

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

March 20, 2017 5:00 PM
City Hall, Assembly Chambers

I. ROLL CALL

Debbie White, Chair, called the meeting to order at 5:01 pm.

Members Present: Chair Debbie White; Assembly members: Norton Gregory; Jesse Kiehl;

Liaison Present: Paul Voelckers, Planning Commission; Chris Mertl, Parks & Recreation

Liaison Absent: 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

The agenda was approved.

III. APPROVAL OF MINUTES

A. February 27, 2017 Minutes

The minutes were approved as amended.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Public Safety Building and Property Update

Mr. Bleidorn addressed the Lands Committee from his March 13, 2017 memo. The State of Alaska will be vacating the Public Safety Building on Whittier Avenue that is at the end of its design life. As owner of the building, the Mental Health Trust would consider sale of the property in accordance with their Management Strategy. Acquisition of this property and demolition of the building could be in the best interests of the CBJ and comply with the goals of the Willoughby District Plan.

Chair White asked if the Mental Health Trust changed their 20% land acquisition surcharge in the last 6 months and Mr. Bleidorn said the Trust's 2016 Land Management Strategy states a negotiated sale is the fair market value of the land plus a 25-30% surcharge to compensate for not selling the parcel through a competitive process.

Mr. Voelckers asked what happens with setting a negotiated price with the Alaska Mental Health Trust and Mr. Bleidorn replied the City must consider the Trust's disposal strategy but that there may be room for negotiations.

Mr. Kiehl said he was interested in what an appraisal might show, and that at this time he's not sure if he's prepared to support a motion to acquire the property. Mr. Kiehl asked if there was an estimate available for the value of the building and Mr. Bleidorn replied the 2010 Parking Strategy Plan ascribed a value of \$1.9 million.

Lands Committee unanimously moved a motion of support for pursuing an appraisal of the Public Safety Building with funds for the appraisal coming out of the Willoughby District Parking CIP.

PUBLIC PARTICIPATION ON AGENDA ITEM A

There was no public participation on Agenda Item A.

B. FAA Juneau Airport Wind System Lease

Mr. Bleidorn addressed the Lands Committee from his March 13, 2017 memo. The Department of Transportation, Federal Aviation Administration (FAA) currently leases three small fractions of property from the City and Borough of Juneau for the Juneau Airport Wind Systems (JAWS) facility sites. The FAA has requested to renew leases for these three sites. Lands Staff has determined that two of the leases could be combined into one so there will only be two leases needed for the three sites.

Lands Committee unanimously moved a motion of support to the Assembly for two leases to the FAA at no cost in order to insure the continuation of the Juneau Airport Wind Systems program.

Mr. Kiehl commented the map shown to the Committee did not highlight the wetlands overlook as a JAWS site and Mr. Bleidorn replied the three sites JAWS has inquired about are located on City property, and he believes the wetlands overlook site is on DOT right of way.

PUBLIC PARTICIPATION ON AGENDA ITEM B

There was no public participation on Agenda Item B.

VI. STAFF REPORTS

Mr. Chaney let the Committee know that the Pederson Hill subdivision preliminary plat was approved unanimously by the Planning Commission. Lands staff is in the final stages of working out a contract for the formal design of the project which will lead to a cost estimate and then an Assembly discussion to determine if the City should proceed with this project. There has been a request from a neighbor to consider sale of a portion of Rotary Park property due to inappropriate activities occurring in the area. The Pedersen family and Siddon family will both be on the agenda at the next Assembly meeting. Lands staff has reached out to Mayor of Angoon for arranging a meeting. Soon, Lands staff will be bringing forward a proposal to acquire property at Norway point to secure access to a CBJ lot outside of the hazard zone.

Mr. Chaney wanted the Lands Committee to know staff is moving forward on many fronts.

Mr. Voelckers brought up a public comment made during the Planning Commission hearing of Pederson Hill regarding an argument for young couples to acquire lots as opposed to elders and wasn't sure if the City has targeted specific demographics before. Mr. Chaney replied that, as he understands it, preference on age would not be constitutional but staff would look into it. Mr. Voelckers wondered if the City can discriminate on income levels but not other criteria and Mr. Chaney replied staff will look into disposal options.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no committee member or liaison comments or questions.

VIII. ADJOURNMENT

The meeting was adjourned at 5:17pm.