

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

August 1, 2022 7:00 PM

Assembly Chambers/Zoom Webinar

Meeting No. 2022-18 <https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar
ID: 915 1542 4903

Submitted By:

Duncan Rorie Watt, City and Borough Manager

I. FLAG SALUTE

II. LAND ACKNOWLEDGMENT

III. ROLL CALL

IV. SPECIAL ORDER OF BUSINESS

A. Special Recognition: First Juneau-Based Ukrainian Refugees

B. Instruction for Public Participation

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278.** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.org.

V. APPROVAL OF MINUTES

A. June 13, 2022 Regular Assembly Meeting 2022-13 DRAFT Minutes

B. June 14, 2022 Special Assembly Meeting 2022-14 DRAFT Minutes

C. June 15, 2022 Special Assembly Meeting 2022-15 DRAFT Minutes

D. June 27, 2022 Special Assembly Meeting 2022-16 DRAFT Minutes

VI. MANAGER'S REQUEST FOR AGENDA CHANGES

VII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VIII. 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 2022-41 An Ordinance Authorizing the Manager to Execute a Lease with the Juneau Arts and Humanities Council for Use of the Juneau Arts and Culture Center Building.**

The State of Alaska conveyed the former Armory Building and property to the City and Borough of Juneau in 2006. In 2007 the City began leasing the building now known as the Juneau Arts and Culture Center (JACC) to the Juneau Arts and Humanities Council (JAHC) to rent and manage the performance and exhibit space for community arts and cultural events. This ordinance will authorize the JAHC to continue to lease and operate the JACC for the benefit of the community by providing arts and cultural opportunities for Juneau and the surrounding Southeast communities. In identifying the JAHC's nonprofit status and the public service it provides, the Assembly has leased the JACC to the JAHC at less than fair market value in accordance with CBJC 53.09.270. The LHED Committee reviewed this lease request at its June 27 meeting and provided a motion of support to continue to lease this property to the JAHC for the lease rate of \$500.00 per month for the first three years and \$1,000.00 per month for the last two years.

The Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next Assembly meeting.

- b. **Ordinance 2022-06(b)(F) An Ordinance Appropriating \$9,563 to the Manager for the Statter Harbor Phase IIIC Capital Improvement Project; Grant Funding Provided by the Alaska Department of Fish and Game.**

Docks and Harbors has been awarded an additional \$9,563 in Clean Vessel Act grant funding from the Alaska Department of Fish and Game to construct, manage, and maintain sewage pumpout stations in Statter Harbor. This award increases the grant appropriated under Ordinance 2019-06(AF). A local match requirement of \$3,188 will be provided by previously appropriated funds from the Statter Harbor Phase IIIC CIP (H51-108).

The Docks and Harbors Board approved this request at the July 28, 2022 meeting.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next Assembly meeting.

- c. **Ordinance 2022-06(b)(G) An Ordinance Appropriating \$5,000,000 to the Manager for the North State Office Building Parking Capital Improvement Project; Grant Funding Provided by the Alaska Department of Commerce, Community, and Economic Development.**

CBJ has been awarded a \$5 million designated legislative grant through the Alaska Department of Commerce, Community, and Economic Development. This grant provides partial funding for the planning, design and construction of additional parking

levels above the North State Office Building Parking Garage. Additional project funding will be provided by temporary 1% sales tax, if extended by voters during the October election. This project is #10 on CBJ's FY23 Legislative Priority List.

The Public Works and Facilities Committee will review this request at the August 8, 2022 meeting.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next Assembly meeting.

d. **Ordinance 2022-06(b)(H) An Ordinance Appropriating \$292,000 to the Manager for the Eagle Valley Center Capital Improvement Project; Grant Funding Provided by the Rasmuson Foundation.**

The Rasmuson Foundation has awarded CBJ a \$292,000 grant to renovate the Eagle Valley Center. This grant funding will supplement the 2020 voter approved general obligation bond funding for energy efficiency improvements. With the grant funding, the project work will include a new, more efficient exterior building shell, new windows and doors, electric boiler and hot water system, electrical upgrades, a potable water filtration system from a well, rot removal, and site drainage improvements.

The Public Works and Facilities Committee will review this request at the August 8, 2022 meeting.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next Assembly meeting.

e. **Ordinance 2022-06(b)(J) An Ordinance Transferring \$116,600 from the Manager's Office to Engineering and Public Works for Grant Writing and Consulting.**

This ordinance would transfer \$116,600 from the Manager's Office to Engineering and Public Works for grant writing and consulting. The grant writer position was created in FY22 and funded by Ordinance 2021-08(b)(am)(H) in an effort to identify, prioritize, and pursue funding opportunities available to the city from an unprecedented level of federal stimulus infused into the economy. Establishing the grant writer position in Engineering and Public Works facilitates collaboration and partnership between grant writing and likely infrastructure grant recipients within CBJ (such as Transit, Streets, etc.). The grant writer position will be partially funded by CIPs, making available additional funding for grant consulting from Blank Rome, LLP.

The Public Works and Facilities Committee will review this request at the August 8, 2022 meeting.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next Assembly meeting.

2. Resolutions

a. **Resolution 2997 A Resolution of the City and Borough of Juneau Supporting the Operational Needs of the Juneau District Heating Proposal in the Downtown Vicinity.**

Our Congressional delegation, led by Senator Sullivan, is proposing legislation which would authorize conveyance of the downtown NOAA dock to CBJ at fair market value. Docks & Harbors has long viewed this NOAA facility as integral to contiguously

link the Juneau waterfront from the bridge to AJ Dock and is critical to advancing envisioned development. Since 2017, Juneau District Heating has been in discussion with NOAA to conceptually plan for seawater supply and discharge lines to be located from their Subport Lot at 300 Egan Drive through the existing NOAA dock. The intent of Resolution 2997 is to reassure, in the event CBJ acquires the NOAA dock, that the needs and interests of Juneau District Heating will be reasonably accommodated by CBJ.

The City Manager recommends the Assembly adopt Resolution 2997.

- b. **Resolution 2998 A Resolution Supporting the City and Borough of Juneau's Application for a Safe Streets for All Planning Grant to Develop a Safety Action Plan and Committing to Zero Roadway Fatalities by 2050.**

This resolution supports CBJ's application to the federally funded Safe Streets for All program for a grant to develop a Safety Action Plan and commits CBJ to zero roadway fatalities by 2050. Such a commitment is required by the grant.

The plan will analyze historical safety data and trends and recommend projects and initiatives. A Safety Action Plan will allow CBJ to be eligible for future implementation grants for specific projects such as Lemon Creek Multimodal Path. It will also facilitate advocating with ADOT for safety improvements on state roads. The grant requires a 20% which would be appropriated from area wide street sales tax.

The City Manager recommends the Assembly adopt Resolution 2998.

- c. **Resolution 2989(b) A Resolution Encouraging the Prompt and Full Closure and Cleanup of the Tulsequah Chief Mine and Urging the British Columbia Government to Oppose any Extension of the Receivership Process.**

The Tulsequah Chief Mine is located approximately 10 miles from the Alaska border and upstream from the Taku River. The Tulsequah Chief Mine closed in 1957 and acid rock drainage has been leaching since. The Taku River is usually Southeast Alaska's largest overall salmon producer, with Southeast's largest run of coho and king salmon. The Taku River basin is of tremendous and unique ecological, customary and traditional use, cultural, commercial, and recreational fisheries value. As a community with substantial cultural, economic, and recreational connections to the vitality of the Taku River basin, this resolution would join the City and Borough of Juneau Assembly into calling for the prompt closure and cleanup of the Tulsequah Chief Mine.

This resolution is at the request of the Deputy Mayor and the City Manager has no recommendation on this policy matter.

3. Bid Award

- a. **Augustus Brown Pool Mechanical and Electrical Upgrades, BE23-019**

This project consists of renovation of the existing 17,700 SF pool building to replace existing mechanical and electrical equipment that is past its useful life, and making code-required and functional improvements to the building's architectural layout. The

alternate work includes replacement of leisure pool finishes and the main entrance doors and finishes.

Bids were opened for this project on July 26, 2022. The bid protest period expired at 4:30 p.m. on July 27, 2022. Results of the bid opening were as follows:

Bidders	Base Bid	Alt. No. 1	Alt. No. 2	Alt. No. 3	Total Bid
Dawson Construction LLC	\$3,498,000	\$384,500	\$175,700	(\$32,000)	\$4,026,200
Schmolck Mechanical Contractors	\$3,731,757	\$371,940	\$218,570	(\$55,000)	\$4,267,267
<i>Architect's Estimate</i>	\$2,555,000	\$200,500	\$50,000	(\$40,000)	\$2,765,500

The City Manager recommends award of this project to Dawson Construction, LLC, for the base bid and alternates 1 and 2 for a total amount of \$4,058,200.

b. Centennial Hall Ballroom Renovation, BE22-204

This project renovates the ballrooms at Centennial Hall including HVAC, flooring, and room dividers. The alternate work includes structural upgrades and additional acoustical wall paneling. Bids for the project came in over original estimates, which will require using more of the \$2.8M added with the 2023 CIP than originally anticipated. Staff expects approximately \$1.6M to remain available for future projects at Centennial Hall.

Bids were opened for the project on July 27, 2022. The bid protest period expired at 4:30 p.m. on July 28, 2022. Results of the bid opening were as follows:

Bidders	Base Bid	Alt. No. 1	Alt. No. 2	Alt. No. 3	Total Bid
Carver Construction LLC	\$6,038,165	\$302,730	\$120,382	(\$40,878)	\$6,420,399
Dawson Construction LLC	\$6,264,450	\$237,500	\$106,230	(\$51,775)	\$6,556,405
Alaska Commercial Contractors, Inc.	\$6,378,000	\$330,000	\$145,000	(\$36,000)	\$6,817,000
Island Contractors, Inc.	\$7,070,000	\$330,000	\$115,000	(\$38,600)	\$7,476,400
<i>Architect's Estimate</i>	\$5,560,000	\$290,000	\$245,000	(\$115,000)	\$5,980,000

The City Manager recommends award of this project to Carver Construction, LLC, for the total amount bid of \$6,420,399.

IX. PUBLIC HEARING

- A. Ordinance 2022-34 An Ordinance Providing for the Levy and Collection of a Temporary 1% Areawide Sales Tax on the Sale Price of Retail Sales, Rentals, and Services Performed within the City and Borough of Juneau, to be Effective October 1, 2023, and Providing for a Ballot Question Ratifying the**

Levy.

This ordinance would place the question of extending the 1% temporary sales tax on the October 4, 2022, regular municipal election ballot. The current 1% temporary sales tax expires on September 30, 2023. If approved, the temporary 1% tax would be extended for five years, until September 30, 2028.

If extended, the temporary tax is estimated to generate a total of \$60.2 million in sales tax revenue. The Assembly has designated funds to the following projects areas:

- Deferred maintenance of CBJ and JSD facilities
- Replacement public safety equipment for JPD and CCFR
- Redevelopment of Gastineau Avenue, Telephone Hill, and North SOB Parking Garage
- Affordable housing initiatives, including further development of Pederson Hill
- Harbor expansion and maintenance
- Childcare support
- Lemon Creek multi-modal path
- Relocation of City Museum
- Contribution to the Restricted Budget Reserve
- Information technology upgrades

This topic was reviewed by the Assembly Finance Committee at its meeting on March 12, and by the Committee of the Whole at its meetings on May 2 and June 27. The Committee of the Whole recommended the ordinance be brought to the full Assembly for consideration. The Systemic Racism Review Committee reviewed this request at the July 12, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

B. Ordinance 2022-37 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$35,000,000 to Finance Construction and Equipping of a New City Hall for the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 4, 2022.

This ordinance would send a bond package to the voters to consider in the municipal election on October 4, 2022. This ordinance would send one general obligation bond proposition of up to \$35 million for the construction and equipment of a new city hall. The total project cost, with underground parking, is currently estimated at \$41.3 million, and the Assembly has already appropriated \$6.3 million of general funds.

The new city hall would be built on Whittier Avenue, across the street from the state museum. A new facility would have a number of positive attributes for the City and our citizens, including the following: an end to office space rent payments in excess of \$800,000 annually, the freeing up of historical apartment spaces, and the ability for customers and employees to do municipal business in a more efficient manner as CBJ offices would be located in one place, instead of five different locations. Additionally, a new structure would be more economical to maintain; the existing City Hall is one of our most expensive municipal buildings to maintain.

The Committee of the Whole selected 450 Whittier Avenue as the preferred site for a new city hall during the April 11, 2022 meeting. The Assembly requested staff draft an ordinance to submit a proposition to the voters on the October 4, 2022 election ballot during the June 6, 2022 Committee of the Whole meeting. The Systemic Racism Review Committee reviewed this request at the July 12, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

C. Ordinance 2022-38 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$6,600,000 to Finance Construction and Equipping of Park Improvements within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 4, 2022.

This ordinance would send a bond package to the voters to consider in the municipal election on October 4, 2022. This ordinance would send one general obligation bond proposition of up to \$6.6 million for the construction and equipment of park improvements within CBJ, including:

- Turf and track surfacing for sports facilities at Adair Kennedy Park
- A new public use cabin
- Areawide trail maintenance

The Committee of the Whole discussed this request during the June 27, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the July 12, 2022 meeting and forwarded it to the full Assembly for public hearing.

This ordinance is being introduced at the request of the Mayor.

The City Manager does not have a recommendation on this ordinance.

D. Ordinance 2021-08(b)(am)(AT) An Ordinance Appropriating \$500 to the Manager for the Bartlett Regional Hospital Rainforest Recovery Center; Funding Provided by a Donation from the Second to None Motorcycle Club.

This ordinance would appropriate a \$500 donation from the Second to None Motorcycle Club for Bartlett Regional Hospital's Rainforest Recovery Center to support addiction rehabilitation and recovery programs throughout the state.

The Systemic Racism Review Committee reviewed this request at the July 12, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

E. Ordinance 2022-06(b)(E) An Ordinance Appropriating \$40,000 to the Manager to Conduct a Statistically Valid Survey of Juneau Voters Related to Removing Sales Tax on Food; Funding Provided by General Funds.

This ordinance provides funding to the Manager to contract with a research firm experienced in conducting statistically valid surveys. The firm will provide survey design services and conduct the survey. The survey will begin with education on the topic and conclude with questions that 1) assess whether or not the survey taker approves of removing sales tax on food, and 2) regardless of their approval, seeks input on the method by which CBJ revenue should be replaced if sales tax were removed from food. Revenue replacement options would include annual sales tax, seasonal sales tax, and property tax. The Assembly discussed and decided to proceed with this survey at its June 27, 2022 Committee of the Whole meeting.

The Systemic Racism Review Committee reviewed this request at the July 12, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

F. **Ordinance 2022-06(b)(B) An Ordinance Appropriating \$20,000 to the Manager for Short-Term Rental Data Collection; Funding Provided by Hotel-Bed Tax Funds.**

The Assembly discussed the topic of short-term rentals and provided direction to begin the process of collecting data on short-term rentals so the Assembly can be better equipped to make policy decisions. This appropriation would enable the Manager to contract with a third-party vendor that monitors short-term rental websites to report data about the location and ownership of short-term rental units, number of nights rented, type of short-term rental (i.e. full-house, shared house, apartment), and estimated rental rates.

In addition to the June 6, 2022 Committee of the Whole meeting, the Assembly discussed the registration piece of this topic at its July 7, 2022 Finance Committee meeting. The Systemic Racism Review Committee reviewed this request at the July 12, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

G. **Ordinance 2022-06(b)(C) An Ordinance Appropriating \$25,000 to the Manager to Publicly Oppose the Repeal of Mandatory Real Estate Price Disclosure; Funding Provided by General Funds.**

In October 2020, the Assembly adopted Ordinance 2020-47(am) to require the disclosure of real estate transaction prices to the Borough Assessor. Due to lack of compliance and legal issues with the confidential provision with the original ordinance, the Assembly amended the law by ordinance in February 2022 to make sales prices public and institute a civil fine for failure to disclose. A referendum to repeal these ordinances has been certified for the October 2022 ballot. The Assembly's stated intent with these ordinances was to give the Assessor more access to market sales information in the interest of more accurate assessments for all property owners. A repeal would give the Assessor less information which would force the Assessor to speculate about real estate market activity. Less sales information and more speculation about the market would result in less accurate assessments that are more prone to surprising value corrections. With passage of this appropriating ordinance, the Assembly and appointed officials would be able to publicly support the merit of mandatory price disclosure and oppose its repeal.

The Assembly may determine that it is inappropriate for staff to advocate for the outcome of this ballot proposition and may decline to adopt this Ordinance. During public hearing of this Ordinance, the Assembly should debate the best way to provide the public with information about the reasons why the Administration recommended and the Assembly approved the requirement for disclosure of property sale prices. As it is likely that the sponsors of the referendum will advocate in favor of passage, it is important for the Assembly to consider how the public may understand its action in balancing the needs of privacy of financial information and the needs of equitable taxation.

The Systemic Racism Review Committee reviewed this request at the July 12, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

H. **Ordinance 2022-06(b)(D) An Ordinance Appropriating \$25,000 to the Manager to Publicly Support a General Obligation Bond for the Construction and Equipment of a New City Hall; Funding Provided by General Funds.**

The Committee of the Whole selected 450 Whittier Street as the preferred site for a new city hall during the April 11, 2022, meeting. The Assembly requested staff draft an ordinance to submit a proposition to the voters on the October 4, 2022, election ballot during the June 6, 2022,

Committee of the Whole meeting. This ordinance would appropriate \$25,000 for the Assembly and appointed officials to advocate for this proposition and educate the public of the merits of construction of a new city hall prior to the October election.

Whether or not to authorize the construction of a new city hall is an important long-term decision for the community. In accordance with AS 15.13.145, this ordinance will allow staff to properly and accurately convey information to the public and will allow staff to participate in debates regarding the merits of the proposal.

Absent municipal participation in this important public decision, voters are likely to not have access to the facts or best arguments in favor of the proposal for a new City Hall.

The Systemic Racism Review Committee reviewed this request at the July 12, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

A. Hardship and Senior Citizen/Disabled Veteran/Non-Profit Late-Filed Real Property Tax Exemption Applications

There are ten property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

The City Manager recommends the Assembly act on each of these applications individually.

B. Regulation 20 CBJAC 40.520 Class A Endorsement Taxi Rate Change

The Commercial Passenger Vehicle (CPV) regulations provide for Class A endorsement (taxi rates and fees). The proposed regulations provide for an increase in the two discrete rates, the flag drop and the mileage rate. The flag drop rate would increase from \$3.40 to \$4.00 and the mileage rate would increase from \$0.22 per one-tenth mile to \$0.25 per one-twelfth mile. The proposed regulations would also eliminate two discrete additional fees, the \$1.00 Airport to and from fee and \$1.50 Cruise Ship Dock fee. Finally, the proposed regulations would replace the existing language describing the taxi cleaning fee, but would not change this rate.

The Manager recommends the Assembly adopt this regulation.

C. Parise Request to Purchase City Property

D. L3Harris Request to Lease City Property at the JPD Station for Communications Equipment

In June 2022, the City Manager received an application from L3Harris to lease space at the Juneau Police Station located at 6255 Alaway Avenue. The CBJ has a signed MOA with the Federal

Aviation Administration (FAA), which grants the FAA space for a Wide Area Multilateration Aerial Radar Surveillance System (WAM) equipment cabinet and tower space for antennas at Lemon Creek. L3Harris has submitted a letter from the FAA with their application stating that L3Harris holds a contract with the Federal Aviation Administration.

At this point in time, the application has been received and the next step in processing the application is for the Assembly to determine “whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the Assembly by motion, the Manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land” (53.09.260).

The LHED Committee reviewed this request at its meeting on June 27, 2022, and provided a motion of support for leasing this property to L3Harris.

The Manager recommends the Assembly pass a motion of support to work with L3Harris as the original proposer in accordance with City Code 53.09.260.

E. **Notice of Appeals: Goldstein Improvement Company v. CBJ Finance Department/Assessors Division**

Greg Adler, on behalf of Goldstein Improvement Company, filed two Notices of Appeal regarding real property valuations by the Assessor from 2022 as follows:

Appeal to Assembly #2022-AA01 for the property located at 110 Seward St., parcel #1C070A020030

Appeal to Assembly #2022-AA02 for the property located at 122 Front Street, parcel #1C070A020011

State law (AS 29.45.210(d)) provides that a taxpayer can appeal a Board of Equalization decision to Superior Court within 30 days of distribution of the Board of Equalization decision—not to the Assembly. Additionally, CBJ Charter has two provisions that may be relevant: CBJ Charter 3.16(b) (allowing appeals from Boards created by the Assembly to the Assembly) *with* CBJ Charter 3.11 (prohibiting the Assembly from giving orders on administrative matters to an employee of the Manager). Prior to the expiration of the 30 day window to appeal the Board of Equalization decisions to superior court, the City Clerk informed Mr. Adler that the Assembly would likely address these subject matter jurisdiction issues before deciding the merits of the appeals and that may cause Mr. Adler to forego his ability to timely appeal the Board of Equalization decision to superior court.

The Assembly needs to decide if it is going to accept these appeals, and if it is going to appoint a presiding officer or appoint a hearing officer.

If the Assembly decides to accept these appeals, it should accept them for the limited purpose of receiving briefing from the parties and deciding if it has jurisdiction over the subject matter of these appeals.

XII. STAFF REPORTS

A. **Telephone Hill**

Pursuant to legislation passed by the State of Alaska this year, conveyance of the Telephone Hill properties has begun. As part of that process, the State Department of Transportation will first

convey the property to the State Department of Natural Resources, which will then convey the property to CBJ.

There are a number of residents on the hill that cooperatively lease the properties on a month-to-month basis. The State has determined that as part of the inter-Departmental transfer that it must terminate the existing lease, those notices went out on Friday 7/29. The Manager has communicated to the neighborhood association that CBJ's goal is to have a public process on how to manage and redevelop the property – which is a tremendous opportunity for Downtown Juneau and to plan for a “soft landing” for the renters of the properties. The goal is to provide a seamless transition that will allow a continuance of occupancy in the short run. It is hard to imagine a scenario where tenants won't be able to stay for at least an additional six months, perhaps longer.

The City Manager recommends that this topic be forwarded to the Lands, Housing and Economic Development Committee for regular updates, beginning with the August 8, 2022 meeting. I also recommend that the Assembly tonight verbally support the notion of a “soft landing” in our decision making.

XIII.ASSEMBLY REPORTS

- A. Mayor's Report
- B. Committee Reports, Liaison Reports, Assembly Comments and Questions
- C. Presiding Officer Reports

XIV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XV. EXECUTIVE SESSION

- A. **Labor Negotiations**

XVI.ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org