

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

February 26, 2018 4:00 PM (Special Meeting Time)  
City Hall, Assembly Chambers

**I. ROLL CALL**

Chair Mary Becker called the meeting to order at 4:04pm.

**Members Present:** Mary Becker; Beth Weldon (telephonic participation); Rob Edwardson; Jerry Nankervis

**Liaison Present:** Chris Mertl, Parks & Recreation

**Liaison Absent:** Paul Voelckers, Planning Commission; Weston Eiler, Docks and Harbors

**Staff Present:** Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Rachel Friedlander, Lands and Resources Specialist

**II. APPROVAL OF AGENDA**

Hearing no objection, the agenda was approved. Mr. Chaney commented that with the number of people signing up to testify, the Committee may need to consider a time limit for public testimonies and Chair Becker agreed.

**III. APPROVAL OF MINUTES**

Hearing no changes, all minutes were approved.

**IV. PUBLIC PARTICIPATION**

There was no public participation on non-agenda items.

**V. AGENDA TOPICS**

**A.** 9290 Hurlock Ave; Former JYS Cornerstone Campus

Chair Becker and Mr. Nankervis emphasized that all public testimonies would be limited to 2 minutes per public member and per applicant.

Some time was then spent organizing the public testimony portion for the meeting. Public testimony was organized per applicant, where the public could sign up to comment on the overall process and/or comment specifically on one of the five applicants being considered for the Hurlock facility.

Chair Becker began to announce the order for public testimony when a number of public members stated they had not had the opportunity to sign up for testimony. After consulting with Chair Becker, Mr. Nankervis initially invited members of the public up to the dais to add their names to the public testimony sign-up sheet. After seeing the number of people signing up and after discussing the situation with Chair Becker, Mr. Nankervis announced public testimony would begin and anyone who had not added their name to the sign-up sheet could speak after everyone on the list had been heard from.

**Alaska Legacy Partners (ALP)**

Garrett Schoenberger

Mr. Schoenberger, principle and co-founder of Alaska Legacy Partners (ALP), stated there was miscommunication regarding the transfer of ownership of the Hurlock property from CBJ to ALP and said they are open to the transfer of ownership or title to the property following several different options: establishing a non-profit organization, or delayed payment plan where ALP pays fair-market value for the property. The main intent of ALP's proposal was to establish actual operations, which is bringing a 16-18 bed assisted living memory care senior facility to the Juneau market and meeting a large demand in the Juneau community.

#### Paul Simpson

Mr. Simpson went on record to say that he was in support of Mr. Schoenberger's statement. Chair Becker asked if Mr. Simpson was one of the ALP owners and Mr. Simpson confirmed it so. Chair Becker asked if ALP would become a non-profit and Mr. Simpson confirmed it so. Mr. Simpson stated that after speaking with Mr. Chaney, their prior offer would not have worked because they are a for-profit entity but that ALP is open to exploring how they could participate.

#### **Aunt Margaret's House**

##### Chris Gerondale

Mr. Gerondale said a transitional house for people coming out of prison to live with people that are employed could assist the community to transition people from prison into the working population. Mr. Gerondale shared how hard it is for a former inmate exiting prison to re-enter the community. Mr. Gerondale said he would prefer the property be sold for fair market value, that it go to an operator with experience, and that Ms. Grummett has experience.

##### Barbara Pastorino

Ms. Pastorino would like to support this proposal. Ms. Pastorino spoke about the importance of secured housing for re-entry members, the community responsibility to create a successful restorative process, and shared information on recidivism in Alaska.

#### **Gehring Nursery**

##### Caroline Walker

Caroline Walker came to speak publically in support of Gehring Nursery and to strongly urge the CBJ to support the pre-school. As a mother of three, she has been dealing with childcare in Juneau for 14 years and that Gehring Nursery has something the community could really benefit from.

##### Israa "Izzie" Kako-Gehring

Ms. Gehring owns and operates Gehring Nursey and wants to expand the program at the Hurlock facility starting this summer with a summer program, and making up for the two childcare facilities that are closing down soon. Gehring Nursery was nominated as a top program in Southeast by Thread after being in operation for three years.

#### **Polaris House**

##### Dana Sexton

Ms. Sexton stated Polaris House does not have a transient population. Polaris Housing has been established since 2002, they have an active membership of at least sixty people, and not a single active member is homeless at this time. Ms. Sexton summarized the role Polaris House has for the community, and how the organization has helped her. Ms. Sexton would like to see Polaris House receive this opportunity in order to help them expand, create more jobs, and more support.

##### Daniel Martin Okegawa

Mr. Okegawa came to say Polaris House has been a huge help for him, and that it's not a place where he just exists or survives, but a place where he has a purpose.

##### Carol Knox

Ms. Knox came to advocate for Polaris House. Ms. Knox owns and operates Downtown Pay Services and said many of her clients are disabled and are Polaris House members. Ms. Knox summarized Mr. Okegawa's experience and her own daughter's experience with Polaris House.

#### Tamee Martini

Ms. Martini came to speak in favor of Polaris House moving to the Valley area. Ms. Martini is a manager within the Juneau faith-based non-profit, St. Vincent de Paul. Ms. Martini has seen a larger amount of St. Vincent members wanting to become more involved with Polaris House, but they have to avoid coming downtown due to the triggers that may be present. Ms. Martini said St. Vincent's and Polaris House have had a very successful partnership, and would like to see this happen outside of downtown.

#### Tom McNamara

Mr. McNamara is a member of Polaris House, has been a member since 2007, and believes Polaris House saved his life. Mr. McNamara then shared his personal experience with Polaris House and that he assists the organization with building maintenance. If Polaris House received the Hurlock Facility, he would take care of the grounds and inside maintenance.

#### Bruce VanDusen

Mr. VanDusen, principle for Polaris House, said in the past 24 months, JPD has come to the facility three times to escort someone out the door. Polaris House does not have problems the community may think it does. Ms. VanDusen then summarized the services Polaris House provides to the community.

#### Darrell Wilkerson

Mr. Wilkerson has been a member of Polaris House since 2009. Mr. Wilkerson then shared his personal experience with Polaris House. Mr. Wilkerson said this property is needed for Polaris House to expand, and to have a respite, which is needed in Juneau so that community members do not have to go to the hospital.

### **General Testimony**

#### Don Habeger

Mr. Habeger came as the Juneau Re-Entry Coalition Community Coordinator and shared that the coalition has a focus on housing. Mr. Habeger outlined the four focuses of the group, with the last focus being housing. He stated that he was speaking to offer support for Aunt Margaret's house.

#### David Bedford

Mr. Bedford said he appreciates what the Lands Committee is trying to do with the facility however it is located in the neighborhood Mr. Bedford resides in. Mr. Bedford said the JYS Cornerstone Facility was an ongoing neighbor that was a case managed facility so that residents always had supervision. Mr. Bedford said both Alaska Legacy Partners and Gehring Nursery have on-site supervision while Polaris House and Aunt Margaret's House do not. Mr. Bedford said Alaska Legacy Partners and Gehring Nursery are appropriate for a neighborhood.

#### Roy Carte

Mr. Carte said he resides in the neighborhood and raised his family there. When Mr. Carte built his house, the Cornerstone facility was there, and it was always consistent and not a concern to the neighborhood, said Mr. Carte. Mr. Carte favors Alaska Legacy Partners and Gehring Nursery. Mr. Carte then pointed out that there is only one way out of Hurlock (if you are leaving the property, you can only

make a right to exit). Mr. Carte said this facility could increase traffic on his street. Mr. Carte encouraged the Lands Committee to consider the sale of the property at fair market value in an open bid, and did not understand why it hasn't been done that way. Mr. Carte then asked how many members of the Lands Committee were present and Chair Becker replied four Lands Committee members were present, and that the Committee would be forwarding their preferences to the Assembly.

#### Gene Bedford

Ms. Bedford seconded Mr. Carte's and Mr. Bedford's opinions and said that they, as neighbors, are not disputing the services that are being considered, but for her she is considering what the best fit for a residential, single family neighborhood is. Ms. Bedford shared that the neighborhood met and had selected Alaska Legacy Partners and Gehring Nursery. Ms. Bedford urged the Committee to choose carefully and that she is concerned about the skate park remaining safe.

Chair Becker was curious about the neighborhood meeting Ms. Bedford mentioned. Ms. Bedford said the neighborhood met a week ago with a large turn-out at the library and agreed that the senior care and childcare were the best fits for a residential fit single family neighborhood.

#### Cathy Swanson

Ms. Swanson asked if the highest and best use of the property had been evaluated in order to make a choice. Ms. Swanson then explained that an arm's length transaction ("fair market value sale") would allow the CBJ to offer the applicants a chance to purchase the property and elect to receive a loan for a down-payment.

#### Melinda Burke

Ms. Burke lives in the neighborhood and attended both meetings the neighborhood held. Ms. Burke really supports Alaska Legacy Proposal, and is impressed to see people from Juneau coming back to invest into their community. Ms. Burke said not all of the proposals are fit for a residential neighborhood, and that she was really concerned about transitional living blending with seasonal work, and said this arrangement does not make any sense to her. Ms. Burke encouraged the Committee to think about the neighbors.

#### Ray Pastarino

Mr. Pastarino spoke in favor of Aunt Margaret's proposal and said that the other proposals are already being addressed in Juneau in other forms but that re-entry housing is not. Mr. Pastarino said recidivism is reduced when housing is addressed.

#### Kurt Burke

Mr. Burke said his concern with Aunt Margaret's House was focused on re-entry people mixing with college, seasonal workers who party. Mr. Burke said, speaking from experience as a re-entry person, that this would not be a good living environment. Mr. Burke said young people or "frat kids" don't set a good example for people re-entering the community. It's like an oil and water mix, said Mr. Burke.

#### Bob Swanson

Mr. Swanson said he thinks all of the proposals are well needed but that he favors Gehring Nursery and Alaska Legacy Partners. Mr. Swanson mentioned being concerned with the re-entry program because he did not hear anything about a plan for recovery, aftercare support, or any 12 step programs being in effect.

Public testimony closed at 5:07pm. No members of the public testified on Prama Home Inc.

Chair Becker stated the names of the five groups would be put on the Assembly Chambers whiteboard and that each committee member would rank each applicant. Mr. Nankervis emphasized all five applicants would be forwarded to the Assembly, but that the Committee will be recommending their top three choices. Mr. Chaney pointed out that in regards to ranking, number one would be the most preferred and that number five would be the least preferred.

Mr. Edwardson said the way he was reading the grading criteria, he would only have to select his top three choices not necessarily in order. Mr. Edwardson said the default for the Hurlock Facility is that it would sell for full market value unless there was a community need. Mr. Edwardson said that considering the applicants, there are two that are eligible, non-profits and Aunt Margaret's House has proposed paying full market value. Mr. Edwardson said that although he likes the other two applicants, they are not eligible. Chair Becker said she could see Mr. Edwardson's point but that the Assembly did not give that direction so the Lands Committee should order their preference based on programs.

Mr. Chaney said he spoke with Alaska Legacy Partners earlier and that they were willing to form either a non-profit or purchase the property at fair market value. Chair Becker then asked if staff had made any decisions to offer to the Committee and if the property would or would not be sold and Mr. Chaney replied that staff has been focusing on what the programs are and what the community need might be, and that the money part of this project would be examined last. Staff would take direction from the Assembly to work out the most appropriate financial arrangement, being approved by ordinance, said Mr. Chaney.

Mr. Mertl pointed out that Glory Hole should be struck from the list of applicants.

The Lands Committee voted for the applicants as follows:

|                       | BECKER | EDWARDSON | NANKERVIS | WELDON | TOTAL |
|-----------------------|--------|-----------|-----------|--------|-------|
| AK LEGACY PARTNERS    | 2      | 1         | 2         | 1      | 6     |
| AUNT MARGARET'S       | 4      | 5         | 4         | 4      | 17    |
| GEHRING PRE SCHOOL    | 1      | 2         | 1         | 2      | 6     |
| <del>GLORY HOLE</del> |        |           |           |        |       |
| POLARIS HOUSE         | 3      | 3         | 3         | 3      | 12    |
| PRAMA HOME INC.       | 5      | 4         | 5         | 5      | 19    |

Mr. Nankervis said he thought daycare has gone down considerably and the Assembly has preliminarily moved to fund pre-k efforts in school. Alaska Legacy partners would not be on his list had they not been

open to a not-for-profit, said Mr. Nankervis. Polaris House already has a facility, which is different than not having a facility, said Mr. Nankervis. Aunt Margaret's House and Prama Home Inc. need more work with the design of their proposals, but these options should also be forwarded to the Assembly as well, said Mr. Nankervis. Mr. Nankervis added a comment that people can change their minds for example, the most vocal opponent against Haven House said that once Haven House started operating it didn't cause a neighborhood problem and admitted to being wrong. Mr. Nankervis then pointed everyone to page 14 of the packet, outlined that there are four options that could be used to address what to do with the property, that the full Assembly should be aware of these options, and that he could lean towards selling the property for fair market value.

Chair Becker requested the final scores to be read aloud. It was determined that Alaska Legacy Partners and Gehring Nursery were tied for first, with Polaris House nominated as the third preferred choice by the Lands Committee.

Chair Becker asked if there was anything else the Committee could do. Mr. Chaney replied the Committee could forward this to the Assembly for further consideration and Chair Becker confirmed it so.

Mr. Nankervis, on behalf of the Lands Committee, thanks everyone for providing public testimony and for being involved in the process.

#### **VI. STAFF REPORTS**

There were no staff reports.

#### **VII. COMMITTEE MEMBER / LIASION COMMENTS AND QUESTIONS**

There were no committee member or liaison comments.

#### **VIII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:19 pm.