

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

May 23, 2016 7:00 PM

City Hall Assembly Chambers
Regular Meeting 2016-23

Submitted By:

Duncan Rorie Watt
City and Borough Manager

I. FLAG SALUTE

II. ROLL CALL

III. SPECIAL ORDER OF BUSINESS

IV. APPROVAL OF MINUTES

- A. **April 27, 2016 Special Assembly Meeting No. 2016-20**
- B. **May 2, 2016 Regular Assembly Meeting No. 2016-21**
- C. **May 11, 2016 Special Assembly Meeting No. 2016-22**

V. MANAGER'S REQUEST FOR AGENDA CHANGES

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VII. CONSENT AGENDA

- A. Public Requests for Consent Agenda Changes, Other Than Ordinances for Introduction
- B. Assembly Requests for Consent Agenda Changes
- C. Assembly Action

1. Ordinances for Introduction

- a. **Ordinance 2015-20(AR) An Ordinance Appropriating to the Manager the Sum of \$53,100 as Additional Funding for the Airport Rescue and Fire Fighting (ARFF) Cost Center; Funding Provided by the Juneau International Airport Operating Revenues.**

This is a supplemental appropriation to the FY16 airport operating budget for additional expenses in the Airport Rescue & Fire Fighting (ARFF) cost center. The ARFF station responding capabilities must be increased to meet FAA requirements (ARFF index) for the higher frequency of large aircraft used by Alaska Airlines. FY16 airport revenues are projected to be sufficient for this increase in expenses.

The Airport Board approved this action at its April 27, 2016, special meeting.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- b. **Ordinance 2015-20(AS) An Ordinance Appropriating to the Manager the Sum of \$10,000,000 as Funding for CBJ Biosolids Treatment and Disposal and the CBJ Treatment Plant Headworks Improvement Projects, Loan Funding Provided by the State of Alaska Department of Environmental Conservation, Alaska Clean Water Fund State Revolving Fund.**

This appropriating ordinance provides \$10 million for two wastewater projects – Biosolids Treatment and Disposal and Headworks Improvements.

\$6 million will be partial funding for the biosolids project. The project will receive an additional \$10 million loan from ADEC in the next few months.

\$4 million will provide funding for the Treatment Plant Headworks Improvement Project.

These projects were bundled into a single loan package to simplify and streamline the ADEC loan application process and required project documentation.

A resolution to enter into a loan agreement with ADEC for the remaining \$10 million for the biosolids project is later in the consent agenda.

The Public Works and Facilities Committee heard this issue and reviewed project timelines at its May 16, 2016 meeting and forwarded this ordinance to the full Assembly for approval.

The Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

2. Resolutions

- a. **Resolution 2742(b) A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2017 Through 2022, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2017.**

This resolution would adopt the City and Borough Capital Improvement Program (CIP) for Fiscal Years 2017 through 2022, as required by Charter Section 9.4, and lists the capital projects that will be undertaken in FY 2017.

The Public Works and Facilities Committee reviewed the CIP at its meeting on February 22 and forwarded the plan to the Assembly.

The CIP resolution was introduced at the Special Assembly meeting on April 4 and referred to the Assembly Finance Committee (AFC), reviewed at the April 13 AFC meeting, open for public comment during the Special Assembly meeting on April 27, and referred back to the AFC for review at the meeting on May 11. The AFC approved Resolution 2742(b) as amended and referred it to the full Assembly for adoption.

The Manager recommends this resolution, as amended by the Finance Committee, be adopted.

- b. **Resolution 2756 A Resolution Endorsing the Alaska Clean Harbor Pledge and Expressing Support for Actions that Result in a Clean Harbor Certification.**

Docks & Harbors has embarked on a process to achieve certification as an Alaska Clean Harbor. This voluntary process encourages the use of best management practices at harbor facilities in order to reduce the production of nonpoint source pollution, typically through improved harbor processes, signage, and education. The program may provide some financial grant funding to the benefiting harbor. Currently there are four harbors in Alaska which have received this designation. One of the first steps in obtaining certification is a commitment and pledge from a municipality's governing body in support of the program. The Docks & Harbors Board approved the measure at its April 28 board meeting. Docks & Harbors' goal is to achieve the certification by June 2017.

The Manager recommends this resolution be adopted.

- c. **Resolution 2757 A Resolution Expressing Assembly Support and Authorizing the Execution of a Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities for the Industrial Boulevard Widening and Sidewalk Project.**

The Industrial Boulevard widening and sidewalks project was nominated by CBJ for the Statewide Transportation Improvement Plan (STIP) in 2009. To increase the scoring, the CBJ proposed to provide a 25% match instead of the minimum 9.03% required by ADOT policy and procedures. The project scored high enough for ADOT to include it in the 2010-2013 STIP. The CBJ funding will come from the CIP funds appropriated in the 2010 CIP and transferred from CIPs that have been closed out.

This resolution provides ADOT the assurance that the CBJ will follow the terms of the ADOT's Memorandum of Agreement for the project, which generally consist of commitment to funding the CBJ's match and to maintain and operate the roadway after construction, which is consistent with current operational practices.

The Public Works and Facilities Committee recommended approval of this resolution at its May 16 meeting.

The Manager recommends this resolution be adopted.

- d. **Resolution 2758 A Resolution Expressing the Assembly's Support and Authorizing the Execution of a Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities for the Riverside and Stephen Richards Congestion Mitigation.**

The Riverside and Stephen Richards Congestion Mitigation project was included in the FY 2016-2019 Statewide Transportation Improvement Plan (STIP). The project requires a 9.03% CBJ match as dictated by ADOT policy. The CBJ funding will come from the CIP funds appropriated in the 2016 CIP and proposed funding from the 2017 and 2018 CIP.

This resolution provides ADOT the assurance that the CBJ will follow the terms of the ADOT's Memorandum of Agreement for the project, which generally consist of commitment to funding the CBJ's match and to maintain and operate the intersection after construction, which is consistent with current operational practices.

The Public Works and Facilities Committee recommended approval of this resolution at its May 16 meeting.

The Manager recommends this resolution be adopted.

- e. **Resolution 2759 A Resolution Ratifying the Labor Agreement between the City and Borough of Juneau and the Public Safety Employees Association, AFSCME Local 83, AFL-CIO.**

This resolution would provide Assembly ratification of the terms of the tentative agreement negotiated between the CBJ and the Public Safety Employees Association. The term of the agreement would be from July 1, 2016, through June 30, 2019.

The tentative agreement includes economic modifications to the pay plan and to the employer's contribution for health insurance. The total savings of these provisions over the life of the contract are projected to be approximately \$2,618.

In addition, there are minor operational changes that will increase administrative efficiencies and facilitate a more harmonious and cooperative workplace. An overview of the agreement is included in your packet. This tentative agreement has been ratified by the PSEA membership and the economic terms are in keeping with Assembly direction.

The Manager recommends this resolution be adopted.

- f. **Resolution 2760 A Resolution Authorizing the Manager to Apply for and Enter into a Loan Agreement with the State of Alaska Department of Environmental Conservation, through its Alaska Clean Water Fund, for the Long Term Biosolids Treatment and Disposal Project.**

This resolution would authorize the Manager to apply for and enter into a loan agreement to fund the CBJ's long-term biosolids treatment and disposal project for an amount not to exceed \$10 million, making the total loan funding for the biosolids project \$16 million.

This is the second and final of two \$10 million loans for the biosolids and headworks projects. The initial \$10 million loan was awarded to the CBJ during the 2015 ADEC loan application period.

This action was reviewed and forwarded to the full Assembly by the Public Works and Facilities Committee at its May 16, 2016, meeting.

The Manager recommends this resolution be adopted.

3. Liquor License

a. **Liquor License #648 Location Transfer - Bullwinkles Pizza (Mendenhall) and Application for Restaurant Designation Permit**

The above liquor license location transfer is before the Assembly to either protest or waive its right to protest. The Finance, Police, Fire, and Community Development departments have reviewed the above business and found it to be in compliance with CBJ Code.

In the event the Assembly does protest this transfer, CBJ Code 20.25 requires notice, with specificity regarding the nature and basis of the protest, to be sent to the licensee and provides the licensee an opportunity to exercise its right to an informal hearing before the Assembly.

In addition to the location transfer, the business has submitted an application for a Restaurant Designation Permit and it is up to the Assembly to either approve or deny the permit application.

The Manager recommends the Assembly waive its right to protest this location transfer and approve the application for a Restaurant Designation Permit.

b. **New Liquor License #5482 Alaska Sustainable Seafood d/b/a Deckhand Dave's, Restaurant/Eating Place - Public Convenience Application and an Application for Restaurant Designation Permit**

This new liquor license application for Alaska Sustainable Seafood d/b/a Deckhand Dave's Restaurant Eating Place - Public Convenience license is before the Assembly to either approve or disapprove the issuance of this license and approval of the Restaurant Designation Permit.

Unlike a regular Restaurant/Eating Place liquor license which is limited by population standards in AS 04.11.400(a) to one license per 1,500 population, AS 04.11.400(g) allows for the issuance of a license not subject to the population standards as follows:

AS 04.11.400(g)

*"The board may approve the issuance or transfer of ownership of a restaurant or eating place license in a municipality without regard to (a) of this section if the board finds that issuance or transfer of the license **is necessary for the public convenience.**"*

The "public convenience" license process is set out in 3 AAC 304.335 as follows:

3 AAC 304.335. License issued for public convenience

(a) The board may issue a restaurant or eating place license under AS 04.11.400(g) upon a showing that

(1) repealed 8/24/2001;

(2) there is community support, which must be shown by a petition signed by a majority of the residents 21 years of age or over who reside within one mile of the proposed premises; and

(3) the governing body of the municipality in which the licensed premises are to be located approves the application.

(b) Renewal of a license issued under AS 04.11.400(g) will, in the board's discretion, be denied if the license ceases to be necessary to the public convenience. *[emphasis added]*

The Finance, Police, Fire, and Community Development departments have reviewed the above business and found it to be in compliance with CBJ Code.

In the event the Assembly does deny this license application, CBJ Code 20.25 requires notice, with specificity regarding the nature and basis of the protest, to be sent to the licensee and provides the licensee an opportunity to exercise its right to an informal hearing before the Assembly.

In addition to the new license application, the business has also submitted an application for a Restaurant Designation Permit which is before the Assembly to either approve or deny.

As this is a policy decision by the Assembly, the Manager has no recommendation.

VIII. PUBLIC HEARING

A. Ordinance 2016-08(b) An Ordinance Establishing the Rate of Levy for Property Taxes

This ordinance establishes the mill rates for real and personal property taxes for 2016, which funds a significant portion of the City and Borough of Juneau's FY17 operating and capital budgets. The Charter requires the assembly to adopt, by ordinance, the tax levies necessary to fund the budget before June 15.

The mill levies presented in this ordinance support the City and Borough's FY17 Proposed Budget as amended by the Assembly Finance Committee.

An opportunity for public comment was provided at a Special Assembly meeting on April 27, 2016. The Assembly Finance Committee reviewed the mill rate ordinance at its meeting on May 11, 2016, and approved a motion to amend the proposed mill rates and refer the amended ordinance to the full Assembly for adoption.

For FY17, the total mill rate of 10.76 recommended by the Finance Committee remains unchanged from FY16. The debt service mill rate is being reduced by .10 mills to 1.40 mills. The operating mill rate is recommended to be 9.36 mills (increase of .10 mills from FY16). The .10 mill increase was in the Roaded Service Area component of the operating mill rate, to offset the projected reduction in sales tax revenue. The other two components (Fire Service & Areawide) of the operating mill are unchanged from FY16.

This ordinance proposes a total mill levy of 10.76, the components of which are:

<u>Operation Mill Rate by Service Area</u>	Millage
Roaded Service Area	2.30
Fire Service Area	0.36
Areawide	<u>6.70</u>
Operating Total	9.36
Debt Service	1.40

Total **10.76**

The Manager recommends this ordinance, as amended by the Assembly Finance Committee, be adopted.

B. Ordinance 2016-09(b) An Ordinance Appropriating Funds from the Treasury for FY17 City and Borough Operations

This ordinance appropriates \$345,925,200 for the City and Borough of Juneau's FY17 operating budget, excluding the School District. It is necessary to appropriate all transfers between funds that support operations, debt service and capital projects as well as the associated expenditures within the funds themselves. These transfers account for \$72,415,200 of the FY17 operating budget.

The original ordinance was introduced at the April 4, 2016, Special Assembly meeting and referred to the Assembly Finance Committee for deliberation. The Finance Committee held six meetings/work sessions on the budget. An opportunity for public comment was provided at a Special Assembly meeting on April 27, 2016. The Assembly Finance Committee moved the amended budget ordinance back to the full Assembly at its May 11, 2016, meeting. The Charter requires adoption by June 15, 2016.

The Manager recommends this ordinance, as amended by the Assembly Finance Committee, be adopted.

C. Ordinance 2016-10(b) An Ordinance Appropriating Funds from the Treasury for FY17 School District Operations

This ordinance will appropriate to the School District an FY16 operating budget of \$83,657,600. The School District's operating budget is:

· General Operations	\$69,217,600
· Special Revenue (pupil transportation, food service, etc)	6,611,800
· Other Operations (student activities, grants, etc)	<u>7,828,200</u>
Total Budget	\$83,657,600

The FY17 school budget is supported with a combination of funding sources that includes: state support \$48.4 million, federal funding \$4.9 million, user fees and permits \$5.2 million and local funding of \$25.9 million. Local funding consists of \$24,994,100 for general operations, and \$925,700 for activities funding outside the state CAP. This includes funding of: student activities \$740,700, food service \$40,000, pupil transportation of \$50,000 and Community Schools \$95,000. The \$24,926,000 in general operations support is an increase of \$68,100 over FY16. The \$925,700 for activities funding is an increase of \$75,500 over FY16.

The original ordinance was introduced at the April 4, 2016, Special Assembly meeting and referred to the Assembly Finance Committee for deliberation. An opportunity for public comment was provided at a Special Assembly meeting on April 27, 2016. The Assembly Finance Committee moved the amended ordinance at its May 11, 2016, meeting. The charter requires adoption by May 31, 2016.

The Manager recommends this ordinance, as amended by the Assembly Finance Committee, be adopted.

D. Ordinance 2015-20(AN) An Ordinance Appropriating to the Manager the Sum of \$312,205 as Funding for the Runway Safety Area Construction Capital Improvement Project; Funding Provided by the Juneau International Airport.

The Juneau International Airport match represents the value of fill material provided by JNU to the Runway Safety Area capital project. The Federal Aviation Administration has authorized the in-kind contribution of fill material to be reported as local match on the CIP. This is the final appropriation of fill material revenues to the project, and will bring the total up to \$2,015,325, as approved by the Federal Aviation Administration (FAA).

The Airport Board approved this action at its April 12, 2016, meeting.

The Manager recommends this ordinance be adopted.

E. Ordinance 2015-20(AO) An Ordinance Transferring \$357,400 from the Fire Service Area, the Roaded Service Area, and the Port Development Fee Fund's Fund Balance to the General Debt Service Fund's Fund Balance.

This ordinance is a housekeeping measure to appropriate \$357,400 to the General Debt Service Fund to cover capital lease payments for bunker gear, in-car video equipment, and payments for port revenue bonds. Funding is provided by the Fire Service Area, the Roaded Service Area, and the Port Development Fee (PDF) Fund's Fund Balance.

In FY15 and FY16 Capital City Fire/Rescue and Juneau Police departmental operating budgets included expenditure budget for the lease payments. The budgeted amounts were lapsed back to fund balance and the lease payments were paid out of the General Debt Service Fund, per Governmental Accounting Standards. This ordinance moves the \$112,600 (FY15 and FY16 were each \$56,300) from fund balances to the General Debt Service Fund and makes it whole.

The FY16 PDF support to General Debt Service for the 2015-II revenue bond payments was underestimated by \$244,800. Sufficient PDF revenues were collected in FY16 to cover the increased debt service payment.

The Manager recommends this ordinance be adopted.

F. Ordinance 2015-20(AP)(b) An Ordinance Appropriating to the Manager the Sum of \$100,000 as Partial Funding for Eaglecrest's 2016 Operating Budget; Funding Provided by a Restricted Donation from the Eaglecrest Foundation.

This ordinance will appropriate the receipt of \$100,000 in a restricted donation from the Eaglecrest Foundation to the Eaglecrest department.

Due to low snowfall, Eaglecrest revenues were below operating expenditures in FY16. This will bring it to the correct amount.

The Eaglecrest Board approved this action at its April 7, 2016, meeting. The Assembly Finance Committee approved this action at its May 4, 2016, meeting.

The Manager recommends this ordinance be adopted.

G. Ordinance 2015-20(AQ) An Ordinance Appropriating to the Manager the Sum of \$12,767 as Funding for Seatbelt Enforcement; Grant Funding Provided By the Alaska Department of Transportation and Public Facilities, Alaska Highway Safety Office.

This ordinance would appropriate \$12,766.80 to conduct seatbelt enforcement under the Click It or Ticket High Visibility Enforcement Program. Grant funding is provided by the State of Alaska, Department of Transportation and Public Facilities, Alaska Highway Safety Office. Funding will cover the cost of overtime and benefits to officers working the grant, as well as the costs associated with vehicle use.

There is no match required for this grant.

The Manager recommends this ordinance be adopted.

H. Ordinance 2016-15 An Ordinance Amending the Traffic Code Relating to Driver License Violations, and Providing for a Penalty.

This ordinance would amend the Traffic code by making the code sections relating to driving without a valid license and driving with a canceled, suspended or revoked license identical to State law (AS 28.15.011 and 28.15.291, respectively), and by making the penalties to be imposed consistent with state law. With these changes, CBJ code will be in compliance with AS 28.01.010, which provides that the provisions of Title 28, Motor Vehicles, are applicable within all municipalities, and that municipalities may not enact an ordinance inconsistent with Title 28.

The Manager recommends this ordinance be adopted.

I. Ordinance 2016-16 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Lots 26 through 38 and 40A, of Block C, Vintage II Subdivision, Located on Clinton Drive and at 2797 Postal Way, from LC (Light Commercial), to MU (Mixed Use).

In January 2016, the applicant applied to have Lots 26 through 38 and 40A, of Block C, Vintage II Subdivision, located on Clinton Drive and at 2797 Postal Way, rezoned from LC (Light Commercial) to MU (Mixed Use). On March 1, 2016, staff held an informational meeting to discuss the proposed rezoning with all property owners in the affected area.

The area surrounding the lot at issue is zoned LC. There is vacant land, office buildings, and True North Credit Union in the LC surrounding neighborhood, with a D-18 multi-family affordable housing complex east of the proposed rezone.

The rezone from LC to MU complies with Title 49.

The Planning Commission, at its regular meeting on April 12, 2016, recommended approval of the proposed rezone to the Assembly.

The Manager recommends this ordinance be adopted.

J. Ordinance 2016-17 An Ordinance Amending the Uniform Sales Tax Code to Include a Definition for Gross Income.

Finance staff has determined that it is necessary to formally define “gross income” for purposes of the Senior Citizen Sales Tax Hardship Rebate program by including a definition of “gross income” in CBJ 69.05.010.

This definition of gross income will be based on the definition of “gross household income” as found in CBJ 69.10.005 in order to maintain consistency with the CBJ Assessor’s office hardship property tax exemption.

The Manager recommends this ordinance be adopted.

K. Ordinance 2016-18 An Ordinance Repealing and Readopting the City and Borough of Juneau Land Management Plan.

This ordinance repeals the 1999 Land Management Plan and adopts the 2016 Land Management Plan.

The 2016 Land Management Plan provides direction on the best use of City-owned land, continues the land disposal program, promotes compact urban growth and is a comprehensive reference document including maps and tables for all City-owned property.

The Planning Commission reviewed the Plan at the December 22, 2015, meeting and recommended that the Assembly adopt the Plan. On March 14, 2016, the Assembly Committee of the Whole adopted a motion to forward the draft 2016 Land Management Plan to the full Assembly for adoption.

The Land Management Plan can be found at:

<http://www.juneau.org/lands/documents/DraftLandManagementPlan.pdf>

The Manager recommends this ordinance be adopted.

IX. UNFINISHED BUSINESS

A. Resolution 2753 A Resolution De-Appropriating \$1,893,119 from the Runway Safety Area Capital Improvement Project, Grant Funding was Provided by Federal Aviation Administration and Alaska Department of Transportation and Public Facilities Grants.

This resolution would de-appropriate \$1,893,119 from the Runway Safety Area (RSA) CIP, as follows:

Federal Aviation Administration (FAA AIP 50):	\$1,844,577
State of Alaska Department of Transportation and Public Facilities (ADOTPF Match):	\$ 48,542

This de-appropriates FAA and ADOTPF grants in the amount of disallowed expenses, which resulted from the relocation of the Snow Removal Equipment Facility (SREF) site.

Transfer T-978 has been submitted separately for local sales tax funding from the SREF CIP to cover these expenses.

The Airport Board approved this action at its April 12, 2016 meeting. The Assembly Finance Committee discussed the resolution at its May 11, 2016 meeting. At its May 16, 2016 meeting, the Committee of the Whole referred the matter back to the Assembly.

The Manager recommends this resolution be adopted.

B. Transfer T-978 It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$1,893,119 be transferred from the Snow Removal Equipment Facility Capital Improvement Project (CIP) to the Runway Safety Area CIP; funding provided by Temporary Sales Tax.

This transfer would increase the Runway Safety Area (RSA) CIP budget by \$1,893,119, as follows:

SREF CIP Sales Tax budget:

\$1,893,119

This transfer of non-federal (sales tax) funds from the Snow Removal Equipment Facility (SREF) CIP, will cover disallowed project costs, which resulted from the relocation of the SREF site which was paid for out of the RSA CIP. Resolution 2753 is being presented at this meeting to de-appropriate the FAA AIP grant and DOTPF match.

The Airport Board approved this action at its April 12, 2016 meeting. The Assembly Finance Committee discussed the transfer at its May 11, 2016 meeting. At its May 16, 2016 meeting, the Committee of the Whole referred the matter back to the Assembly.

The Manager recommends approval of this transfer.

X. NEW BUSINESS

A. Notice of Appeal - OLMO, LLC v Board of Adjustment re: Variance VAR2015-0030

On April 12, 2016, the Planning Commission, acting as the Board of Adjustment, denied a variance request to the requirement for direct access on a publicly maintained right-of-way for a proposed minor subdivision. On May 9, OLMO, LLC filed an appeal of the Board of Adjustment's decision in VAR2015-0030. An entry of appearance was filed by Daniel G. Bruce of Baxter Bruce & Sullivan, PC, representing OLMO, LLC.

CBJ 01.50.020 provides that appeals "shall be filed only from a final agency decision." CBJ 01.50.030(e) provides that within 30 days of receipt of a notice of appeal, you must provide notice of the acceptance or rejection of the appeal (and if the latter, the reasons for rejection.) CBJ 01.50.030(e)(2) states that you must liberally construe the notice of appeal in order to preserve the rights of appellants and if, after doing so, you find that there has been a failure to comply with the appellate rules, or if the notice of appeal does not state grounds upon which any of the relief requested may be granted, you may reject the appeal.

Alternatively, if you decide to accept the appeal, you must then decide whether the Assembly will hear the appeal itself or if it will assign the appeal to a hearing officer. If you decide to hear the appeal yourselves, you will be sitting in your quasi-judicial capacity and must avoid discussing the case outside of the hearing process. Additionally, you must comply with section 01.50.230 on impartiality.

As this is a quasi-judicial matter, the Manager makes no recommendation.

B. Request for Authorization to Enter into Negotiations for the Sale of Lots 6 and 7 of the Renninger Subdivision with the Alaska Housing Development Corporation

CBJ staff requested Letters of Interest for the disposal of six residential lots in the Renninger Subdivision. The Lands Committee reviewed the three letters of interest received at its April 24, 2016, meeting and directed staff to work with the Affordable Housing Development Corporation (AHDC) to move forward with its proposal to purchase Lots 6 & 7 in the Renninger Subdivision at fair market value.

At its May 16, 2016 meeting, the Lands Committee passed a motion of support for the Assembly to authorize the Manager to enter into direct negotiations with the Alaska Housing Development Corporation for the sale of Lots 6 and 7 in the Renninger Subdivision utilizing city financing. Staff is proposing a financing term of 15 years.

Staff is requesting authorization to negotiate the sale of Lots 6 and 7, Renninger Subdivision with the Alaska Housing Development Corporation. Once the sale has been negotiated staff will request authorization from the Assembly to dispose of the property by ordinance.

The Manager recommends that the Assembly authorize the Manager to enter into negotiations with AHDC.

C. Bridge Park Housing

At the August 31, 2015, regular Assembly meeting, the Assembly was asked to consider using the Bridge Park location as a site to develop housing. The request was referred to the September 10, 2015, Committee of the Whole meeting where the Assembly determined the appropriate area for housing consideration was from the edge of 9th street right of way to the bridge. The COW directed staff to outline conceptual parameters for a potential housing development within that footprint and requested that the concept be taken through an appropriate internal process to determine the overall viability of the project.

CBJ code requires Planning Commission review before land can be disposed of through a negotiated sale. The Planning Commission reviewed the conceptual housing proposal at its May 10, 2015, meeting. The Commission concurred with staff's analysis that the project does not comport with the Comprehensive Plan, draft Housing Action Plan, and 2004 Long Range Waterfront Plan, and recommended that the Assembly not proceed with this disposal.

The Commission's Notice of Recommendation, the relevant portion of the Planning Commission's minutes, and the staff report to the Commission are in your packet.

The Manager recommends that the Assembly follow the Planning Commission's recommendation and not proceed with the land disposal.

XI. STAFF REPORTS

XII. ASSEMBLY REPORTS

- A. Mayor's Report
- B. Committee and Liaison Reports
- C. Presiding Officer Reports

XIII. ASSEMBLY COMMENTS AND QUESTIONS

XIV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XV. EXECUTIVE SESSION

XVI. 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