

DRAFT
THE CITY AND BOROUGH OF JUNEAU, ALASKA
Assembly Committee Of The Whole Work Session Minutes
DRAFT MINUTES

October 28, 2019

I. ROLL CALL

Deputy Mayor Maria Gladziszewski called the meeting to order at 6:48 p.m. in the Assembly Chambers.

Assemblymembers Present: Maria Gladziszewski, Loren Jones, Rob Edwardson (telephonic), Wade Bryson, Michelle Hale (telephonic), Carole Triem, Alicia Hughes-Skandijs, Greg Smith and Mayor Beth Weldon.

Assemblymembers Absent: None.

Staff present: Deputy City Manager Mila Cosgrove, City Attorney Robert Palmer, JSD Superintendent Bridget Weiss, Municipal Clerk Beth McEwen, Chief Housing Officer Scott Ciambor, Library Director Robert Barr, Assistant Attorney Emily Wright, Assistant Attorney Teresa Bowen, CBJ Finance Director Jeff Rogers, JSD Finance Director Sarah Jahn, Code Enforcement Officer Nate Watts

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

- a. July 8, 2019 Assembly Committee of the Whole Meeting Minutes
- b. July 15, 2019 Assembly Committee of the Whole Meeting Minutes

Ms. Hale noted that she had some grammatical corrections to the July 8, 2019 and will provide those to the Clerk.

MOTION by Ms. Hale to approve the minutes of the July 8 and July 15, 2019 meetings with minor corrections and asked for unanimous consent. *Hearing no objection, the minutes were approved with correction.*

IV. AGENDA TOPICS

A. Child Care Committee Update

Deputy City Manager Cosgrove and Library Director Barr gave a presentation on the staff follow-up to the Child Care Committee's final report. The staff report provided data about current child care services and the gap of current services to the needs of the community as well as a myriad of options the Assembly may wish to consider to try to meet those needs.

The work done by staff since the Child Care Committee provided its report was to look at a series of options for child care models, options for economic models to address those needs, and provided some recommendations on how to city might best be able to use its resources to meet some of those

DRAFT

needs. The staff review and recommendations focused on options for CBJ providing economic assistance through some of the following methods:

- Making use of CBJ owned facilities including options for using the modular units located at Floyd Dryden or at Mendenhall River Community School or use of the Mt. Jumbo facility.
- Potential tax incentives such as property tax exemptions for child care and group homes,
- Provide grants or stipends such as an increase to the Assembly grant to the HEARTS program or provide stipends to the Best Starts program if one were to operate, and
- Providing financial assistance for workforce development.

Assemblymembers asked a wide variety of questions and discussed many of the options with staff from the report and Ms. Gladziszewski noted that they could keep this issue in the Assembly COW if there are additional questions and need to discuss in further detail or they can refer this matter to the Assembly Finance Committee (AFC) for discussing the financial issues.

Mayor Weldon asked if they could get some additional information from staff on funding comparisons broken out by types of programs and number of children served for each of the options. She said that most of her questions relate to the financial data so she was willing to move this topic forward to the Assembly Finance Committee.

Ms. Hale said she would be interested in hearing more information about the comparisons between the Best Starts program vs. the provider stipend option and would like greater detail on the differences between the two different models.

Mr. Smith said he would like greater detail on the Kinder Ready program and how these models and options would prepare children for preparing for kindergarten.

Additional discussion took place on whether this should stay in the COW or be referred to AFC.

Mr. Edwardson said he too would like to hear more about the differences between the Best Starts model and the provider stipend option and felt it should continue to be held in the COW.

Ms. Cosgrove noted that she would bring the information requested back to the next COW meeting on December 2 so they have it in advance of the Assembly retreat.

B. Juneau Economic Plan (JEP) Update

Ms. Cosgrove noted that in February 2015, the Assembly adopted the Juneau Economic Plan and requested staff to provide updates periodically to the Assembly about progress on the plan. The packet contained a cover memo highlighting updates to the plan since the last report in August 2018. Highlights of projects that have been worked on included:

- Continuing to work with AK DOT/PF on a second crossing to North Douglas
- Continued work on facilities/infrastructure for Airport, Docks & Harbors, and other Public Works facilities
- Looking at tourism and the Waterfront Development Plan which has now been assigned to the Visitor Industry Task Force
- Child care issues as discussed earlier in the meeting
- Working on making land available at Vintage Park for an assisted senior living facility
- Continued work on options for a new City Hall
- Multiple projects relating to downtown development projects including Blueprint Downtown efforts, planning for the Aak'w Village District, and the Archipelago lot Docks & Harbors project

DRAFT

- Housing projects including funding towards phase 2 of Housing First, the Affordable Housing Fund, and the Accessory Apartment Incentive grant program
- CBJ land has been made available for sale in the Pederson Hill and Renninger subdivisions as well as the lots on Lena point.

Ms. Cosgrove stated that the purpose of providing the updates on the JEP at this time are to assist Assemblymembers in looking forward when considering their goals at the retreat in December. Some of the plan's partners have indicated that it may be time to start looking at refreshing or updating the plan now that it has been in place for five years and that would be a topic for the Assembly to discuss and decide.

C. Housing Action Plan Update

Chief Housing Officer Scott Ciambor provided an update on the work that has been done or is currently in progress from the Housing Action Plan (HAP). While the HAP had 66 items identified, his memo provided greater detail on those programs that staff and the Assembly have been working on over the past year. Many of those were mentioned in the JEP review above including the work that the Lands staff has been doing to make land available for sale to builders, the work being done on the neighborhood plans and the Blueprint Downtown group and the progress being made towards Housing First and the Vintage Business Park assisted living project.

Ms. Gladyszewski asked with all the work that the city has been doing on many fronts if he could explain why the housing and rental prices are still so high and the vacancy rate still so low. She asked if that might have to do with the short-term rental market such as Airbnb and VRBO having an effect on housing availability. Mr. Ciambor explained that this trend is not something unique to Juneau and if they looked at housing markets across the western United States, they would see similar housing market issues.

Members then discussed the efforts and continued support for the strategies staff has been working on which include:

- Senior living project at Vintage Business Park
- Continued sale of CBJ land for home building by the Land Division
- Continued funding towards the Affordable Housing Fund and the Accessory Apartment Incentive grant program.

Assemblymembers asked Mr. Ciambor to provide additional information regarding the impacts of short-term rentals on the Juneau housing market and to continue to provide updates to them on the HAP projects.

V. ADJOURNMENT

There being no further business to come before the committee, the meeting adjourned at 9:03 p.m.

Respectfully submitted,
Beth McEwen, MMC
Municipal Clerk