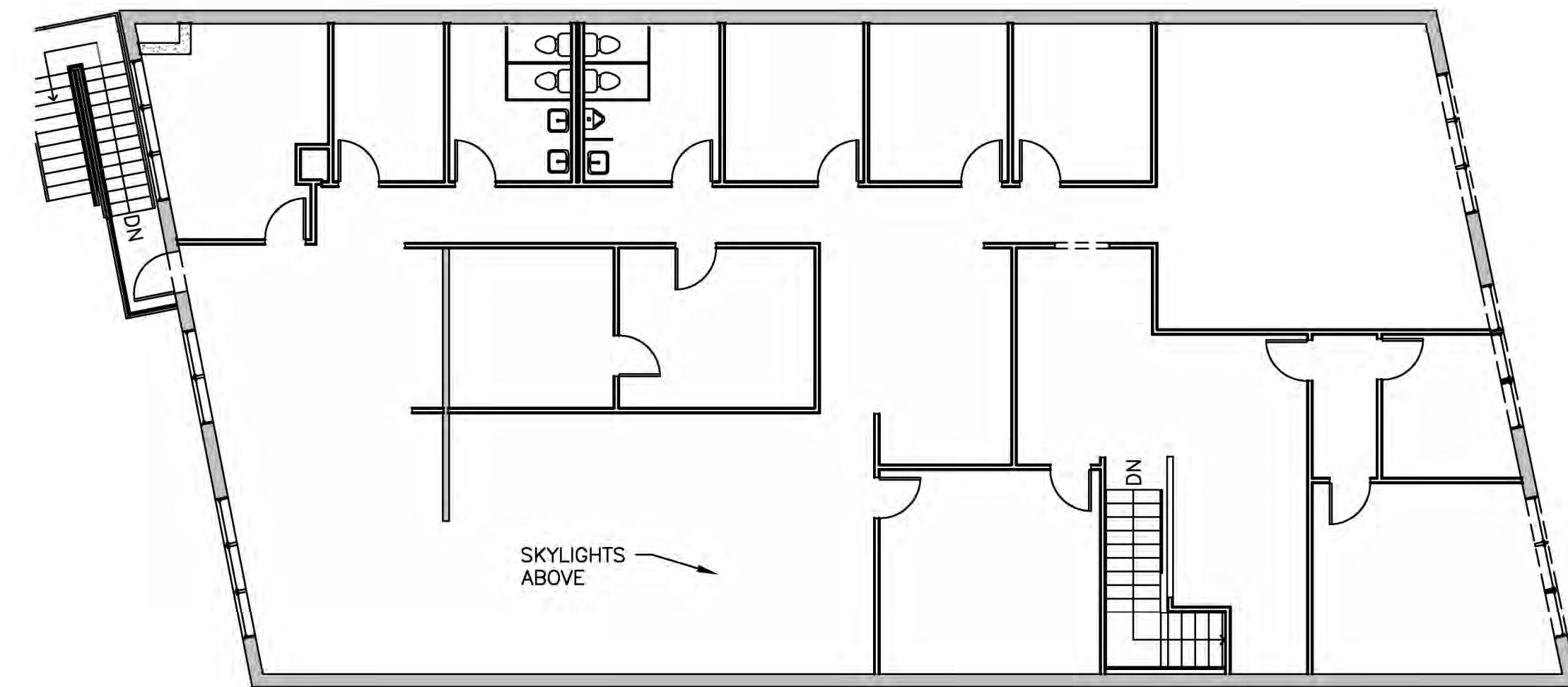
FLOOR 1





LEVEL 1

NET 4,475 S.F.
GROSS 4,795 S.F.

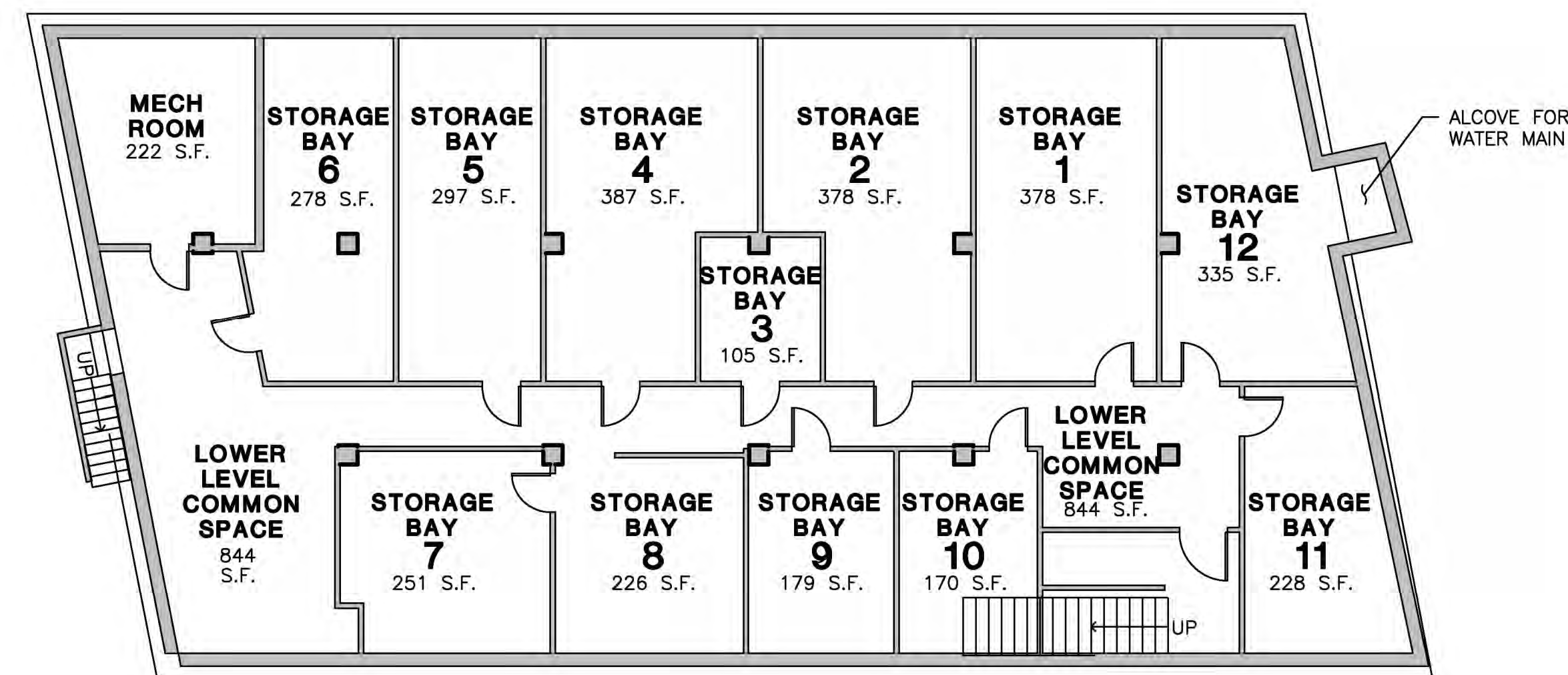


LEVEL 2

NET 4,565 S.F.
GROSS 4,855 S.F.

NOTE: ALL SPACE IS COMMON OR AS ASSIGNED PER LEASE AGREEMENT

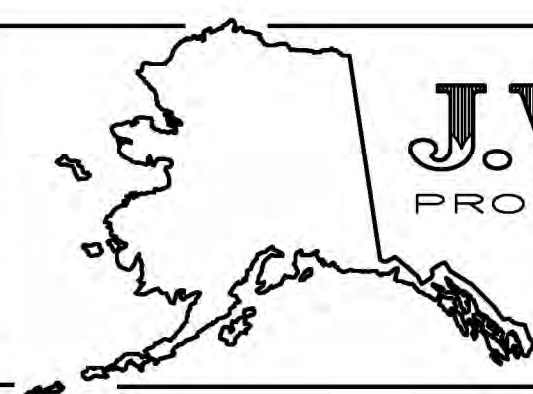
Packet Page 36 of 98



BASEMENT

NET 4,603 S.F.
GROSS 4,939 S.F.

A PLAT OF SOMMERS ON SEWARD CONDOMINIUMS WITHIN LOT 6, BLOCK 5, JUNEAU TOWNSITE WITHIN CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT		
OWNER: BERNARD F. WOSTMANN PO BOX 211403 JUNEAU, ALASKA 99801	SURVEYOR: JW BEAN, INC. PROFESSIONAL SURVEYOR 1070 ARCTIC CIRCLE JUNEAU, ALASKA 99801	
DATE: 7-15-2016	SCALE: 1"=10'	SHEET 2 OF 2



J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER
PROJ: 13393-SEWARD-LOT6-CONDO

10' 0 20'
Scale in feet
SCALE: 1"=10'

7/15/2016 10:29:08 AM AST

E:\GDM\BEAN\13393-SEWARD\13393-SEWARD-LOT6-CONDO.DWG

LEGEND

- PRIMARY MONUMENT IN CASING WITH 2 1/2" ALUMINUM MONUMENT, RESET BY DOWL HKM
- SECONDARY MONUMENT RECOVERED THIS SURVEY REBAR & CAP, T&N ENGINEERING
- SECONDARY MONUMENT RECOVERED THIS SURVEY REBAR & 2" ALUMINUM CAP, SENTEC
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- SECONDARY MONUMENT SET THIS SURVEY BY SENTEC 2" SPIKE WITH 2" DIA. STEEL WASHER

SURVEYED
UNSURVEYED

- SANITARY MANHOLE
- WATER VALVE
- SEWER CLEANOUT
- STORMDRAIN CLEANOUT
- CATCH BASIN
- FIELD DRAIN
- POWER POLE
- LUMINARY LIGHT
- TREE

J.W. BEAN
L.S. 3650

TYPICAL SECONDARY MON.
2" ALUMINUM
5/8" REBAR, 36" LONG

BASIS OF BEARING

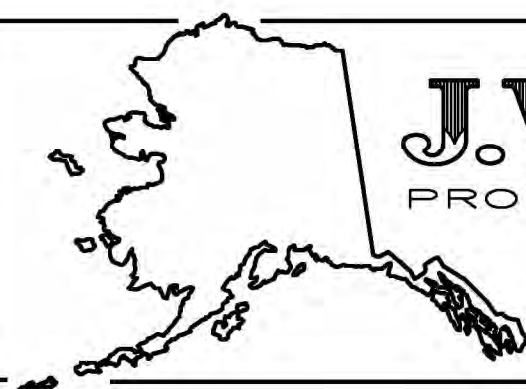
BASIS OF BEARING FOR THIS PLAT IS THE COMPUTED BEARING OF S41°20'08"E FROM A FOUND MONUMENT IN CASING BEING THE ANGLE POINT AT MAIN STREET AND THIRD STREET TO A FOUND MONUMENT IN CASING BEING THE CENTERLINE OF MAIN STREET AND SECOND STREET, AS SHOWN ON RECORD PLAT NO. 2007-16 AND JUNEAU TOWNSITE.

Packet Page 37 of 98

CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

Date _____

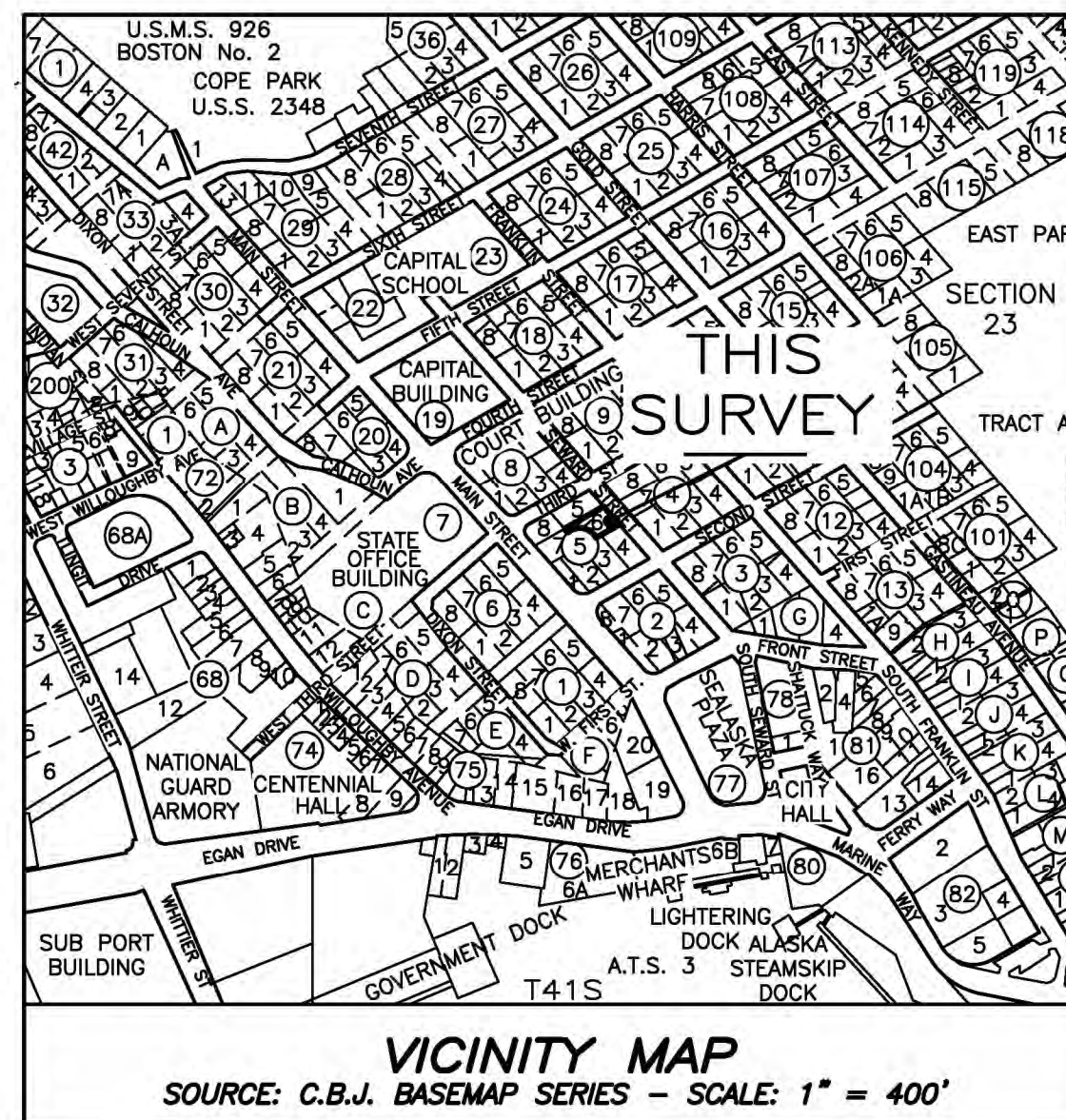


J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER
PROJ: 13393-SEWARD-LOT6-CONDO

20' 0 40'
Scale in feet
SCALE: 1"=20'

NOTES:

- ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
- ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
- DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES
- WHERE MEASURED BEARING AND/ OR DISTANCE DIFFER FROM THE RECORD, THAT OF RECORD IS SHOWN IN PARENTHESIS, ALONG WITH THE SOURCE DOCUMENT/ PLAT NOTE.
- LOT 6 FRONT CORNERS ARE NOT SET DUE TO BUILDING CORNERS SEE OFFSETS AT CORNERS.



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT BERNARD F. WOSTMANN OWNER IN FEE SIMPLE OF THE PROPERTY HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES THE SAME FOR CONDOMINIUM PURPOSES. NOTHING IS DEDICATED TO THE PUBLIC GENERALLY BUT ARE SPECIFICALLY DEDICATED FOR THE EXCLUSIVE USE AND BENEFIT OF THE BUSINESS UNIT OWNERS AS COMMON AREAS ACCORDING TO THE DECLARATION, THIS PLAT OR ANY PORTION THEREON SHALL BE RESTRICTED BY TERMS OF THE DECLARATION OF WHICH THIS PLAT IS A ATTACHMENT.

Owner _____
BERNARD F. WOSTMANN

NOTARY'S ACKNOWLEDGMENTS:

STATE OF ALASKA
ON THIS _____ DAY _____, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING CERTIFICATE, TO ME THAT THEY EXECUTED SAID CERTIFICATE FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.
IN WITNESS WHEREOF, I HAVE HEREUNTO AFFIXED MY SIGNATURE AND OFFICIAL SEAL THE DAY, MONTH AND YEAR IN THIS CERTIFICATE FIRST ABOVE AND THEREIN MENTIONED.

Notary Public for Alaska _____
My Commission Expires _____

**A PLAT OF
SOMMERS ON SEWARD
CONDOMINIUMS
WITHIN
LOT 6, BLOCK 5,
JUNEAU TOWNSITE
WITHIN CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT**

OWNER:
BERNARD F. WOSTMANN
PO BOX 211403
JUNEAU, ALASKA 99801

SURVEYOR:
JW BEAN, INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU, ALASKA 99801

DATE: 7-15-2016 SCALE: 1"=20'

SHEET 1 OF 2

August 25, 2020

Chief Housing Officer, Scott Ciambor
City and borough of Juneau
155 South Seward Street
Juneau, Alaska 99801
Scott.Ciambor@juneau.org

Subject: Sale of Property for cold weather emergency shelter

Dear Mr. Scott Ciambor:

The purpose of this letter is to express my intent to represent my client in the sale of this property to you for the intended use as a cold weather shelter.

Property Description

Property is located on 201 Cordova St. and includes the lot next door. The legal description is WEST JUNEAU BL H LT 1A and WEST JUNEAU BL H LT 2A.

The parcel numbers are 1D060L030011 AND 1D060L030012.

These properties are multifamily zoned D18.

Lot 1A currently has a two story building on it that has been taken down to the studs in preparation to construct 7 efficiency apartments. This however is a clean slate that could be configured to suit your needs. Lot 2A is a vacant parcel with 8612 sq. ft. and is zoned D18

Sellers Information

W&B Rentals LLC
Bradley and Winnie Parker, P.O. Box 240531, Douglas, AK 99824

Sales Price: \$445,000.00

Assessed Value: \$388,800.00

Sincerely,

Debbie Lewis
Re/Max of Juneau
3031 Clinton Drive
Juneau, Alaska 99801
907 321-3076
debbielewis@gci.net

LISTING DETAIL

MLS # **18969**
 Status **Active**
 Type **Multifamily**
 Address **0 Cordova Street**
 City **Juneau**
 State **AK**
 Zip **99801**
 Area **WEST JUNEAU**
 Class **LAND**
 Asking Price **\$150,000**
 Sold Price

Deborah Lewis
 RE/MAX of Juneau
 Office: 907-789-4794
 CELL: 907-321-3076
 3031 Clinton Drive
 Juneau AK 99801
 debbielewis@gci.net

GENERAL

Approx. # Acres		Approx. Lot Dimensions		Elementary School	Gastineau
Subdivision/Condo/MHP	West Juneau	Approx. Lot SQFT	8,612	Middle School	Dzantik'l Heeni
Property Zoning	D18-Multifamily	Lot SQFT Source	Public Records	High School	Juneau-Open
Site Disclosure	On File	Road Frontage		Virtual Tour	Enrollment
Legal Description	WEST JUNEAU	Water Frontage			
	BL H LT 2A				
Borough Parcel Number	1D060L030012				

FEATURES

ACCESS	Paved	ROAD MAINTENANCE	Public
ELECTRIC	Available	TOPOGRAPHY	Clear Cut
LOT DESCRIPTION	Cleared Lot		
VIEW	Mountain		
WATER SUPPLY	Public Available		
SEWER	Public Available		

FINANCIAL

Taxes	Tax Year
Mill Rate	Assessed Value: Land \$122,100
HOA Dues/MO	Trailer Space Rent
LID	
Financing Terms	

REMARKS

Cleared D-18 lot in a great location in West Juneau. This 8,612 sq ft property is ready for you to build on. It boasts incredible views of the mountains and has filtered views of the Gastineau channel and downtown Juneau. ****OWNER FINANCING AVAILABLE****Call today for more information!

LISTING DETAIL

MLS # **19706**
 Status **Active**
 Type **Single Family**
 Address **201 Cordova Street**
 City **Juneau**
 State **AK**
 Zip **99801**
 Area **WEST JUNEAU**
 Class **RESIDENTIAL**
 Asking Price **\$295,000**
 Sold Price

Deborah Lewis
 RE/MAX of Juneau
 Office: 907-789-4794
 CELL: 907-321-3076
 3031 Clinton Drive
 Juneau AK 99801
 debbielewis@gci.net

GENERAL

# of Bedrooms	0	Approx. Lot Dimensions		Living Rm Level
Baths	None	Elementary School	Gastineau	Family Rm Level
Levels	2 Story	Middle School	Dzantik'l Heeni	Dining Rm Level
Covered Parking Capacity	0	High School	Juneau- Open Enrollment	Kitchen Level
Parking Type	On Site			Master Bedroom Level
Waterfront	No	Year Built	1962	Bedroom 2 Level
Construction Status	Under Construction	Approx. SQFT	3,258	Bedroom 3 Level
Sub/Condo/MHP	West Juneau	Approx. Lot SQFT	9,435	Laundry Level
Site Disclosure	on file	Approx. Garage SQFT	0	
Legal Description	WEST JUNEAU BL H LT 1A			
Borough Parcel Number	1D060L030011			

FEATURES

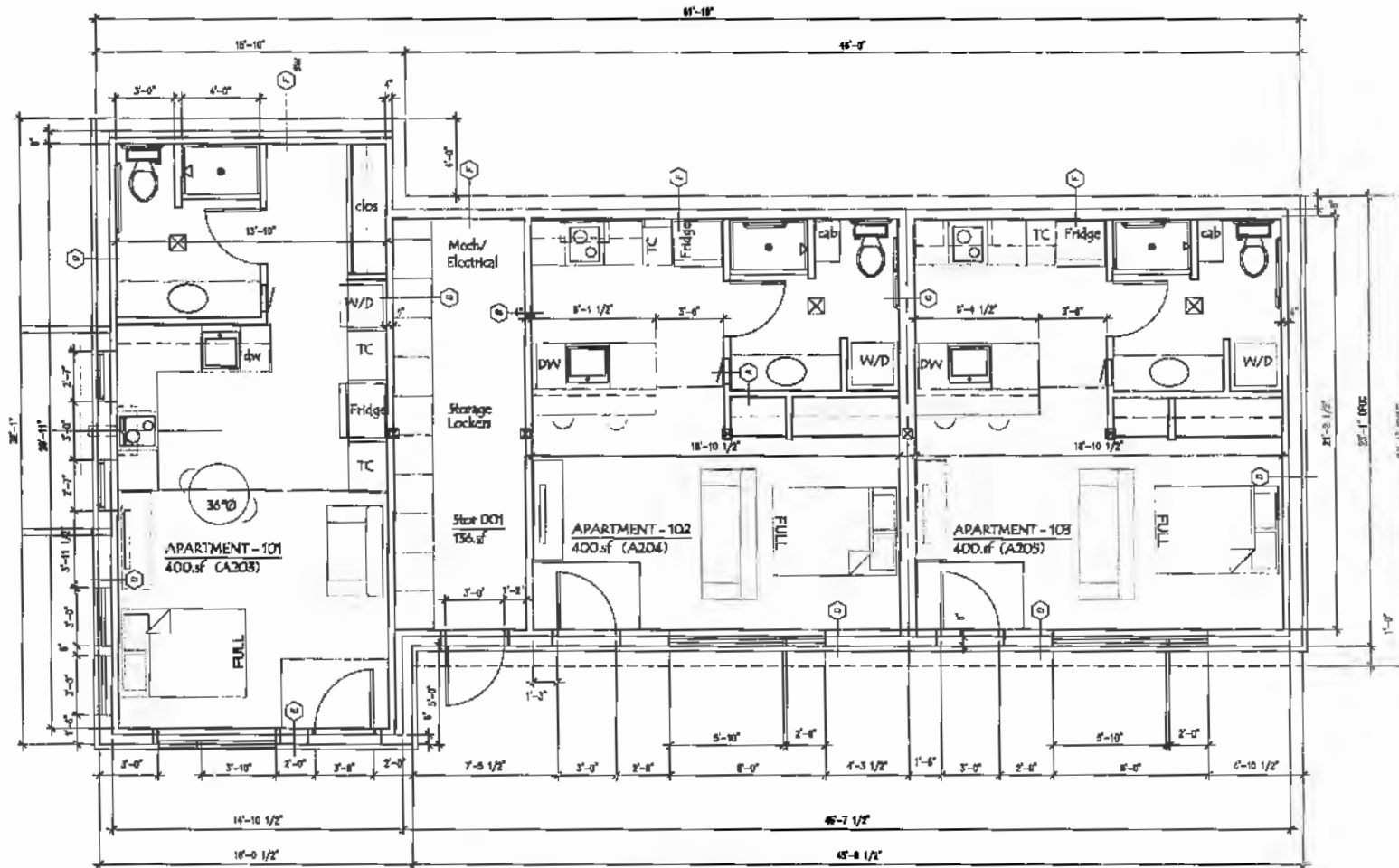
EXTERIOR Wood Siding	WATER SUPPLY Public Water
STYLE Contemporary	SEWER Public Sewer
ROOF Metal	INTERIOR AMENITIES Other
EXTERIOR AMENITIES RV Parking, Boat Parking, Paved Street	ACCESS Paved, Maintained, Public
	LOT DESCRIPTION Sloping
	VIEW Town, Water, Mountain
	BASEMENT/FOUNDATION Slab, Poured Concrete

FINANCIAL

Taxes	Tax Year
Mill Rate	HOA Dues/MO
Assessed Value: Land \$113,200	Mobile Home Space Rent
Assessed Value: Buildings \$147,400	Mobile Home Make
Total Assessed Value \$260,600	Mobile Home Model
LID	Mobile Home Serial #
Financing Terms	Mobile Home Size: Wide
	Mobile Home Size: Long

REMARKS

What a find! This great property has a variety of possible approaches. The inside of this property has been gutted and the owner has engineered plans for a multifamily building with 7 efficiency units. However, it could be configured into a single family home with apartment , a duplex or a four plex too. This could be an owner occupied property or an investment property. Located in a desirable neighborhood with a short walk to downtown Juneau!



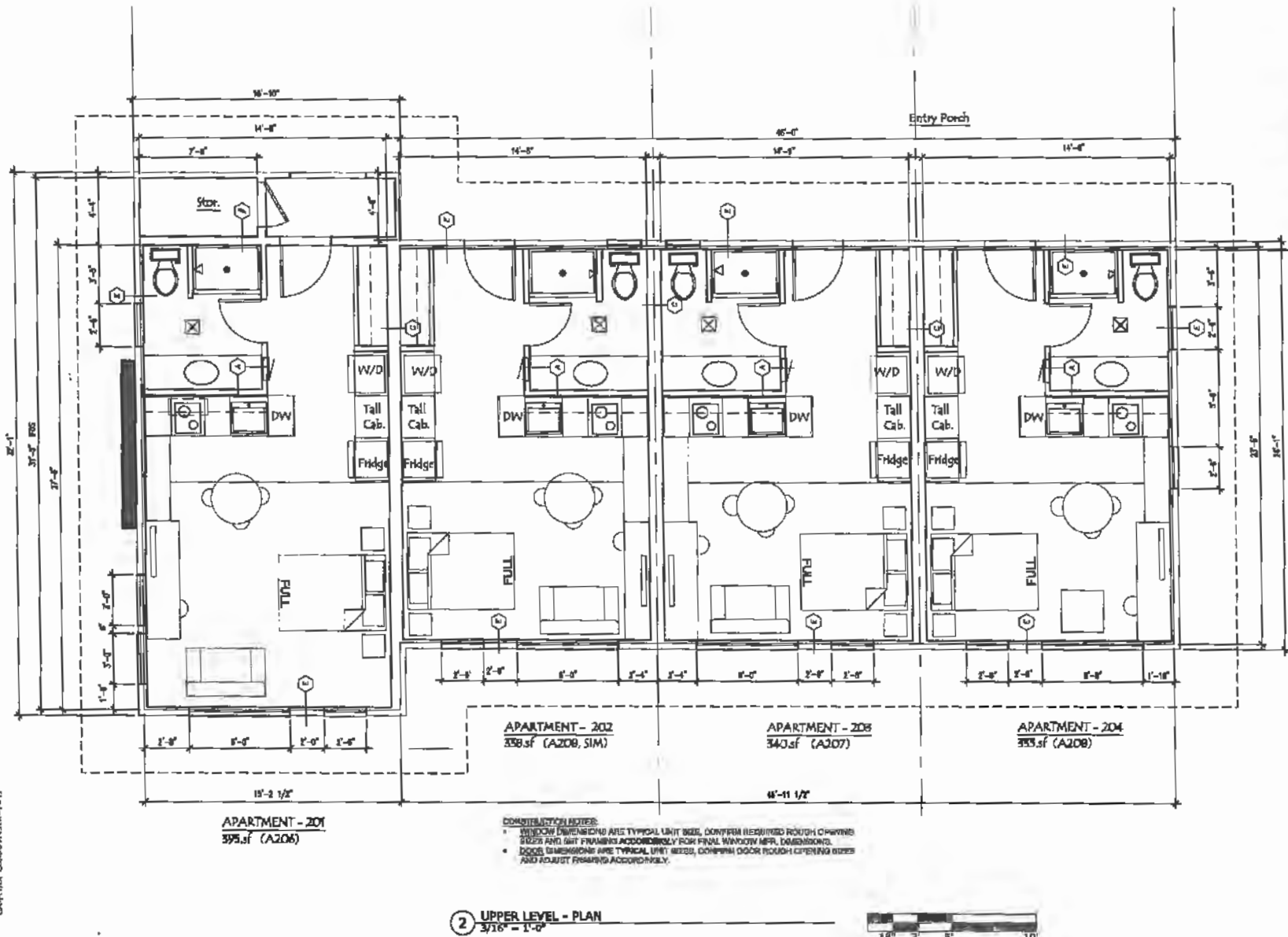
G+A
Architects
Gottschall +
Associates
Architects, LLC

1800 N. Douglas Hwy
Juneau, AK
99801-2227
Gottschall@GottschallPA.com

CONSTRUCTION & PERMIT DOCUMENTS
CORDOVA STREET
Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET NO.
LOWER LEVEL
APARTMENT PLAN
DATE: MAY 26, 2017
CHECKED BY: GRG
DRAWN BY: GRG
PROJECT
A201

● GOTSCHALL + ASSOCIATES ARCHITECTS, LLC - ALASKA
CANAVER CORNOVALI, INC. - A/E



G+A
Architects
Gotschall +
Associates
Architects, LLC

8600 N. Douglas Hwy
Juneau, AK
99801-5227
Chad@GotschallArch.com

CONSTRUCTION & PERMIT DOCUMENTS
CORDOVA STREET
Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
**UPPER LEVEL
PLAN**

DATE: MAY 26, 2017
CHECKED: GRC
DRAWN: GRC

SHEET
A202

GENERAL NOTES

COMMUNITY DEVELOPMENT APPROVAL

TYPICAL SECONDARY MONUMENT

OWNERSHIP CERTIFICATE

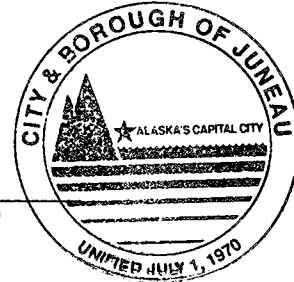
NOTARY ACKNOWLEDGMENT

1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S45°17'02"E AS CALCULATED FROM PLAT NO. 2000-3, BY J.W. BEAN, RECORDED JANUARY 21, 2000, BETWEEN THE RECOVERED PRIMARY MONUMENT LOCATED ON THE NORTHWEST BOUNDARY LINE OF BLOCK H, PER PLAT BY R&M ENGINEERING, DATED 1995 AND THE RECOVERED SECONDARY MONUMENT WHICH MARKS THE SOUTH CORNER OF LOT 1, BLOCK H: [REDACTED] SET PER PLAT 91-30, AS SHOWN ON THIS PLAT. **WEST TUNEAU**
2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL FIELD MEASURED AND/OR COMPUTED SURVEY COURSES, THE RECORD BEARING AND/OR DISTANCE IS SHOWN WITHIN PARENTHESIS WHILE THE ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN WITHOUT PARENTHESIS.
3. THE BASIS OF COORDINATES IS ASSUMED IN A LOCAL COORDINATE SYSTEM.
4. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
5. THIS SURVEY WAS PERFORMED UTILIZING ON-THE-GROUND CONVENTIONAL TRIMBLE S-7 ROBOTICS TOTAL STATION WITH STANDARD LASER DISTANCE MEASURING TECHNIQUES.
6. FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
7. THE FIELD SURVEY WAS PERFORMED ON JUNE 22 & 23, 2017.
8. RECORD INFORMATION UTILIZED FOR THIS SURVEY WAS DERIVED FROM THE OFFICIAL PLATS AND DOCUMENTS OF RECORD:
- a. PLAT No. D-35, J.R.D., DATED MAY 28, 1938
b. PLAT No. 268, J.R.D., DATED AUGUST 26, 1960
c. PLAT No. 2000-3, J.R.D., DATED JANUARY 21, 2000
9. DOMESTIC WATER AND SEWER ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
10. STORMWATER RUNOFF SHALL BE CONTROLLED PER CBJ BEST MANAGEMENT PRACTICES AND AS DELINEATED ON SITE PLAN APPROVED BY GENERAL ENGINEERING FOR THIS SUBDIVISION; CASE MIP20170017.
11. THE PURPOSE OF THIS SUBDIVISION LOT LINE ADJUSTMENT IS TO ADJUST THE CURRENT LINE BETWEEN LOTS 1 AND 2.

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

Rob Steedle
ROB STEEDLE,
DIRECTOR, CITY AND BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST: *Kenneth J. Stein*
MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU



PDC ENG.
11759-S

I, BRAD PARKER, HEREBY CERTIFY THAT W & B RENTALS, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBE HEREON AND THAT I AS THE REGISTERED AGENT, HAVING THE AUTHORITY TO DO SO, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: 12/20, 2017

Brad Parker
W & B RENTALS, LLC,
REGISTERED AGENT

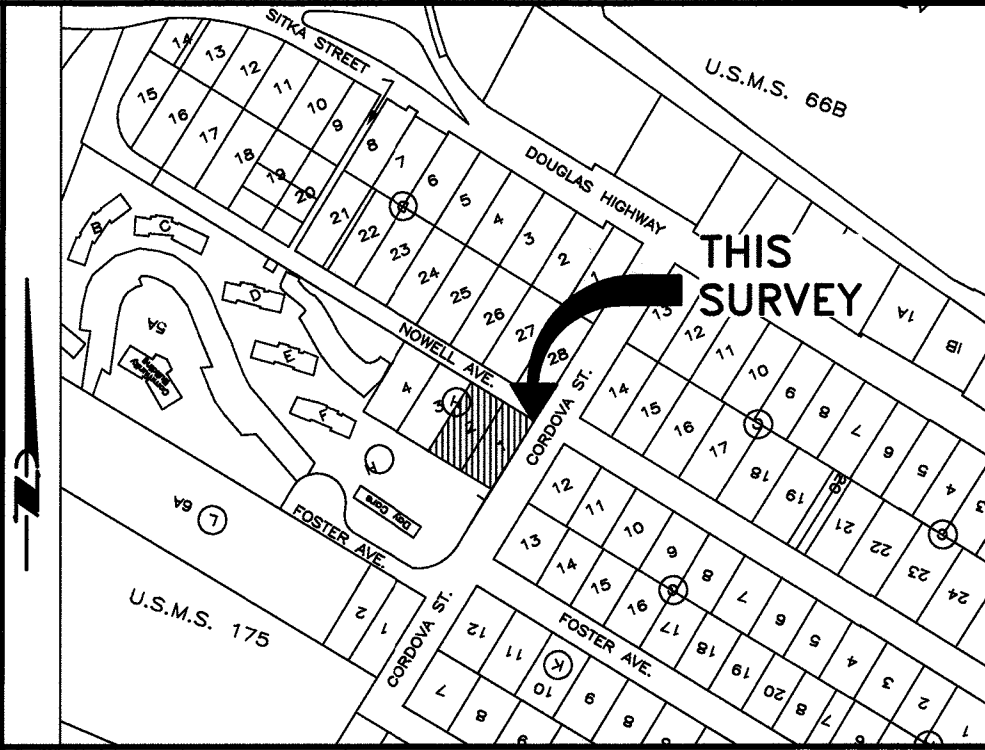
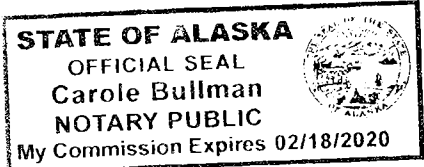
UNITED STATES OF AMERICA)
STATE OF ALASKA) ss.

THIS IS TO CERTIFY THAT ON THE 26 DAY OF December, 2017, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRAD PARKER TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

Carole Bullman
2/18/2020



VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"=200 ±

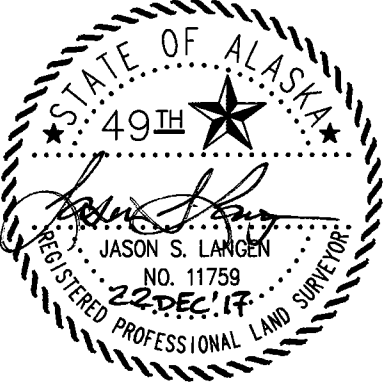
LEGEND

- PRIMARY MONUMENT (RECOVERED THIS SURVEY)
SECONDARY MONUMENT (RECOVERED THIS SURVEY)
SECONDARY MONUMENT (ESTABLISHED)
SURVEYED LINE
LOT LINE
LOT LINE VACATED THIS SURVEY
CBJ SETBACK LINE
POWER LINE/GUY ANCHOR EASEMENT
POWER LINE/GUY ANCHOR EASEMENT
R1 PLAT No. D-35, JRD
R2 PLAT No. 268, JRD
R3 PLAT No. 2000-3, JRD

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 12/22/17



A PLAT OF
LOT 1A AND LOT 2A
A SUBDIVISION OF
LOT 1 & 2, BLOCK "H", WEST JUNEAU

WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

OWNER:
BRAD PARKER
W & B RENTALS, LLC.
P.O. BOX 240531
DOUGLAS, AK 99824

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

DATE: December 22, 2017 SCALE: 1"=20' SHEET 1 OF 1 PDC PROJ. No. 17041JN

20' 0 10' 20' 40'
SCALE: 1"=20'

FOUND REBAR WITH CAP MARKED 6262-S, SET PER PLAT 91-30 AT THE COMMON CORNER OF LOTS 1, 2, 27A, & 27B, BLOCK H, WEST JUNEAU [REDACTED] VACATED THIS SUBDIVISION, REMOVED WITH PERMISSION FROM THE SURVEYOR OF RECORD.

6525 Glacier Highway Juneau, Alaska

Packet Page 45 of 98

Lot Size: 468,720 Sq Ft +/-

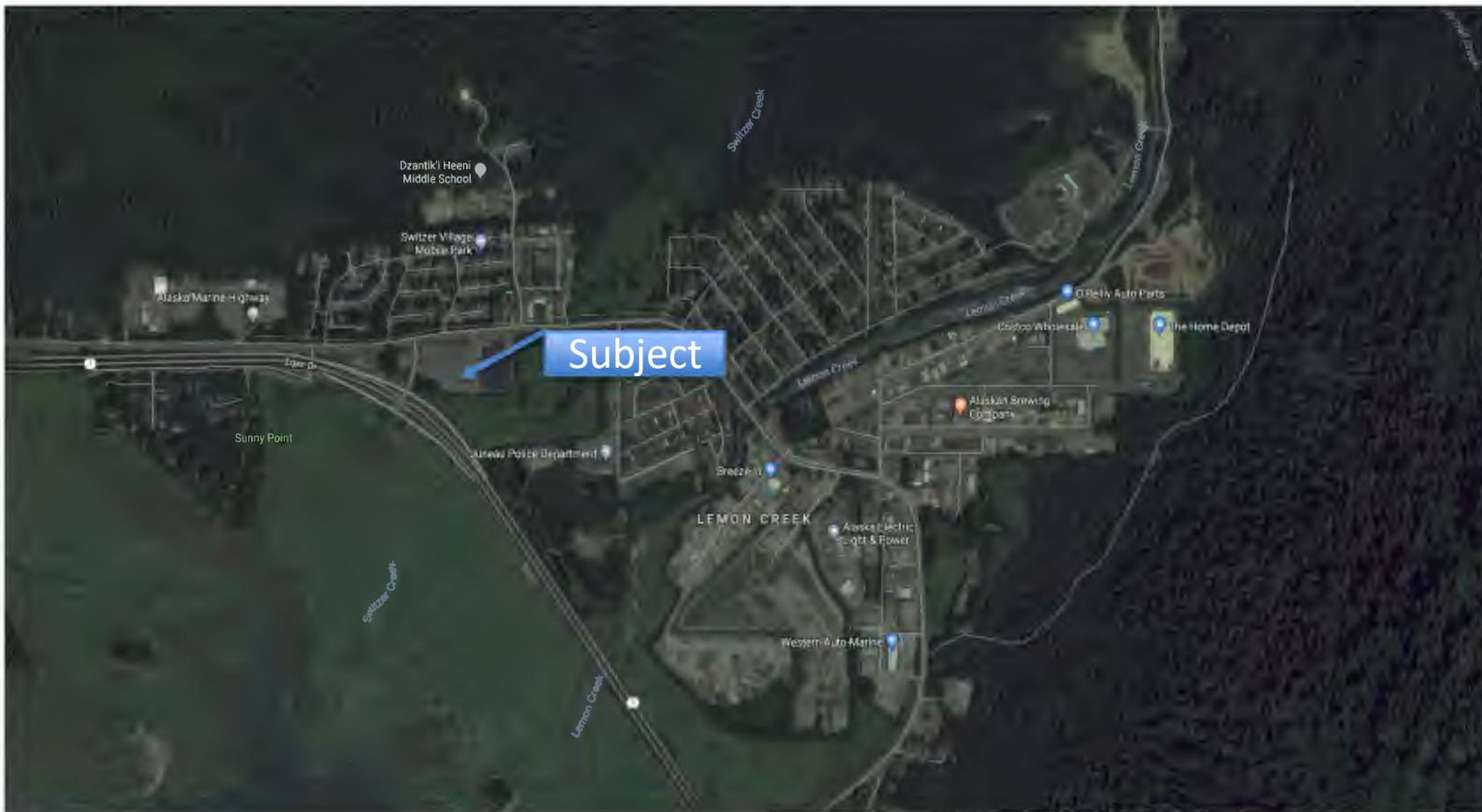
Year Built: 1993

Price: \$6,000,000

Building Size: 122,278 Sq Ft +/-

Remodeled: 2008

Juneau is the Capital City of Alaska and the hub of Southeast Alaska



Angie Nolan Broker

Phone: 907-321-9162

Email: makejuneauhome@gmail.com

9121 Glacier Highway

Juneau, Alaska 99801



www.AlaskaUnlimitedRealty.com











Parcel #	Street Address	Legal Description 1
5B1301070032	GLACIER HWY 6525	S & S LT 2A

Owner's Name and Address

GLACIER HWY LLC
4615 SPENARD RD
ANCHORAGE AK
99517

Previous Owner	Site Value	Building PV	Total PV
WAL-MART REAL ESTATE	\$ 5399700.00	\$ 5660000.00	\$ 11059700.00
Use Code	Exempt	Zoning	Tax Year
Commercial Retail	No Data	General Commercial	2019
Number of Units	Year Built		Gross Living Area
N/A	1993		135568 sq.ft.
Garage	Garage Area	Lot Size	Last Trans
No	N/A	468720.00 sq. ft.	1702
City Water Available	City Sewer Available		
Yes	Yes		
Exempt Land	Exempt Building	Exempt Total	Road/No Road
N/A	N/A	N/A	Roaded

Back



Assessor's Database

Current Owner

AK ASSETS MGR LLC

200 W 34TH AVE UNIT 600, ANCHORAGE AK 99503

Parcel #: 5B1301070032 ([Map](#))

Address: 6525 GLACIER HWY

Prev. Owner: GLACIER HWY
LLC

Site Value: \$5399700.00

Use Code: Commercial Retail

Exempt: No Data

No. of Units: 000

Year Built: 1993

Garage: No

Garage Area: 000000

City Water: Yes

City Sewer: Yes

Exempt Land: 0

Exempt Building: 0

Legal Desc. 1: S & S LT 2A

Building PV: \$2863100.00

Zoning: General Commercial

Lot Size: 468720.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$8262800.00

Tax Year: 2020

Gross Liv. Area: 122278 sqft

Last Trans: 20190808

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

10.76 acres



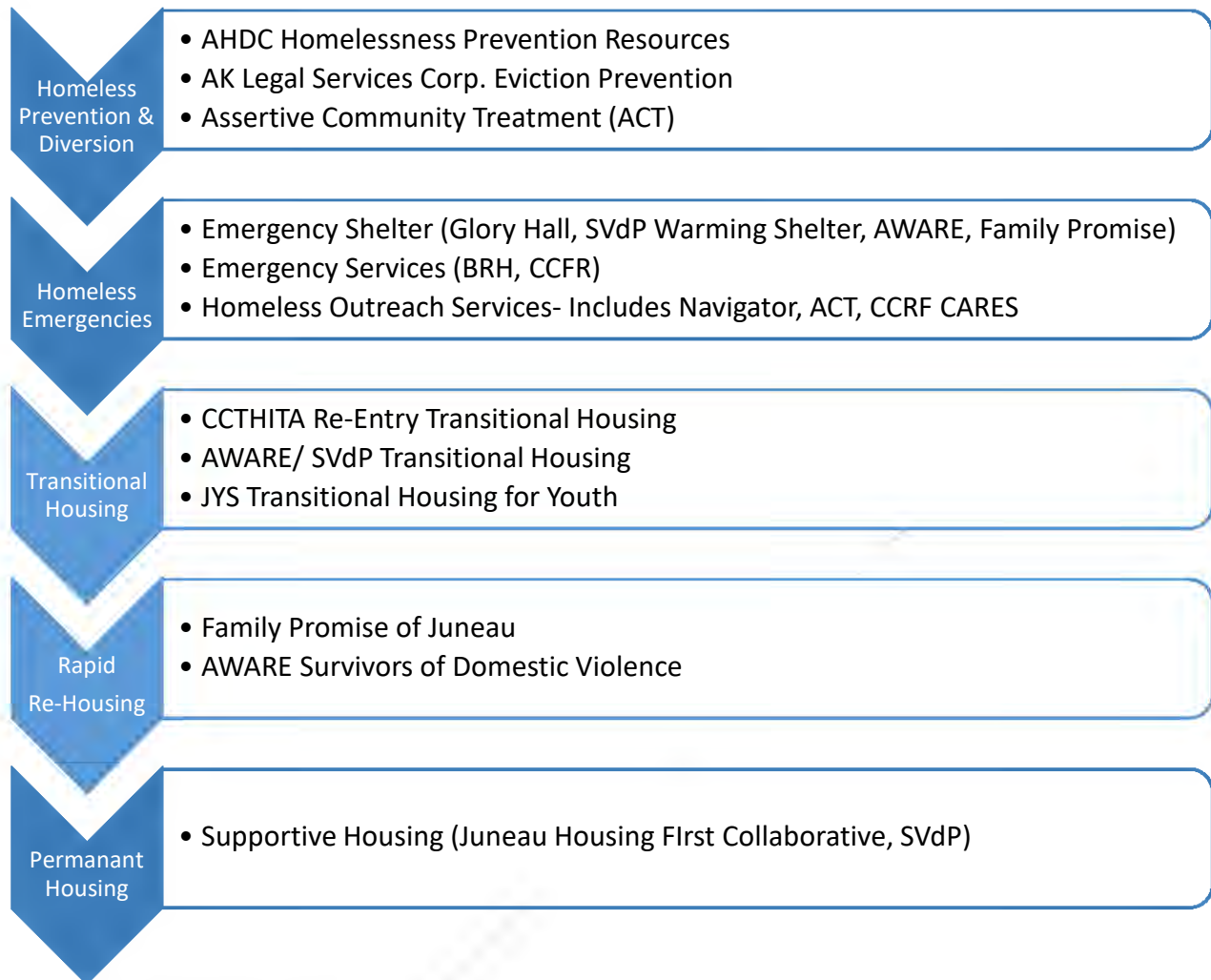
Juneau Coalition on Housing and Homelessness

Principles and Strategies 2020

Guiding Principles:

- 1. Homelessness should be rare, brief and non-recurring.**
 - a. Rare: Prevention resources must be available to prevent eviction. Diversion programming must be available to those leaving institutions such as treatment facilities or prison.
 - b. Brief: Outreach, shelter and rapid rehousing programs must be in place to minimize the amount of time any person spends without permanent housing.
 - c. Non-recurring: Supportive services must be free/affordable and accessible in-home if necessary for families and individuals who require additional behavioral health and/or financial management support. Long-term housing plans ensure needs are assessed and services assigned to maintain stable housing.
- 2. Emergency shelter is an unacceptable strategy to end homelessness.**
 - a. Homeless interventions should focus on permanent housing rather than temporary shelter. Emergency shelter can provide a stop-gap measure to save lives, but cannot end homelessness.
- 3. In order to bring homelessness in Juneau to functional zero, both short and long-term strategies must be enacted.**
 - a. While we recognize that street homelessness is dangerous for the people living outside and is concerning to our community for a variety of reasons, this situation has been decades in the making. We value short term strategies that save lives, while preserving the goal of affordable and supportive housing options to end homelessness.
- 4. Data & Infrastructure is the “backbone” of our homelessness response.**
 - a. We cannot plan and prioritize projects without reliable data, including information gathered via Juneau’s Coordinated Entry system:
 - i. Who is experiencing homelessness
 - ii. What are the barriers to housing
 - iii. What and how many units are available and appropriate for those seeking housing
- 5. Housing strategies are a community matter; shelter and housing providers must work in tandem with the CBJ to meet and prioritize needs.**
 - a. Our city’s continuum of care has been disrupted by COVID as well as an internal lack of communication regarding new services/program. The Juneau Coalition on Housing and Homelessness (JCHH) is a vehicle to reestablish strong collaboration between providers. CBJ can provide a critical role of facilitating directed conversations and ensuring coordination, rather than duplication, of programming.

Juneau Continuum of Care & Critical Coordination:



High Priority & Urgent Need

Cold Weather Shelter (short and long term):

- a. The JCHH is concerned about the number of individual users of the SVdP Warming Shelter. We understand that the COVID emergency has revealed a number of marginally housed individuals who needed additional assistance when their normal shelter situations were disrupted.
- b. We believe that the design of the Cold Weather Shelter- a temporary, low barrier, low cost shelter option for ~20-40 individuals that provides immediate life-saving intervention- should be preserved. We also believe it should be phased out as additional resources become available to provide stable, permanent solutions.
- c. The acquisition of a site for the Cold Weather Shelter should prioritize re-purposing in a 3yr time frame, ie., the site should be chosen with an eye toward future needs for permanent housing or, alternatively, other pressing public needs.

COVID-related Food Service/Day Service Site:

- a. The current Glory Hall site, which has traditionally fed those experiencing homelessness in Juneau, cannot currently accommodate the need while meeting COVID safety protocols. Patrons must eat outside, which makes eating difficult and causes disruption along Franklin street.
- b. There is a current site on Franklin identified for potential food/day services. JCHH urges prioritization of this immediate need, with support from COVID funding as appropriate.

High Priority & Long Term Need:

New Glory Hall and United Human Services Campus:

- a. The New Glory Hall provides emergency shelter with an emphasis on transition to permanent housing. This shelter will provide structure, privacy and co-location with the services needed to help individuals to access permanent housing solutions.
- b. The United Human Services Facility provides “one-stop shopping” for persons experiencing homelessness. The co-location of services (including disability, legal, and social supports) with shelter is designed to increase access to permanent housing

Youth Emergency Shelter:

- a. There are currently no emergency shelter options for unaccompanied youth in Juneau. Zach Gordon Youth Center (CBJ) has partnered with Tlingit and Haida Regional Housing Authority (THRHA) to apply for a sheltering grant with services.

Transitional Housing for Re-Entry:

- a. Central Council Tlingit and Haida Indian Tribes of Alaska (CCTHITA) is developing two transitional housing projects to house formerly incarcerated persons reentering our community. We urge support for these projects as they provide unique, culturally-appropriate services to people who experience extreme housing barriers.

Community Outreach:

- a. JAMHI is developing an **Assertive Community Treatment** team. ACT consists of a transdisciplinary team of medical, behavioral health, and rehabilitation professionals who work together to meet the intensive needs of recipients with severe and persistent mental illness. ACT can help keep individuals housed, or assist in housing those who are currently in shelter or on the street.
- b. The **Juneau Navigator** program, funded by Juneau Community Foundation, is an outreach service for sheltered and unsheltered persons to connect with services.
- c. **CCFR CARES** program focuses outreach on those with immediate medical needs, and connects them with needed services for longer-term stabilization.

Rapid Re-Housing

- a. For people experiencing homelessness who have fewer barriers (ie. a medium score on Vulnerability Index), rapid re-housing may prevent them from having lengthy shelter stays. Currently, Family Promise and AWARE have rapid re-housing funds, and are implementing programming. Rapid Re-housing requires funds to support tenancy, as well as support personnel and relationships with public or private landlords who are willing to engage in the program.

COLD WEATHER SHELTER

**Potential Building Acquisition Process:
Proposal for a cold weather shelter other than the downtown
Armory building**

Stand by for the meeting to begin!

CBJ Staff

Jill Maclean, Director Community Development
Scott Ciambor, Chief Housing Officer

Agenda

- Purpose of the meeting
- Where we are in the process
- Summary of building options proposed
- How to comment
- Your comments and questions

Agenda

- Purpose of the meeting
- Where we are in the process
- Summary of building options proposed
- How to comment
- Your comments and questions

*We will take questions and comments at the end
- thank you!*

The purpose of the meeting is YOU

- Answer questions and collect comments
- How will they be collected?
 - Meeting notes
 - Phone
 - Press release, brief questionnaire sent to shelters, campground for clients
 - E mail: Scott.Ciambor@Juneau.org AND Jill.Maclean@Juneau.org
- How will they be used?

More details on how to comment will be provided
at the end of the presentation.

Process

- 1 • Building Solicitation Period July 14 to July 28, 2020 and August 19, to August 26, 2020
- 2 • Downtown neighborhood meetings August 18, and August 27, 2020
- 3 ★ • Public Informational Meeting, September 9, 2020
- 4 • Committee of the Whole Meeting, September 14, 2020 5pm
- 5 ★ • Assembly Public Meeting, September 21, 2020 (tentative)
- 6 ★ • Planning Commission Public Meeting, October 27, 2020 (tentative)

What are we trying to solve?

- Can / should we do something other than provide cold weather shelter services at the downtown armory building?

- Options:
 - Purchase building
 - Continue to use Armory
 - Not provide sheltering after 4/15/2020
 - Yearly lease location TBD
 - Other

Cold Weather Shelter Program Details

- 2017 Assembly Taskforce
- November 15-April 15; 11pm-7am on nights before 32 degrees
- Shelter at Public Safety building, St. Vincent de Paul in first 3 years
- Bid contract with St. Vincent DePaul awarded September 2019 (3 years)
- March 2020: As COVID-19 response to decompress shelters and create additional beds, move to Armory building
- April 15, 2020: Extend existing contract, modifying hours 8pm-8am, adding 2 staff, and opening nightly regardless of temperature

Cold Weather Shelter Program Details cont.

Emergency Cold Weather Shelter	2017-2018	2018-2019	2019-2020 *
Nights Open	70	79	138
Total Persons Served (Nov. 15-Apr 15)	183	192	300
# of veterans	16	6	17
# of chronic homeless	18	77	103
# under 25 (18-25)	10	7	14

*Does not include information past April 15, 2020

- Data for the cold weather shelter program entered into Homeless Management Information System
- Census data from April 15, 2020 – September 1 shows an average of 49 per night at Armory after re-location, program changes.

This RFI proposal is capacity for **30 - 50 individuals**

Notable Projects Underway

- The Glory Hall new emergency shelter 40 residents + on-site supervisor
- United Human Services social services campus adjacent to the new Glory Hall shelter and St. Vincent DePaul
- Juneau Housing First Collaborative Forget-Me-Not Manor has completed construction of an additional 32 units and is moving in residents in September
- Central Council Tlingit Haida Indian Tribes of Alaska:
 - Allen Court transitional housing for reentrants, 12 residents + on-site manager
 - Alaway Ave transitional housing for reentrants, 16 residents + 1 ADA suite + on-site manager
- AWARE and Family Promise have received funds and are developing Rapid Rehousing Programs

Key Criteria for Analysis

- Functionality for Shelter Clients, Shelter Provider
- Building Readiness (must expend CARES funds *AND* be operational by December 31, 2020)
- Legal use of CARES funds
- Purchase Cost
- Timeline to Open / Serve Clients
- Permitting Requirements
- Long-Term Building Use / Vitality
- Coordination w / Other Services
- ❖ Neighborhood Concerns

Analysis Matrix

- Share screen – Matrix Analysis
- Which options fall off naturally due to not meeting criteria?

Potential Location: Bill Rey Center

Location: 1108 F Street

- Assessed value: \$1,159,500
- ADA accessible / requires some upgrades
- 61 potential beds
- 2 bathrooms without showers (existing)
- *8 bathrooms with showers / laundry proposed*
- No Kitchen
- Inside storage
- Number of stories: 2
- 22,055 square feet



Conceptual Design
BILL RAY CENTER

A2

Site Area: Bill Ray Center



Bill Ray
Center

Potential Location: Warehouse building

Location: 535 Willoughby Ave

- Assessed value: \$850,000
- ADA accessible / requires some upgrades
- 50 potential beds
- 0 bathrooms with showers
- 0 bathrooms without showers
- No kitchen
- Inside storage
- Number of stories: 1
- 7,200 square feet



Site Area: Warehouse 535 Willoughby



Warehouse

SUMMARY

- Can / should we do something other than provide cold weather shelter services at the downtown armory building?
- Four Potential Options:
 - Purchase Bill Ray Center @ 1108 F Street
 - Purchase Warehouse @ 535 Willoughby Ave
 - Remain at the downtown Armory
 - Do not extend cold weather shelter services past April 2021
- Next Steps
 - Assembly COW **September 14, 5pm**
(work session – no public testimony)

How to comment

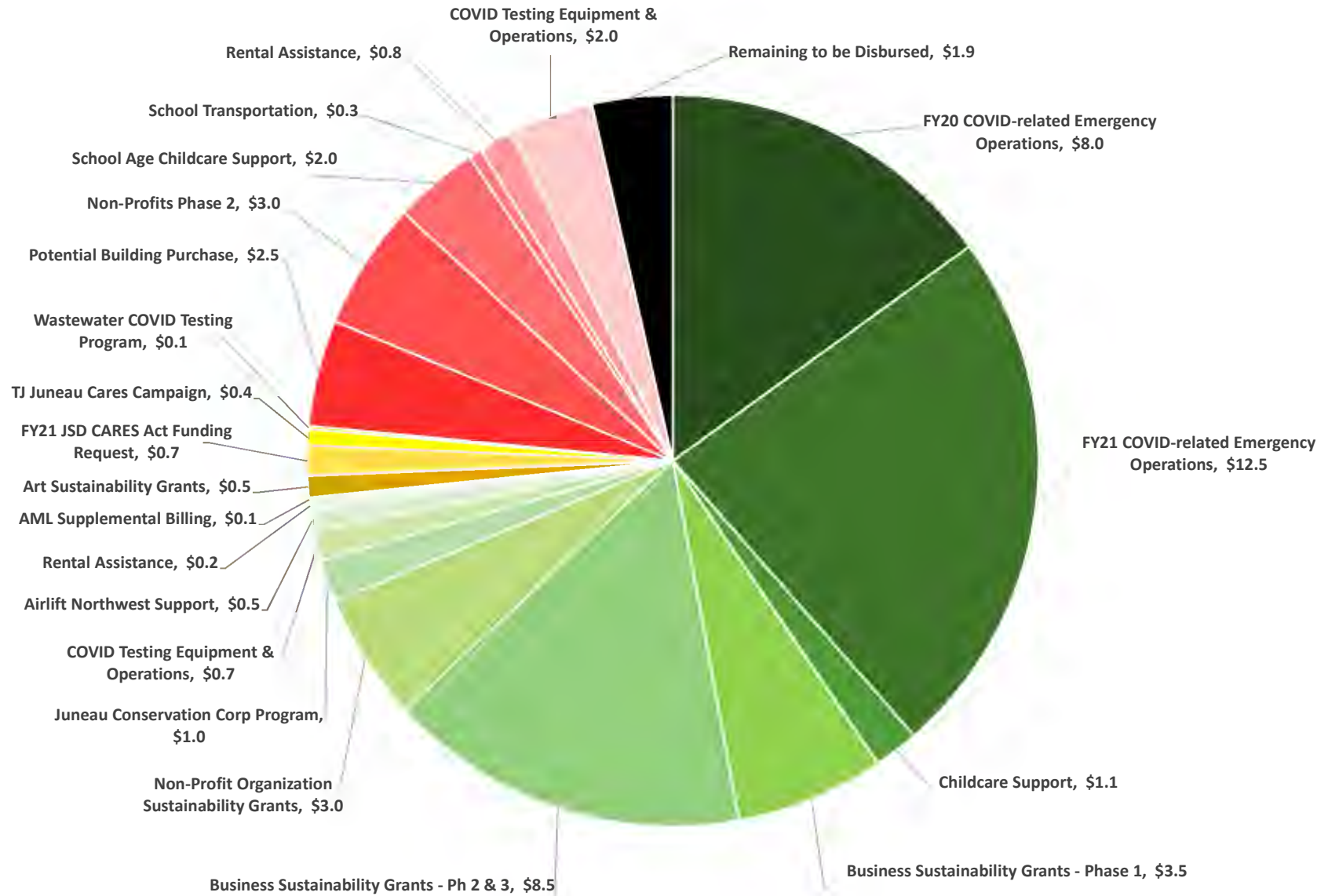
- Testimony
 - Tonight “Raise Hand” 🖐️ or *9
 - Committee of the Whole meeting on September 14, 2020, 5pm
- Email
 - Scott.Ciambor@Juneau.org
 - Jill.Maclean@Juneau.org
- Phone
 - (907) 586-0220 (Scott Ciambor)
 - (907) 586-0757 (Jill Maclean)

Name	building preference	comments/questions
Tom Wagner (Glacier Avenue)		key factor is how best that the clients are served/need to put aside NIMBY feelings in the pandemic Feel a little NIMBY but what are people doing during the day?; nothing around Bill Ray Center; prefer Housing First approach...how to funnel into Housing First/lemon creek? 2nd choice would be near new Glory Hall. Start with bare bone building (535 Willoughby)
Dennis Harris	Willoughby Ave.	Happy about talking to people that may use the facility; live on F street; welcome the warming center; late senator would be delighted. Anyone, Anytime could be homelsss and welcome into the neighborhood.
Barbara Frank		recognize using the CARES funding to potential buy 2 facilities; 1711 Glacier Breakwater & 1108 Bill ray center; long-term use of breakwater and the bill ray center could be used for other necessary and needed uses. City needs to move forward with infrastructure to keep citizens safe.
Lisa Grenno (auk Bay)	Breakwater Inn & Bill Ray Center	Live on Nowell Ave; concerns about the immediate area filled with citizens and families with young children; difficult traffic-- community concern & access to the services.
Jamal Moss		Matrix was helpful; suggestion to add a cell to estimate the costs of renovations. Live on F street and we don't oppose the bill ray center as an option; what do they do question? They will do what they want
Patty Ware		Member of resurrection church; Serve 150 people each Friday; want to welcome program to neighborhood;
Karen Lawfer	Bill Ray or warehouse	Live by JDHS work near Bill Ray Center. Hate to see it is empty; why is that? Is it because people were sick and couldn't work there?)
Catherine Hatch		Spreadsheet well down; is it realistic; I see 30-40 people downtown; more tents across from prospector; would like to see proximity to businessses/tourista and removed from that area if possible.
Alison		Thanks for the support; support warehouse option for cost, more commercial area than the Bill Ray Center; where do people go at 8am is a concern; school children drop-off zone nearby
Denise Koch Bill Leighty	warehouse	Suggestion of the concrete domes; comments sent to the assembly

Emily	Live downtown, part of DBA, mom of schoolage kids; is there a long-term plan for addition resources; encourage long-term plan. Concerns about covid relief spending; schools are challenged to meet need of kids.
Ryan Stanley	Echo sentiments of Emily; looking at big picture; putting funding toward Glory Hall and UHS campus.
Rob Roys	Live in federal flats area; totally not worried about this in the Bill Ray Center; would feel ashamed if someone froze to death. Both would be great.
Bradley Monton	2 questions: Schedule for Assembly decision? Why is the JAHC offline during the day?
Jared Buchmiller	Confused about the spreadsheet: is nowell off the list? Also, not suitable for a shelters, small building, little access to services. Noted that the old Glory Hall is smaller; this building is smaller not likely to serve clients. Is a residential neighborhood.
Lou Taylor	resident downtown; a really complicated issues. Would say to support; hope that the CBJ is supporting Glory Hall, Housing First, and UHS. They support overall care of the patient. Need is due to reduction in services at GH and need to support other.
Maureen Hall	Board member of St. Vincent; support of Glory Hall campus in the valley. Feel strongly that the GH project wont' eliminate the need for service. Looked at Bill Ray center for years and thought about possibilities. Day services are essential no matter what plan is going forward.
Dave Ringle	St. Vincent DePaul for meeting the shelter providers to solve problem ; how to get through the winter until Glory hall is set-up. Difficult to see where the best scenarion in two years.....how best to meet the needs long-term.
Jason Clifton	Thanks for the process; live in the flats area; mixed use building and concerned about the adjacent placement near family neighborhood; school zone. Have concerns with vandalism; theft. Support consolidating the services near new Glory Hall/Housing First

WD Coogan	What has your taskforce analyzed the total costs of that property? Conversion of commercial to residential is not feasible (northgate Mall); many developers have looked at it; they tear building down to get to residential. Developers couldn't make conversion to residential pencil -- most feasible. Suggest carefully analyze the cost of conversion -- that will be high. What about parking lot near Douglas bridge that CBJ may own.
Rich Parker	Pallet shelter; tent services resources to look at for staff; palletshelter.com ; tentology.com
Lisa Grenno (auk Bay)	Those that see the Bill Ray investment is important value to the city. Think we need overflow capacity; building is valuable. Need to get into semi-permant housing. Spend the CAREES funding wisely.
Tom Williams	Auk Bay: concern about CARES money for one-time expenditure for what we need to do. Buying building tot ake off the tax roles; covid ends CBJ will have to maintain these buildings. In addition the amount of private property continues to decline; property tax higher and higher. Not the proper approach for dealing with homeless problems.
Philip Moser	Good use of CARES money; taking care of homeless population helps over time; survey for homeless committee to see if goes to a vote. Be super awars of how to string this together; Glory hall for food service; valley to piece this thing together? Lots of legwork to figure out this logistics. Second the use of the warming shelter during the day; options to exist in public are limited...where people can relax is limited.
Martin	One option; puts into perspective what to achieve in a small amount of time; do nothing option....do not support doing nothing; warming shelter is an issue; strongly oppose doing nothing; they're own people.

Potential CBJ Allocation of CARES Act Funds



Potential CBJ Allocation of CARES Act Funds

Appropriation	Amount	Running
Implemented:		
FY20 COVID-related Emergency Operations	\$ 8.0	
FY21 COVID-related Emergency Operations	\$ 12.5	
Childcare Support	\$ 1.1	
Business Sustainability Grants - Phase 1	\$ 3.5	
Business Sustainability Grants - Ph 2 & 3	\$ 8.5	
Non-Profit Organization Sustainability Grants	\$ 3.0	
Juneau Conservation Corp Program	\$ 1.0	
COVID Testing Equipment & Operations	\$ 0.7	
Airlift Northwest Support	\$ 0.5	
Rental Assistance	\$ 0.2	
AML Supplemental Billing	\$ 0.1	\$ 39.1
Pending Legislation:		
Art Sustainability Grants	\$ 0.5	
FY21 JSD CARES Act Funding Request	\$ 0.7	
TJ Juneau Cares Campaign	\$ 0.4	
Wastewater COVID Testing Program	\$ 0.1	\$ 40.7
Under Consideration:		
Potential Building Purchase	\$ 2.5	
Non-Profits Phase 2	\$ 3.0	
School Age Childcare Support	\$ 2.0	
School Transportation	\$ 0.3	
Rental Assistance	\$ 0.8	
COVID Testing Equipment & Operations	\$ 2.0	\$ 51.3
Remaining to be Disbursed	\$ 1.9	
Total		\$ 53.2

Estimated FY21 CBJ EOC Cost Center Expenditure Estimates - January to June

Cost Center	Monthly Cost
Airport Testing Center - Operations	\$ 186,000
Hagevig Testing Center - Operations	\$ 45,000
Ad Hoc Testing Centers - Operations	\$ 10,000
Other Testing - Operations	\$ 29,000
COVID Hotline	\$ 38,000
Sheltering (Armory Building)	\$ 50,000
Quarantine/Isolation (Centennial Hall)	\$ 35,000
PPE & Supplies	\$ 25,000
Press/Media	\$ 12,000
Wastewater Testing	\$ 22,000
K-5 Childcare Coordinator	\$ 6,000
Supplemental Janitorial (CBJ Buildings)	\$ 4,500
Subtotal for Operations	\$ 462,500

Estimated Operational Cost January - June **\$ 2,775,000**

Airport Testing Center - Laboratory Costs	\$ 300,000
Hagevig + Other + Ad-Hoc - Laboratory Costs	\$ 275,000
Subtotal for Laboratory Costs for Testing	\$ 575,000

Estimated Laboratory Cost January - June **\$ 3,450,000**

Estimated Total Cost January - June **\$ 6,225,000**

Note: Laboratory costs are currently paid directly by State, could represent CBJ costs for sending tests to private labs, or could represent operational costs of a BRH laboratory performing the same service

Presented by: HRC
Presented:
Drafted by: R. Palmer III

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2899 vCOW2

A Resolution Recognizing and Embracing the Diversity and Cultural Values of Our Community and Holding it Accountable.

WHEREAS, the City and Borough of Juneau Assembly finds discrimination against a person of the municipality a matter of public concern, threatening the peace, order, health, safety and general welfare of the community; and

WHEREAS, the City and Borough of Juneau Assembly affirms the Supreme Court of Alaska statement released in June of 2020 addressed to fellow Alaskans that states “that the ideals on which our society is founded are far from the reality of many people’s lives.... We recognize that too often African-American, Alaskan Natives, and other people of color are not treated with the same dignity and respect as white members of our communities.”; and

WHEREAS, the City and Borough of Juneau recognizes that social injustice and systemic racism are an outcome of institutional policies that legalize discrimination and create inequalities in education, health care, economic and political spheres including but not limited to representation opportunities in decision making structures; and

WHEREAS, the City and Borough of Juneau recognizes within our own community that systemic racism and discrimination requires systematic change; and

WHEREAS, local protests and calls for action in our community create the moral imperative to act, and view all aspects of our political and social institutions through the lens of justice; and

WHEREAS, local protests and calls for action in our community require instituting procedures to check for and remove from our systems and structures measures that disadvantage diverse groups in our community; and

WHEREAS, efforts to institutionalize anti-racist and anti-discrimination measures throughout the City and Borough of Juneau is a fundamental aspect of change that benefits every segment of our community’s structures and processes; and

WHEREAS, systematic, organized efforts to fight systemic racism and discrimination throughout the City and Borough of Juneau is an evolving and dynamic work requiring extensive discourse and planning; and

WHEREAS, the Juneau Human Rights Commission has prioritized four fundamental areas of human rights focus for our community: racial justice, economic justice, education justice, and health care justice; and

WHEREAS, the Assembly appreciates the efforts and commitment of the Juneau Human Rights Commission to prioritize continuing anti-racism and anti-discrimination conversations so that long term priorities can be realized, hard won efforts can be upheld, and past efforts inform the present and impact the future.

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

Section 1. Upon adopting this resolution, the Assembly:

- A.** Proclaims its commitment to social justice, anti-racism and anti-discrimination measures to bring about change and healing; and
- B.** Commits to scheduling regular town hall meetings to consult with the community to review and update the equal rights anti-discriminatory policy pursuant to CBJ Code 41.05 to reflect the commitments made through this resolution; and
- C.** Commits to extensive, thorough internal audits, examinations and corrections of discriminatory factors in its administrative structures, especially to identify whether citizens and employees—including but not limited to, Alaskan Native, African American/Black, Hispanic, Asian American, and Pacific Islander—are afforded opportunities to make good faith claims of discrimination free from fear of retaliation; and
- D.** Commits to extending invitations for CBJ committee vacancies to historically under-represented populations including Alaskan Native, African American/Black, Hispanic, Asian American, and Pacific Islanders to ensure key voices are brought in as architects of change as it is only through such inclusive participation that new directions can emerge; and
- E.** Commits to creating an anti-racism and anti-discriminatory line item in the budget for those who are committed to fully engage in the immersive nature of this evolving and dynamic work requiring extensive discourse and planning; and
- F.** Encourages employers to consider the civic and moral imperative nature of the work of the Juneau Human Rights Commission and support leave for commission members; and

- G.** Ensures that short and long-term systemic anti-racism and anti-discrimination measures and accountability systems are included in the CBJ strategic and comprehensive plans.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2020.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk



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

TO: Deputy Mayor and Assembly

DATE: September 8, 2020

FROM: Rorie Watt, City Manager

RE: Resolution 2899 - A Resolution Recognizing and Embracing the Diversity and Cultural Values of our Community and Holding it Accountable

The Juneau Human Rights Commission worked on draft Resolution 2899 and the Assembly Human Resources Committee has forwarded it to the Assembly for consideration. It is in your packet tonight.

The Assembly should consider how this Resolution would coordinate with recently adopted Ordinance 2020-32 (c) An Ordinance Establishing a Systemic Racism Review Committee.

A couple of issues to discuss and potential align:

2899 Section B – Regarding Town Hall meetings, I assume the intent is that the Assembly would hold these town halls and that the SRRC would be invited to attend.

2899 C *Audits* and 2020-32(C) B – *Duties*

The Resolution calls for extensive internal audits and the Ordinance calls for the SRRC to provide evaluative criteria to the Assembly. Should the criteria be the same? Also, during the debate about the SRRC, the Assembly chose a forward looking process, 2899 audits would be retrospective.

Budget

2899 (E) calls for an annual line item budget. Is this satisfied by 2020-09(F) the \$50,000 appropriation that will be heard on 9/21 to support the SRRC.

Additionally, the Assembly asked how the Manager and the Attorney would “operationalize” this Ordinance. I offer the following comments:

- A. As an employer, CBJ falls under 41.05 EQUAL RIGHTS as well as state and national laws governing equal employment opportunities.
- B. CBJ employment is also controlled by 44.05 Personnel Management which includes:
44.05.020 - Discrimination prohibited.

No person may be discriminated against in any municipal appointment, employment, promotion, discipline, transfer, classification or evaluation for a reason not related to merit.

- C. In following national conversations, we are beginning a more focused staff training effort on Diversity and Inclusion. We are also piloting recruitment and selection projects aimed at reducing unconscious bias in the hiring process. The goal of the organization is to have our workforce mirror the race/gender profile of the community and to assure that all levels of the organization are representative of that goal.
- D. The Assembly may wish to have training on Systemic Racism at its retreat.
- E. CBJ staff regularly look for ways to be inclusive and celebratory of diversity in the community a recent example (at no prompting from management) is the form line artwork on the ambulance: <https://www.juneauempire.com/news/formline-follows-function-new-ambulance-art-reaches-to-cultural-roots-fits-vehicles-purpose/>



**OFFICE OF THE MUNICIPAL CLERK/
ELECTION OFFICIAL**

155 S. Seward St., Room 202
Phone: (907)586-0203 Fax: (907)586-4552
email: Beth.McEwen@juneau.org

Date: September 14, 2020
To: Assembly Committee of the Whole
From: Beth McEwen, Municipal Clerk/Election Official
Subject: Election Matters

Meeting Date Changes For 2020

Due to the targeted certification date of this year's Municipal Election, that has pushed back the Assembly Reorganization Meeting date from October 20 to October 26. This, in turn, has had a domino effect on the rest of the 2020 Assembly and Assembly Standing Committee meeting schedule. The packet includes the proposed revised 2020 Assembly calendar for your consideration.

Oct. 6, 2020 By Mail Election: Witness Signature Requirement

The Clerk's office has received a number of inquiries about the requirements for a witness signature on the by-mail return ballot envelope for our upcoming municipal election in light of recent lawsuits pending against the State of Alaska for the same statutory requirements. CBJ Clerk staff, in consultation with the Law Department and the Municipality of Anchorage election team, is providing the attached documents for Assembly consideration and discussion at the September 14 Assembly Committee of the Whole (COW) meeting.

If the Assembly agrees with staff recommendations, a motion would be in order at the COW meeting to forward the draft Emergency Ordinance to the Assembly for consideration at the September 21 regular Assembly meeting.

Witness Signature Requirement Attachments:

- Elections 2020 Summary/Review prepared and reviewed by Law & Clerk staff
- Draft Emergency Ordinance 2020-50 ***An Emergency Ordinance Suspending Enforcement of Witness Signatures on By-Mail Ballots for the Regular Election of the City and Borough of Juneau.***
- August 31, 2020 ACLU Letter to Lt. Governor Kevin Meyer
- September 4, 2020 Lt. Governor's Response to ACLU letter of August 31, 2020

CBJ Assembly 2020 Meeting Calendar

REVISED 9/10/2020 DRAFT - Meetings that have changed from the previous 2020 Calendar are in blue/bold below.

2020

Use spinner to change the calendar year

JANUARY							FEBRUARY						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
MARCH							APRIL						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30		
MAY							JUNE						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													
JULY							AUGUST						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30	31					
SEPTEMBER							OCTOBER						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4						1	2
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31
NOVEMBER							DECEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

IMPORTANT DATES

Regular Assembly & HRC Meetings

January 13
 February 3 & 24
 March 16
April 1 Special Mtg to Introduce FY21/22 Budget
April 22 Special Mtg to set JSD \$ amount & 1st PH of FY21/22 budget
 April 6 & 27
 May 18
 June 8 & 29
 July 13
 August 3 & 24
 September 21
Oct. 26 (Assembly Reorg. Mtng - but No HRC Meeting)
November 23
December 14

PWFC & Lands & COW

January 6
 February 10
 March 2 & 23
 April 13
 May 4
 June 1 & 22
 July 20
 August 10 & 31
 September 14
Nov 9 [PWFC may move to 11/2 or 11/23 depending on AML Virtual Conf]
December 7

Finance Committee

January 8
 February 5
 March 11
 April 1, 8, 15, 22, 29
 May 6 & 13
 June 3
 August 5
 September 2
 November 4
 December 9

Special Events & Conferences

Jan 21 Legislative Session Begins
 Jan 22 35th Annual Legislative Welcome Reception
 Feb 11-12 SE Conference Mid-Session Summit (JNU)
 Feb 18-20 AML Mid-Session Summit (JNU)
 Aug 11-13 AML Summer Meeting (Virtual Conference)
 Aug 18 Primary Election
 Sept 16-18 SE Conf. Annual Meeting (Virtual Conference)
 Oct 6 CBJ Municipal Election Day
 Oct 20 CBJ Municipal Election Certified (target certification date)
 Nov 3 State General Election
Nov 9-11 Newly Elected Official Training (Virtual by AML)
Nov 16-20 AML/ACoM/AAMC (Virtual Only)

Elections 2020 Summary/Review
Prepared and reviewed by Law and Clerk's Office
Sept. 11, 2020

Talking Points

- Facing new challenges in how we do business.
- Right to vote is protected by the Constitution (US, AK).
- Goal is to ensure CBJ voters can vote in our vote-by-mail process without having to risk health and safety to gain a witness signature.
- The Clerk's Office has a system which allows them to verify voters' signatures and ensure that valid votes are received.
- This verification system has been successfully used by Anchorage in the last 3 regular municipal elections (2018, 2019, & 2020). Anchorage reports that their system had a reliability rate of 99%.
- There are additional checks available for voter signature issues, such as the signature cure process or the process for candidates to observe ballot review and counting.
- We believe this waiver may increase voter participation.
- More importantly, we believe that this will increase the number of otherwise eligible ballots to be counted if they lack a witness signature.

Current Code Provisions

- Absentee Ballots: 29.07.100
- Elections by Mail 29.07.360

(d) The election official shall enclose a privacy envelope and a return envelope to each by-mail voter. The return envelope shall have printed upon it an affidavit by which the voter shall declare his or her qualifications to vote, followed by provision for attestation by a person qualified to administer oaths or one attesting witness who is at least 18 years of age. Specific instructions for voting a by-mail ballot and a list of the vote center(s) and hours shall be included with the ballot.

- Alteration of Procedures for Elections by Mail 29.07.370(e)(1-3)

(e)(1) A by-mail ballot shall not be counted if:

- (i) The voter failed to properly execute the certification on the envelope with a valid signature or the voter's signature cannot be validated in accordance with the process set out in section (3) below; or
- (ii) The witness authorized by law to attest the voter's certificate failed to properly execute the witness certificate on the envelope, except that a ballot cast in person and accepted by an election official may be counted despite failure of the election official to properly sign and date the witness' declaration; or

(e)(2) A by-mail ballot shall be counted if:

(e)(3) Signature verification process;

Lawsuits Filed and State Response

The ACLU, Lawyer's Committee for Civil Rights Under Law, and the Native American Rights Fund have reached out to the Lt. Governor to request that he waive the requirement that a witness signature be included with mail-in absentee ballots. They argue that the requirement "disenfranchises many voters" who have to choose between their health and voting. The Lt. Governor has responded that the witness signature is required by Alaska Statute 15.20.081(d) and 15.20.203(b)(2) and cannot be unilaterally waived.

On September 8, 2020 the Arctic Village Council, League of Women Voters of Alaska, Elizabeth Jones, and Barbara Clark filed a lawsuit against the Lt. Governor, Gail Fenumiai, and the Division of Elections. The lawsuit argues that voters have a fundamental right to vote under the Alaska Constitution, yet voters cannot vote during our current pandemic without "significant risk to health" due to the witness requirement. The lawsuit requests that the Court order the Lt. Governor not to enforce the witness requirements. The plaintiffs have requested expedited consideration by the courts.

Requested Discussion by the Assembly

The Assembly passed an ordinance allowing vote by mail this summer. The Clerk's Office has reviewed current elections policies, the letters and statements from the ACLU et al, the lawsuit filed on September 8, 2020, and health mandates and recommendations at the local, state, and the national level. Based on this review, the Clerk's Office recommends that Law be directed to draft an emergency ordinance which waives the CBJ Code requirement for a witness signature. This request is limited to this election only. The Clerk's Office has the ability to verify voters' signatures through the Municipality of Anchorage's voter signature verification system and procedures; which will ensure a valid ballot is received and counted, even without the witness signature. The Clerk's Office believes that this emergency ordinance would ensure that voters' fundamental right to vote is preserved while caring for pandemic health risks.

An emergency ordinance is necessary, as ballots have been printed and will be received by voters prior to the September 21, 2020 Assembly meeting. The Clerk's Office would engage in significant community outreach once directed to do so.

Presented by: COW
Presented: 09/14/2020
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Emergency Ordinance Serial No. 2020-50 COW v1

An Emergency Ordinance Suspending Enforcement of Witness Signatures on By-Mail Ballots for the 2020 Regular Election of the City and Borough of Juneau.

WHEREAS, CBJ Charter 5.4(a) provides the Assembly may adopt an emergency ordinance to meet a public emergency by an affirmative vote of at least six assembly members; and

WHEREAS, COVID-19 is a respiratory disease that can result in serious illness or death and is easily transmittable person to person; and

WHEREAS, on March 11, 2020, the World Health Organization declared the virus a pandemic; and

WHEREAS, on March 11, 2020, the State of Alaska declared a public health emergency in response to the anticipated outbreak of the virus in Alaska; and

WHEREAS, on March 13, 2020, President Donald J. Trump declared a national emergency in response to the virus pandemic; and

WHEREAS, on March 16, 2020, the Assembly declared a local emergency in response to COVID-19; and

WHEREAS, on March 22, 2020, the City and Borough of Juneau ("CBJ") received its first positive case of COVID-19; and

WHEREAS, since March the community has had more than 316 confirmed COVID-19 cases as of September 11, 2020; and

WHEREAS, on May 18, 2020, the CBJ Assembly authorized the regular October 2020 municipal election to be conducted by mail; and

WHEREAS, on June 29, 2020, the CBJ Assembly authorized Ordinance 2020-24, amending the election code to account for the upcoming by-mail election; and

WHEREAS, CBJ 29.07.370(e)(1)(ii) provides that a by-mail ballot shall not be counted if the witness authorized by law to attest the voter's certificate failed to properly execute the witness certificate on the envelope, except that a ballot cast in person and accepted by an election official may be counted despite failure of the election official to properly sign and date the witness' declaration; and

WHEREAS, the witness signature requirement may disenfranchise certain voters who are unable to socially distance or otherwise find a qualified witness as the result of the pandemic; and

WHEREAS, CBJ 29.07.370(e)(3) requires the election official to review by-mail ballots and verify the signature of the voter, providing safeguards in ensuring the registered voter casted the by-mail ballot; and

WHEREAS, given the safeguards in place and the potential impact of disenfranchising voters during a public health emergency, the witness signature requirement of CBJ 29.07.370(e)(1)(ii) should be suspended during the regular October 2020 municipal election.

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

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Suspension of Witness Signature Requirements. The Election Official is authorized to accept and count by-mail ballots without a proper witness certificate on the ballot envelope, provided that the Election Official is able to properly verify the voter's signature on the ballot certification.

Section 3. Effective Date. This ordinance shall be effective upon adoption.

Adopted this _____ day of _____, 2020.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk



August 31, 2020

Lieutenant Governor Kevin Meyer
Director Gail Fenumiai
Alaska Division of Elections
P.O. Box 110017
Juneau, AK 99811

by email only to: kevin.meyer@alaska.gov
gail.fenumiai@alaska.gov

Re: Let every Alaskan vote: waive the absentee witness requirement

Dear Lieutenant Governor Meyer and Director Fenumiai:

There is no job more paramount in our democracy than the job of voter. In November, Alaskans will elect our President, our U.S. Senator and U.S. Representative, and 51 state legislators, and we'll decide two ballot measures. Turnout for August's primary reflects this year's importance: over 133,000 Alaskans voted—more than in the 2018 or 2016 primaries—a third of whom voted by mail, online, or by fax.¹ November's significance and August's numbers foretell similarly high turnout in the general election.

For August's voters, voting by mail made sense because, as the Lt. Governor's chief of staff Josh Applebee testified, in this global COVID-19 pandemic, "voters may therefore wish to avoid going to the polls, standing in close proximity, and using touch screens or handling ballots."²

Yet, the Division of Elections' enforcement of Alaska Statutes 15.20.066(b)(2) and 15.20.081(d), which require Alaskans who vote by mail or electronic transmission to have

¹ Alaska Division of Elections, *Primary, General and Statewide Special Election Results*, <https://www.elections.alaska.gov/doc/info/ElectionResults.php>.

² Declaration of Josh Applebee, docket no. 25 at ¶ 7, *Disability Law Center of Alaska v. Meyer*, No. 3:20-cv-00173-JMK (D. Alaska Aug. 3, 2020).

Lt. Governor Meyer and Director Fenumiai

Let every Alaskan vote: waive the absentee witness requirement

August 31, 2020

Page 2 of 4

witnesses sign their ballots, disenfranchises many voters. So we write to ask you not to enforce this requirement this fall: let every qualified voter freely vote during this pandemic.

In Alaska, every “qualified voter may vote an absentee ballot for any reason.”³ Alaskans who are in “high-risk group[s] who must be particularly careful to avoid exposure to COVID-19,”⁴ including those whom you have recognized as “people 65 and older” and “with certain underlying medical conditions,”⁵ may wish to vote absentee so as to, in Mr. Applebee’s words, “avoid going to the polls, standing in close proximity, and using touch screens or handling ballots.”⁶

Voters who are concerned about getting COVID-19 should be able to easily cast their absentee ballots: that’s why you “reach[ed] out to encourage [the] high-risk group” of 65 and older voters “to vote absentee,” because it “was a reasonable measure that comported with the public health information available at the time.”⁷ And as you said, “The more people who vote absentee the easier it will be for those who go to the polls to maintain social distance and limit their potential exposure to COVID-19.”⁸ And we appreciate your promise that “[t]he Division is doing everything it can to avoid . . . forcing many voters . . . to choose between going to potentially crowded polling places or being disenfranchised.”⁹

Enforcing the witness requirement, however, forces this very choice on voters. For many Alaskans who, for example live alone or who are single parents with children,¹⁰ getting a witness and maintaining safe social distancing isn’t feasible.¹¹ But, without a witness, their votes will be rejected and uncounted. You recognized that Alaska should not force voters

³ Alaska Stat. § 15.20.010.

⁴ Defs.’ Opposition to Motion for Preliminary Injunction, docket no. 22 at 8, *Disability Law Center of Alaska v. Meyer*, No. 3:20-cv-00173-JMK (D. Alaska Aug. 3, 2020).

⁵ *Id.*

⁶ Applebee Decl. at ¶ 7.

⁷ Defs.’ Opposition to Motion for Preliminary Injunction at 19.

⁸ *Id.* at 21.

⁹ *Id.* at 28.

¹⁰ Absentee voters’ witnesses must be at least 18. Alaska Stat. §§ 15.20.066(b)(2)(C) & 15.20.081(d).

¹¹ Alaska’s Chief Medical Officer Dr. Anne Zink testified, “The most effective ways to minimize the spread of the disease continue to be social distancing, frequent handwashing or sanitizing, and wearing adequate face coverings that cover the nose and mouth.” Declaration of Anne Zink, docket no. 23 at ¶ 7, *Disability Law Center of Alaska v. Meyer*, No. 3:20-cv-00173-JMK (D. Alaska Aug. 3, 2020).

Lt. Governor Meyer and Director Fenumiai

Let every Alaskan vote: waive the absentee witness requirement

August 31, 2020

Page 3 of 4

into the Sophie's Choice of a fatal virus or democratic disenfranchisement: please don't enforce the witness requirement and make Alaskans choose between their health or their vote.

Alaskans' right to vote is fundamental, guaranteed by the United States and Alaska Constitutions,¹² and the health consequences of COVID-19 are dire: 1 out of 5 people become seriously ill and require hospitalization,¹³ and while "[o]ur understanding of this virus is constantly evolving,"¹⁴ we know that of the almost 6 million Americans it has infected, it has killed more than 182,000.¹⁵

In upholding Alaskans' fundamental right to elect our public servants, and "to avoid . . . forcing many voters . . . to choose between going to potentially crowded polling places or being disenfranchised,"¹⁶ the Division of Elections should recognize that enforcing the witness requirement now is unwise and poor policy. Its harm of disenfranchising Alaskans is not offset by any good: instances of voter fraud are so incredibly rare that the witness requirement cannot serve a compelling purpose, especially since there is no way to confirm the identity of a witness who signs another's ballot.

COVID-19 is serious and so too is the right to vote, free from unnecessary ballot barriers. Alaska should continue its "long history of expanding voting access and facilitating voters' exercise of their right to vote,"¹⁷ by not enforcing the absentee witness requirement now, in this global pandemic.

By Friday, September 4, we hope to hear that you're putting the safety of our democracy and the safety of Alaska first, and will make this commitment. Please contact Stephen Koteff, the ACLU of Alaska's legal director, at skoteff@acluak.org.

Thank you.

¹² U.S. Const. amend. I, XIV, XV, XIX, and XXVI; Alaska Const. art. V.

¹³ World Health Organization, *Q&A on coronaviruses: What are the symptoms of COVID-19?*, <https://www.who.int/emergencies/diseases/novel-coronavirus-2019/question-and-answers-hub/q-a-detail/q-a-coronaviruses>.

¹⁴ Zink Decl. at ¶ 2.

¹⁵ Centers for Disease Control and Prevention, *CDC COVID Data Tracker*, <https://covid.cdc.gov/covid-data-tracker>.

¹⁶ Defs.' Opposition to Motion for Preliminary Injunction at 28.

¹⁷ *Id.* at 3.

Lt. Governor Meyer and Director Fenumiai

Let every Alaskan vote: waive the absentee witness requirement

August 31, 2020

Page 4 of 4

Sincerely,

/s/

Joshua A. Decker

Executive Director

American Civil Liberties Union of Alaska Foundation

/s/

Natalie Landreth

Senior Staff Attorney

Native American Rights Fund

/s/

Kristen Clarke

President and Executive Director

Lawyers' Committee for Civil Rights Under Law



Lieutenant Governor Kevin Meyer
STATE OF ALASKA

September 4, 2020

Stephen Koteff, Legal Director ACLU of Alaska
1057 W Fireweed Ln Ste 207
Anchorage, AK 99503
Via Email Only

Dear Mr. Koteff,

Thank you for your letter of August 31 concerning the upcoming statewide elections. My office has been working diligently with the Division of Elections and our Department of Law to evaluate our options for the upcoming general election.

I am sure you would agree that election integrity begins with following the law. If an election is not conducted legally by following the statutes duly passed by the legislature, there can be no basis to believe in the election's integrity. Making exceptions to the statutes, even on a piecemeal basis, would erode the foundation upon which Alaskans have built their faith in the election process.

The Office of Lt. Governor lacks the power to unilaterally waive the statutory witness requirement. The witness requirement is central to the absentee ballot statutory scheme and is not a mere procedural requirement. AS 15.20.081(d) sets forth the witness requirement, and AS 15.20.203(b)(2) mandates that an absentee ballot be rejected and not counted if it is not properly witnessed.

If my office were to ignore this clear statutory language and count ballots that were not properly witnessed, those absentee ballots could later be invalidated in a court challenge. It would be irresponsible for me to tell voters not to follow the witness requirement and risk their votes not counting.

Like you, I care deeply about every Alaskan's safety during this pandemic, and we have learned a lot over these past several months about how to best prevent spreading the virus. Just like going to the grocery store or receiving deliveries at your home, maintaining a social distance of six feet and wearing masks goes a long way and both of these can be accomplished for witnessing a ballot. Witnessing could also take place through a window if necessary. Although not ideal, we are all having to change the way we do things, and I would encourage voters to think creatively about how to fulfill this requirement in a safe manner.

Sincerely,

A handwritten signature in black ink that reads "Kevin Meyer".

Kevin Meyer
Lieutenant Governor

PUBLIC HEALTH RELATED ORDER

OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

An Emergency Public Health Related Order Issued Implementing the City and Borough of Juneau COVID-19 Mitigation Strategies

WHEREAS, the City and Borough of Juneau ("CBJ") Assembly has vested the CBJ Manager with the power to take emergency actions as necessary to respond to COVID-19, as set forth in Resolution 2884(f), and CBJ 03.25.040, as amended by Ordinance 2020-16; and

WHEREAS, COVID-19 is a respiratory disease that can result in serious illness or death and is easily transmittable person to person; and

WHEREAS, on March 11, 2020, the World Health Organization declared the virus a pandemic; and

WHEREAS, on March 11, 2020, the State of Alaska declared a public health emergency in response to the anticipated outbreak of the virus in Alaska; and

WHEREAS, on March 13, 2020, President Donald J. Trump declared a national emergency in response to the virus pandemic; and

WHEREAS, on March 16, 2020, the Assembly declared a local emergency in response to COVID-19; and

WHEREAS, on March 22, 2020, the City and Borough of Juneau ("CBJ") received its first positive case of COVID-19; and

WHEREAS, since March the community has had more than 328 confirmed COVID-19 cases as of September 11, 2020; and

WHEREAS, Juneau is currently experiencing a rapid increase in confirmed COVID-19 cases directly linked to bar and restaurant employees; and

WHEREAS, the COVID-19 Mitigation Strategies will help provide structure and certainty as the community balances the needs to mitigate harm and keep the economy open; and

WHEREAS, the Emergency Operations Center will continue to monitor test results and invoke additional mitigations as necessary;

1 THEREFORE IT IS ORDERED BY THE MANAGER OF THE CITY AND BOROUGH OF JUNEAU,
2 ALASKA:

- 3 (1) The City and Borough of Juneau Community Mitigation Strategies identified in
4 Exhibit A are implemented immediately.
- 5 (2) The City and Borough of Juneau is elevated to a Level 3 – High alert level on the
6 Community Mitigation Strategies.
- 7 (3) Effective Saturday, September 12, 2020, at 12:00pm, the CBJ will implement the
8 mitigation strategies at Level-3 High for indoor bars and restaurants.

9 Bars closed for indoor service. Restaurants reduce capacity to
10 ensure physical distancing not to exceed 50% with
11 reservations required. Delivery/curbside pickup if allowed up law.

12 This order shall be effective upon signature and be in effect for 15 days.

13 Adopted this 11th day of September, 2020.

14 
15 Duncan Rorie Watt, City Manager

16
17 Attest:

18 
19 Robert Barr, City and Borough of Juneau



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

DATE: September 14, 2020

TO: Maria Gladziszewski, Chair, Assembly Committee of the Whole

FROM: Mila Cosgrove, Deputy City Manager

RE: COVID-19 K-5 Childcare – RALLY Options

Background:

The Assembly requested that the Manager's Office provide a framework for K-5 Childcare options in light of COVID-19 operational constraints for the Juneau School District. One option before the Assembly is to fund or partially fund JSD RALLY care. This issue is time sensitive and a decision of whether to proceed and how to prioritize access and funding should be determined in the near term.

Proposed prioritization for enrollment:

The purpose of prioritizing enrollment for RALLY is to assure that those families most in need of care have access to services. Enrollment criteria has been designed to provide an alternative to children being left at home alone or solely under the care of older siblings who may also need to be focusing on their own school work.

1. Children who are enrolled in the Juneau School District and living with a single parent/adult caretaker whose work requires that they be away from home on all school days from 8:00 am – 4:30 pm.
2. Children who are enrolled in the Juneau School District and living with more than one parent/adult caretakers, all of whose work requires that they be away from home on all school days from 8:00 am – 4:30 pm.
3. Children who are enrolled in the Juneau School District and living with one or more parents/adult caretakers all of whose work requires that they be away from home on a regular basis on most school days from 8:00 am – 4:30 pm.
4. Children who are enrolled in the Juneau School District in grades K-2 and whose parents certify that having the child at home while they telework is a hardship to effectively working from home.
5. Children who are enrolled in the Juneau School District in grades 3-5 and whose parents certify that having the child at home while they telework is a hardship to effectively working from home.
6. Children who are enrolled in the Juneau School District
7. Children who are not enrolled in the Juneau School District.

September 14, 2020
 Assembly Committee of the Whole
 COVID-19 K-5 Childcare – RALLY Options

Proposed funding strategies:

Care should be taken to assure that RALLY is an affordable option for families across all income levels. At the existing staff to child ratio, JSD has set the RALLY tuition rate at \$1,310 per child per month – an amount that puts care outside the reach of most families. If fully enrolled, the cost per child is \$1,111, an amount still outside the reach of many families.

Part of the problem is the way childcare tuition assistance is calculated for the RALLY program. State of Alaska Childcare Assistance support is available to families who meet certain federal poverty guidelines. The Assistance level available is based on faulty data that will not be corrected until the next rate schedule study. For this reason, as well as the desire to keep RALLY affordable for families who were not anticipating paying for full day care for children who would normally be in school, it is recommended that the rate for RALLY be set at \$515.00 per month through the end of the calendar year.

If that is the set amount, and the program is fully enrolled, the amount of funding required would be:

RALLY Program						
	Staffing		1,111	1,120,000	1,400,000	2,520,000
	Revenue Collected		-515	-520,000	-650,000	-1,170,000
	Total	252	596	600,000	750,000	1,350,000

To help further offset the cost of the program for the lowest income families, the Assembly could grant child care awards to help offset costs not covered by State of Alaska Childcare Assistance. This would need more exploration to assure there are not unintended consequences to that type of funding.

Requested Action:

The Assembly should decide if it intends to offset the cost of providing RALLY services to the community. If the answer is affirmative, the Assembly could decide to prepare an emergency appropriate resolution for the September 21st Assembly meeting authorizing funding up to \$600,000. That would allow the RALLY program to begin offering services to a greater sector of the community in the most expeditious manner. In the alternative, the Assembly could also forward this discussion to the next Assembly Finance Committee meeting.