SPECIAL ASSEMBLY MEETING
THE CITY AND BOROUGH OF JUNEAU, ALASKA

January 30, 2020 7:00 PM

Assembly Chambers
Joint Meeting with the Docks and Harbors Board Meeting No. 2020-04

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF AGENDA

III. AGENDA TOPICS

A. **Joint Meeting with the Docks & Harbors Board**

A. Port Development Project Updates
B. Harbor Project Updates
C. Board Priorities
D. Tideland Leasing Process
E. South Franklin Dock Tideland Lease Request
F. Study/Planning Updates
   1. Small Berth Planning
   2. Dock Electrification
   3. NCL
   4. Museum Concept

B. **Ordinance 2020-05 An Ordinance Authorizing the Manager to Dispose of Eight Lots in the Vintage Business Park, Located near 3041 Clinton Drive, to Torrey Pines Development for Fair Market Value.**

In August 2019, CBJ acquired eight lots located in Vintage Business Park for $1.519M, for the purpose of developing assisted living housing primarily for seniors. The CBJ solicited proposals to develop the proposed housing and Torrey Pines Development was determined to be the best and most qualified bidder. During negotiations, a proposal was made for Torrey Pines to purchase the eight lots for fair market value for the construction and operation of 80 units of senior housing, assisted living, and memory care.
The Assembly Committee of the Whole heard the proposal on January 6, 2020, and recommended that the Manager proceed with negotiations for the sale. This ordinance was introduced at the Assembly meeting on January 13, 2020 and referred to the Planning Commission for review.

Your packet contains additional information as requested by the Assembly related to this project.

The Planning Commission reviewed this project at its meeting on January 28 and is forwarding its recommendation to the Assembly for consideration. It would be appropriate for the Assembly to make a motion to set Ordinance 2020-05 for public hearing at its meeting of February 3, 2020.

The City Manager recommends the Assembly pass a motion to set this ordinance for public hearing at the February 3, 2020 Assembly meeting.

C. **Resolution 2878 A Resolution in Support of the City and Borough of Juneau's Application to Acquire Tideland from the State of Alaska.**

This resolution would support the CBJ's request to the Alaska Department of Natural Resources for the conveyance of tidelands along the downtown waterfront to the municipality. These tidelands could be managed to facilitate development of the Port of Juneau by supporting the development of a floating berth at Franklin Dock and continuation of the development of the seawalk.

Lease of tidelands to the Franklin Dock and negotiation for land rights for the seawalk extension would require subsequent Assembly process and approvals, including an ordinance authorizing the lease of municipal tidelands to the Franklin Dock and appropriation of funding for a seawalk project or projects. Acquistion of these tidelands would put these issues before the Assembly. If the CBJ does not acquire the tidelands, Franklin Dock would simultaneously negotiate with both CBJ and DNR for tideland rights necessary for the development of their proposed floating berth. Acquisition of the tidelands does not cause or require any specific subsequent action by the Assembly.

The City Manager recommends that the Assembly place this resolution on the agenda for the February 3, 2020, regularly scheduled Assembly meeting.

D. **Staff Reports: Senior Housing**

IV. PUBLIC PARTICIPATION ON NON-AGENDA-ITEMS

V. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org