

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

August 31, 2020, 5:00 P.M.

City Hall, Assembly Chambers, Zoom Webinar Meeting

I. ROLL CALL

Chair Edwardson called the meeting to order at 5:00pm.

Members Present: Chair Rob Edwardson, Alicia Hughes-Skandijs, Carole Triem, Greg Smith

Members Absent: none

Liaisons Present: Chris Mertl, Parks and Recreation; Chris Dimond, Docks and Harbors

Liaisons Absent: Dan Hickok Planning Commission

Other Assembly Members Present: Loren Jones

Some Members of the Public Present:

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Jill Maclean, CDD Director, Scott Ciambor, Chief Housing Officer

II. APPROVAL OF AGENDA

The agenda was approved as presented.

III. APPROVAL OF MINUTES

The August 10, 2020 Draft Minutes were approved.

IV. PUBLIC PARTICIPATION

No public participation.

V. AGENDA TOPICS

A. Tlingit Haida Regional Housing Authority Hurlock Property Request

Mr. Bleidorn discussed this request to reacquire the Hurlock property from the Alaska Legacy Partners (ALP) and lease it to the Tlingit and Haida Regional Housing Authority (THRHA), in which THRHA will work with ALP directly for payment in the exchange. The Hurlock property is 36,000 square feet. The Assembly solicited letters of interest for potential uses for this property at the end of 2017 and into the beginning of 2018. ALP was selected with the condition that they develop the property in accordance to their proposed use as a senior care center.

On August 18, 2020, the Lands Office received a letter from THRHA stating that they are interested in using this property for vulnerable homeless youth. THRHA is working with the Juneau Coalition on Housing & Homelessness (JCHH), which has identified the need

for a youth homeless shelter/transitional housing as a priority. THRHA applied and received a HUD Cares Act grant to provide renovation funds for a shelter. THRHA is working with Zach Gordon Youth Center and partners to develop and provide shelter programming. These funds must be expended by the end of calendar year 2020.

THRHA and ALP have proposed that the CBJ forgoes collection of the \$352,000 that ALP owes in exchange for the CBJ obtaining title of the property and that THRHA pay ALP approximately \$165,000 in exchange for selling the property to the CBJ. The CBJ would lease the property to THRHA for vulnerable homeless youth at less than fair market value, which is in the public interest for the community. The City would resume as owners of the property and through the lease process, we could continue to insure that this property is utilized for this specific use.

If the Assembly were supportive of this concept then an ordinance would be drafted for further consideration of such a transaction. THRHA would be required to obtain any necessary permits, which may include the need for a conditional use permit.

Mr. Smith asked if there was any information on the public process for the original request for uses and if the neighborhoods were involved and their perspectives on the different proposed uses. Mr. Bleidorn replied that the public process involved an open house and the Assembly requested that Staff solicit uses and Staff put together solicitations for this property. The documents received were brought to the Lands Committee in which we were instructed to investigate a few solicitations. Proposals went back to the Lands Committee and then to the Assembly with a motion to work with ALP. The process started in December 2017 and we sold the property to ALP around August 2018. There was a lot of public comment and interest from the neighborhood.

Ms. Hughes-Skandijs asked about the current timeline, in that we received a letter in August. I am interested in finding out when we found about this request to remove the stipulation of senior housing. Mr. Bleidorn replied that ALP submitted a letter to the Assembly earlier this year around May or June. Part of the request was to be able to sell the property and remove the stipulation. The City would lose any public purpose if this property were to have been sold on the public market. ALP rescinded that request and since then they understood that the City and Assembly are keen on using this property for a public purpose. After that point, they started working with THRHA and ZG to see if there was an opportunity to continue to use this property for public purpose and discontinue use as senior housing. ALP has indicated that it is unfeasible to use as senior housing given that the City has just heavily invested in senior housing nearby in Vintage Park. This new request just came in just a few weeks ago.

Mr. Mertl disclosed that he has been a paid consultant for THRHA in the past but not for this project and feels that this is a good project but was curious of the public process with the neighborhood for this new proposal. The neighborhood had come to believe that they were going to have senior housing at this property and may not be aware of the change. Mr. Bleidorn replied that with any change of use there would be a process with

the Planning Commission and Community Development, in which there will be public outreach, which includes mailers and or public notice sign on the property.

Ms. Triem commented that the Assembly has received a couple of emails about this and was curious if anyone has reached out to the Lands Office with an interest of their own for this property in the past 13 days. Mr. Bleidorn replied that he had received an email from one of the previous applicants that wanted to use this property for childcare. At this point however, the City does not own the property and anything that is being proposed will need to be addressed to ALP, the owner of the property. Assembly member Loren Jones had talked to Mr. Bleidorn and was reaching out to this other proposer, as they had reached out directly to him. The thought is that whoever comes to Lands with a proposal or request, Staff moves it forward. The only request that Staff has seen is this one presented by THRHA, with buy-in from the existing owners, which is key to getting the proposal off the ground. Ms. Triem asked of the current state of the building. Mr. Bleidorn replied that the current owners had invested money into rehabbing the building, but believes that it is in similar shape as to when the building was sold. One unique thing about this property is that the kitchen has been redone. THRHA had a chance to look at this property to evaluate the costs and the use to fit suit their request.

Ms. Hughes-Skandijs commented that the City is no longer the owners of this property and if we suspect that the original public purpose is not going to occur then we would be in no position to solicit offers for new proposals. Mr. Bleidorn noted that this is an unusual situation because we do not own the property but there is potential for the owners, the applicant, and the fact that the City is going to regain ownership could mean that in the future, the City could have a more hands on approach.

Chair Edwardson commented that this is an unusual but not unprecedented situation. The property went to ALP with a revert clause if certain things did not happen then the property would revert to CBJ. Unless ALP does many different things then this is probably one of the most likely scenarios that would work with the fewest amount of steps. Mr. Bleidorn is asking for support, but we as individual Assembly members will look at the ordinance when it gets to the Assembly and decide again whether we support this. This is just moving this proposal forward saying that we like this idea.

Ms. Triem commented that Mr. Bleidorn mentioned he spoke with the Manager about a timeline as THRHA has a deadline to spend their money and was wondering if anything came out of those conversations, as we might not make that deadline. Mr. Bleidorn replied that Staff is working on this and that we are following our existing rules and regulations and concentrating on one-step at a time.

Mr. Mertl asked what happens if we authorize the transfer property back to the City and then to the THRHA, but the community protests. Mr. Bleidorn replied that we are not finalizing this decision until it has been vetted through the Planning Commission. Mr. Mertl followed up by asking that this is not an immediate transfer and there will be time for fact finding and making sure the conditions are conducive. Mr. Bleidorn noted that he has been working what Ms. Maclean from CDD and that THRHA has started their

application process and a pre-application meeting with CDD. Prior to the introduction of an ordinance, there will be a planning and permit review for the use of the property.

Motion of support and referral to the Assembly for the Attorney to draft an ordinance authorizing the use of the Hurlock property for vulnerable homeless youth as proposed by THRHA and ALP passed.

VI. STAFF REPORTS

A. Film Permit Updates Update (verbal)

Mr. Bleidorn updated the Committee about the film permits that Lands processes. There have been seven film permits so far this calendar year compared to eight last year. Although there has not been a cruise ship season this year, there is still a lot of interest in filming in Juneau.

Mr. Smith asked if there was any reason to deny a film permit application. Mr. Bleidorn replied that we have not denied any and the only reason they might be denied would be if they did not have the correct insurance, which is what we are looking for, that they take liability for any accidents or issues that may arise.

Chair Edwardson comment that at the State DNR, there was a few permits that were denied as permits, easements and leases are different. Some of the things that you can do under an easement or lease are different and more of a permanent nature whereas as permit is temporary authorization that can be revoked at will and does not require cause. If the permit were revoked then people would have to vacate the land within three days. Chair Edwardson asked if City permits are different from State permits. Mr. Bleidorn commented that he wasn't familiar with State permits but noted that the City permits are for short periods of time and they are not exclusive and do not have exclusive rights to use the property. Permittees will need to be conscious of people on the street and cannot impede on others rights and uses.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Mertl provided an updates of projects that will probably come before the Lands Committee after going through the PRAC. One of these is the seasonal closing of Montana Creek Road, which is an issue that was originally thought not to be a big deal. The Ski Club and OHV users that have been outspoken on their wants for the road.

VIII. ADJOURNMENT

Chair Edwardson adjourned the meeting at 5:31PM.