

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**
May 20, 2019, 6:00 PM.
Assembly Chambers - Municipal Building

AGENDA

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. February 25, 2019 Committee of the Whole DRAFT Minutes

IV. AGENDA TOPICS

A. Child Care Committee Update

B. Senior Housing Tax Abatement

C. Chronic Nuisance Property Ordinance

D. Parks & Recreation Master Plan

The Draft Plan previously submitted to the Assembly COW can be found online the following link <http://www.juneau.org/parkrec/documents/ParksRecreationMasterPlan2019-2029FDRAFTsmall.pdf>

This packet contains a memo from Parks and Recreation Director George Schaaf and replacement text for Chapter 7.

E. Valley Transit Center Update

V. EXECUTIVE SESSION

A. Executive Session - Contract Negotiations

VI. 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

DRAFT

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE**

February 25, 2019, 6:00 PM.

Assembly Chambers - Municipal Building

MINUTES

I. ROLL CALL

Deputy Mayor Maria Gladziszewski called the meeting of the Assembly Committee of the Whole to order at 6:00p.m. in the Assembly Chambers.

Assemblymembers present: Beth Weldon, Mary Becker, Loren Jones, Wade Bryson, Maria Gladziszewski, Michelle Hale, Alicia Hughes-Skandijs, and Rob Edwardson (telephonic)

Assemblymembers absent: Carole Triem

Staff present: City Manager Rorie Watt, City Attorney Rob Palmer, Deputy Manager Mila Cosgrove, Municipal Clerk Beth McEwen, Community Development Director Jill Maclean, Finance Director Bob Bartholomew, Port Engineer Gary Gillette, CDD Code Compliance Officer Nate Watts, Human Resources/Risk Management Director Dallas Hargraves, Parks and Recreation Director George Schaaf, Housing and Homelessness Coordinator Irene Gallion; and Parks and Recreation Master Plan Project Manager Alix Pierce

II. APPROVAL OF AGENDA

There being no changes, the agenda was approved as presented.

III. APPROVAL OF MINUTES

IV. AGENDA TOPICS

A. Parks & Recreation Master Plan

Due to the 228 page size of the Draft Parks & Recreation Master Plan, it is not included in this e-packet but is linked online at
<http://www.juneau.org/parkrec/documents/ParksRecreationMasterPlan2019-2029FDRAFTsmall.pdf>

City Manager Rorie Watt explained that while they were each given a copy of the Draft Parks and Recreation Master Plan, he understands the Assembly's main focus is on the state budget. He suggested they receive the presentation from Ms. Pierce on the Draft Parks & Rec. Master Plan and then hold it in the COW for additional review and work.

Ms. Gladziszewski agreed with the Manager's suggested approach and asked that Ms. Pierce also specify what the main action items the Assembly should be looking at as they review the plan.

Ms. Pierce gave a big picture overview of the draft plan, the public process that went into developing the plan and noted that the goals, recommendations, and action items the Assembly may want to pay close attention to were all consolidated within Chapter 9. Ms. Pierce noted that while this is a 10-year plan, historically the Parks and Recreation Master Plans have been updated in approximately 20-year intervals. She suggested that once they adopt this plan, there are formulas built in for updates to portions of the plan in 1 year, 3 year, and 5 year intervals.

The duties covered by Parks and Recreation Department staff that are not addressed in this plan include the parking, building maintenance, and Centennial Hall. The draft plan development was a two year process involving an ad hoc steering committee made up of members from the Parks and Recreation Advisory Committee (PRAC). It also included outreach to the public through 30 different

stakeholder groups as well as the use of an electronic platform called "PlaceSpeak."

Discussion took place regarding Eaglecrest also being excluded from this plan and Assemblymember Jones expressed a desire that when Parks and Recreation is working with stakeholder groups that they also include Eaglecrest in that mix.

Discussion also took place regarding the socio-economic impacts parks and their facilities have on our community. The current plan, adopted in 1996, does not have a plan for parkland disposal. This plan does provide a path for identifying and determining under what circumstances park lands could be disposed.

Talk then concentrated on who had jurisdiction over which lands since there are a wide variety of "park" type lands that are not under P&R Department's control. Some of those include the playgrounds at the schools (under JSD control), SEAL Trust Lands, Jensen-Olson Arboretum, Community Schools, and others.

Ms. Pierce also reported that one of the things they hope to take on in the future is an analysis and coordinated process for determining the parks and recreation policies as it relates to program and site fees.

Ms. Gladziszewski thanked Ms. Pierce for her presentation and informed the committee members that they will have additional time to review the draft plan and that it would be coming back for additional review at a future meeting.

B. Dockless Vehicles - Electric Scooters/Bikes

Ms. Cosgrove reported that this topic is about dockless transportation devices. She said that some of the members may be familiar with these things by way of travels in the lower 48. She explained that this is becoming an area of concern to many communities around the country. They are specifically pertaining to electric scooters, electric bikes that do not have to hook into any type of infrastructure for charging and as a result, the people who are renting them for whatever period of time, end up leaving them somewhat distributed about sidewalks, rights of ways, and parkland. She said this proves to be somewhat of a management problem and in some cases, there are hundreds and thousands of these on the streets. In some cases, communities have begun to monitor and permit the number of devices around.

Ms. Cosgrove noted that there are significant community impacts and she has not heard any indication about bringing these devices to Juneau. She said they thought they were in a rare moment in time where they could get ahead of it by being proactive and thinking about the implications of that type of transportation structure in Juneau. There would be both benefits and concerns relating to this type of transportation.

Mr. Jones noted that Mr. Bob Janes tried to bring in something similar years ago and he asked if what they were looking at is all of the ordinances that deal with skateboards, electric scooter, and e-bikes or what exactly. Ms. Cosgrove explained that the business model is that a company comes to town, identifies the city as a potential business place where they can make a profit, they bring these devices in and leave them scattered throughout the city. If you want to use them as a customer, you download the mobile app, you scan, you ride, and you leave randomly when you are done with your ride. For battery charging purposes, they contract with individuals to find the run down devices, pick them up and bring them somewhere to charge them and redistribute them someplace. She said that usually the area is geo-fenced and that Mr. Janes was looking at something more structured.

Ms. Cosgrove said they are hoping with addressing this right now, they will be able to bring in some parameters and boundaries around the conversation. Tonight they are just asking to move forward with some type of ordinance that would prohibit the commercial use of those dockless devices until the Assembly has had a chance to have a broader policy discussion.

Members asked a number of questions about what is currently happening vs. what may happen if an ordinance is not put forward. Ms. Cosgrove and Mr. Watt explained that these are run by companies that exist in the e-verse and are not brick and mortar businesses.

Mr. Watt said it becomes ordinary people using these dockless devices in all sorts of inappropriate ways. He said there is no management presence and he provided an example of being in Baltimore, MD where several hundred scooters arrived in Baltimore, MD. He downloaded the app and agreed to abide by all the rules but there was no local company representative or anyone accountable for them within the community.

Assemblymembers discussed how best to address this in the future and how to work out the policies, safety concerns, property owners, etc... to the mutual benefit of all without prohibiting them forever.

Mr. Bryson said that he owns a bike shop and they have looked at providing rentals. He said that one of the largest obstacles to providing rentals is liability and that liability factor and the amount of insurance they would have to carry just to rent a bicycle was so significant that they opted to not rent bikes. He said the maintenance and upkeep was another significant factor. He said that he would be very curious about how an outside company that is not used to Juneau might be able to tackle the logistics of this. He said it has red flags written all over for him. He said that one of the things they can use as an Assembly to help regulate this is sales tax in which they have to set up a regular company that would have to register with sales tax the same as any other company doing business in Juneau.

Mr. Bryson asked if we have any policy regarding electric vehicles because electrical bikes are becoming more and more prevalent. They don't make any sound and do not require any gasoline but they do have an electric assist. He asked if we have anything on the books that mentions e-bikes. If we are addressing e-bikes in an ordinance, it could clarify everything and makes it easier for any Juneau residents who may wish to purchase the latest technology in bicycles.

Additional discussion took place regarding the use of e-bikes, the differences between private use and commercial use and Ms. Cosgrove noted that all of these topics were worthy of discussion as they take up this possible ordinance. Mr. Bryson extended the offer for anyone who wished to experience an e-bike to come and try it out. Members shared their own experiences with these types of devices and they appreciate the proactive approach from staff. Mr. Watt explained that this ordinance is about the Assembly figuring out what makes sense for the community in their own timeline rather than them having to work on this issue when other more pressing matters are before them such as the work on the budget.

MOTION by Mayor Weldon to request staff draft an ordinance that would prohibit the commercial use of dockless transportation devices temporarily until such a time as the Assembly can fully consider policy and operational concerns and asked for unanimous consent. *Hearing no objection, the motion carried.*

C. Food Truck Update - Verbal Report

Ms. Cosgrove reported that at a recent meeting, the Assembly asked staff to look into alternative food truck locations in light of the approval of the Archipelago project which will displace a number of current vendors. She noted that a number of staff members including representatives from Parks and Recreation and Docks and Harbors looked at the downtown area to see what possible other locations might work. Ms. Cosgrove noted that the existing foot print is roughly 10,000 square feet including the space currently occupied by Deck Hand Dave's in the current Archipelago layout. This was a factor they took into account when they looked at possible location. She also noted that there is attraction in mass as the more of them located together in close proximity, the more of a draw that is to the public.

She noted the following five options that came up during their discussions:

1) Diagonal parking spaces along Ferry Way. This is the option preferred by the Morris company.

There is likely access to electrical and maybe access to water. It does take away parking and it is not staff's favorite option as they think there are barriers to it with the main concern being that street is scheduled to be rebuilt and may not be open for business right away until at least June. She said staff also had concern about taking up dedicated on street parking for this kind of purpose.

2) Shoppers Lot on the corner of Egan and Main in front of the Downtown Transit Center.

There are 21 parking spaces in that location. Water and electricity could be accessed to that spot. Parking could be moved in the summer time to the bottom floor of the DTC. It would be displacing some parking but their main concern is that location is relatively close to existing brick and mortar restaurants and there may be some tension in the business community about perceived relocation of competition.

3) Top of the Downtown Transportation Center (DTC). Ms. Cosgrove noted that in Anchorage they are converting some of the tops of park structures to park like spaces. She noted that there may be some tension as noted in #2 above and they would also need to be considerate of the neighborhood in that area and access points would have to be carefully thought about.

4) The open space between the JACC and Centennial Hall. She said there are already a couple of food carts out there. There is access to water and electricity. There may be some issues about where exactly they would be put. There would be a reduction in parking. She said they have not discussed this with vendors, the JAHCC or Centennial Hall about this.

5) The last option is to do nothing. The food trucks were on a private piece of land for commercial purposes and now we are talking about relocated them onto public land for commercial purposes.

Mr. Jones asked about the status of Deck Hand Dave's. Ms. Cosgrove noted that matter was scheduled for the Planning Commission meeting the next night.

Members discussed the options and while some expressed their desire to let private enterprise take care of private enterprise, others were in favor of trying to find an alternative location. Mr. Jones noted that the sidewalk and street vending ordinance already allows for food carts to be permitted by the city on those areas identified on the sidewalk and street vending maps. Ms. Gladyszewski was in favor of the location by Centennial Hall whereas Mr. Jones said that would be the last choice he would suggest. Additional discussion took place regarding the option of changing or expanding the vending maps if it was needed.

D. State Budget

Your packet includes copies of past resolutions adopted by the Assembly relating to the state budget process:

Resolution 2763: *A Resolution Urging the Alaska Legislature to Pass a Balanced, Sustainable, and Predictable State Fiscal Plan to Help Ensure Long Term Fiscal Stability for the Citizens of the State of Alaska.* (adopted July 11, 2016)

Resolution 2741: *A Resolution Urging the Alaska Legislature to Adopt a Balanced, Sustainable, and Predictable State Budget Plan for FY2017 and Future Years.* (adopted February 8, 2016)

Resolution 2239: *A Resolution of the City and Borough of Juneau Assembly Supporting Legislation Mandating that Fiscal Notes Considering Impact on Local Taxpayers be Required for All State of Alaska Legislation and Administrative Actions That Could Have Economic Impacts on School Districts and Local Governments.* (adopted October 27, 2003)

Mr. Watt noted that there were handouts in the red folder including a 2-page spreadsheet from Finance Director Bob Bartholomew.

Mr. Bartholomew explained that the list of impacts from the state budget will evolve over time as they

learn more about the actual dollars and jobs being impacted by the state budget roll out. They are just trying to identify the facts of the numbers as they are coming out from the state and over time they hope to quantify the impacts. Ms. Gladziszewski said she recently heard the Hospital talk about Medicaid and his spreadsheet doesn't have a number but the hospital has been noting a number in public. Mr. Bartholomew explained that he has heard about a potential loss of \$6.5 Million in revenue and he has only included numbers on the spreadsheet that he has received confirmation in writing and he is still waiting for confirmation of those Medicaid numbers.

Discussion took place regarding the items that were not included in the list that were from grant funds that may have been requested but not yet funded. Mr. Jones expressed his concerns about the CIP list vs. operating budget concerns.

Additional discussion took place relating to the job impacts in the community, and the potential \$24 Million funding losses anticipated in FY20. Mr. Edwardson also noted that the numbers are only really looking at CBJ funding losses and doesn't even take into consideration the potential loss of state jobs and the ripple effect that will have on the community at large.

Mr. Bryson asked about the potential for refinancing some of the school debt bond reimbursement. Mr. Bartholomew explained the various mil rate changes that would be needed should they decide to refinance the bonds. He noted that there have been some IRS rules changes and if they did refinance, it would no longer be zero interest bonds but if they wanted to, they could refinance but pay interest on those bonds.

Ms. Gladziszewski asked Mr. Watt about the resolutions that had previously been adopted that were broad and built on the idea of a sustainable fiscal plan. Mr. Watt said there are great concerns with the state of the budget and the sooner the legislature and the governor settle this issue, the better it is for the state.

Mr. Watt's concerns were primarily relating to the instability caused by fear. The worse thing that could happen to the local economy was if there was a lot of contraction in spending and economic activity freezes up, waiting for a decision, that in itself could hurt use.

Mayor Weldon said they took a stab at drafting something up as a starting point for discussion. She felt that as the capital city, it was important to stay politically neutral. She said that at the same time, she wants people to take this as a call to action for our citizens to contact the governor and the legislature. Mr. Bryson commented that this may be a time to be advocating for the road out of Juneau, especially in light of the proposed cuts to the Alaska Marine Highway System (AMHS).

Members weighed in on their concerns about staying neutral or taking a stand alongside all the other communities that voiced their concerns at the Alaska Municipal League (AML). Mr. Jones said he could not support the resolution as drafted. Ms. Hale advocated for making clear that CBJ is in support of other communities. She expressed her concerns that it isn't only about about services being cut and/or costs shifting to municipalities to carry the burden. It is also about supporting other communities whose revenues are on the chopping block since the governor's budget has those reverting back to the state (such as Power Cost Equalization, Fisheries Landing Taxes, among others).

Mr. Edwardson said he did not support the resolution as he feels it should be very specific and not neutral. Juneau is a municipality, and while it is the state capital, it is also a regional hub for education, medical treatment and for any number of other things. He also noted that while this resolution was a good first stab at a resolution, he didn't feel they would be able to have it ready for adoption at this time.

Ms. Gladziszewski agreed with Mr. Edwardson and also noted that she too felt it should not be neutral. Mayor Weldon provided clarification about her earlier statement and noted that her comment about neutrality had to do with trying to keep the tone of the resolution somewhat neutral but this resolution is definitely a call to action.

The members agreed that the language of the resolution needed some additional work. Mr. Jones suggested using some of the language that went out in the CBJ press release. Ms. Gladziszewski noted that Ms. Hale had some suggested changes and Ms. Gladziszewski noted that she also wanted to include more of the language from the AML and Alaska Conference of Mayors (ACoM).

Ms. Gladziszewski asked members to send language recommendations to the City Manager. Mr. Watt said he will incorporate that language into as much of a consensus document as possible and also bring forward possible amendment language should they wish to incorporate those.

Mr. Bryson said that he will support whatever this body decides to send up to the legislature with a unified voice. He did want to remind everyone that the State of Alaska big government would not be coming in to save the day. He said that while the budget may be coming back differently than what the Governor proposed and there may be a little bit more money for education, we are not going to see a giant swing of funds while the money that has gone missing is now back in the funds. He said that no matter what happens with this resolution, the Governor is going to veto stuff and we will be dealing with less money but he would like us to put in as much energy into the question on how we will be able to bail our own selves out and we need to have Plan B in place.

Mr. Jones said that if Mr. Bryson's prediction is correct, there is nothing to lose by fighting tooth and nail for what is right. What is right is not clawing back from an obscene level of funding, it is fighting for what we want and what we need and if we don't get it, we keep fighting.

Ms. Hale said she attended most of the AML conference last week and we can't tell what the outcome of the whole process will be. She said we can do our best to inform our legislators the best we can. She said that the conclusion of the participants at AML was hands down that this would devastate the economy of the state as well as the economies of their individual cities. She said we are not talking about having our hands out, we are talking about being responsible and prudent citizens and public servants to our communities and to our state that we love dearly and want to see succeed.

Mr. Edwardson said he cannot predict the future any more than anyone else but he agrees with Mr. Jones and Ms. Hale that we need to lobby 100% for what we want to see happen. They should also remember that it is the legislators who are appropriators and not the governor's office.

V. EXECUTIVE SESSION

A. Contract Negotiations

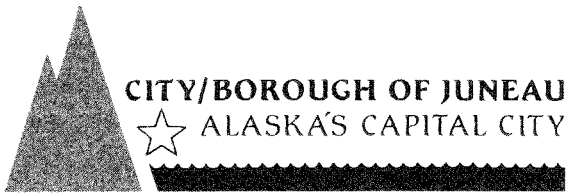
MOTION by Mayor Weldon to adjourn into executive session to receive an update on collective bargaining contract negotiations. Hearing no public comment and no objection, the meeting adjourned into Executive Session at 8:25 p.m.

VI. ADJOURNMENT

The Assembly returned from executive session at 9:10 p.m. and noted that they received an updated report from staff on labor negotiations.

There being no further business to come before the committee, Ms. Gladziszewski adjourned the meeting at 9:10 p.m.

Respectfully submitted,
Beth McEwen, Municipal Clerk



City and Borough of Juneau Assembly

Telephone: (907) 586-5278; Facsimile: (907) 586-4552

BoroughAssembly@juneau.org

April 19, 2019

Beth Weldon, Mayor
155 S Seward St
Juneau, AK 99801

Dear Mayor Weldon,

On November 5, 2018, you formed the Assembly Child Care Committee, to answer two charges:

- Should child care be part of the core municipal funded activities? And,
- To what extent, if any, should education be part of child care?

The committee held 11 public meetings and, after deliberation, answers both of these charges in the affirmative. The committee makes the following recommendations to the Assembly:

1. That the CBJ identify what, if any, public and school facilities may be used to provide child care.
2. That the CBJ establish a revolving loan fund for use in business start-up and on-going programs.
3. That in FY20, the CBJ fund existing child care and early education programs.
4. That the Best Starts model be funded with some structural changes to clearly delineate how the program would prioritize increasing capacity until child care demands are fulfilled (FY21).
5. That with the FY21 budget proposal to the Assembly, the CBJ Administration present an implementation plan for Recommendation #4.

Further detail on each of these recommendations follows in the full report, adopted by the Assembly Child Care Committee unanimously on April 19th, 2019.

I also wanted to express my thanks to my fellow committee members for their work and contributions towards this effort: Bridget Weiss, Vice Chair, Wade Bryson, Rob Edwardson, Eric Eriksen, Michelle Hale, Blue Shibler, and CBJ staff to the committee, Robert Barr.

Sincerely,

Assemblymember Loren Jones
Chair of the Assembly Child Care Committee

Assembly Child Care Committee

Final Report

April 19, 2019

The Mayor has charged this committee with the following:

“The purpose of the committee shall be to accomplish the following tasks:

- a) Provide, to the Assembly, a framework of options for addressing the two key questions:
 - a. Should childcare be part of the core municipal funded activities? and
 - b. To what extent, if any, should education be part of child care?”

In addition the charge stated:

“If either or both of the questions in #1 above are recommended in the affirmative, the committee is requested to provide analysis and recommendation of alternative implementing approaches. The Best Starts proposal is one approach, the "do nothing option" is a second approach. The committee is requested to develop and consider other options with other financial costs.” As a result of many meetings since December 2018 the Committee has looked at the current issues in Juneau. Providers and the Best Starts group have given testimony, presentations, and panel discussions to aid the committee.

The committee, in the draft problem statement found:

Juneau’s child care issue is not a single problem. The problem covers a range of issues from capacity, to costs, to quality, and access to a sustainable level of funding. Traditionally in Juneau the role of setting standards and subsidies has been a State of Alaska responsibility and to some extent a Federal Government as employer issue.

Juneau currently has a true lack of affordable, high quality preschool and child care. We lack the capacity to meet the demand. This was recognized in the Juneau Economic Development Plan. Under the Initiative: “Attract and Prepare the Next Generation Workforce” was Objective 2. “Increase availability of child care year round, with an emphasis on Kindergarten readiness.”

There are approximately 2400 pre-K children in Juneau, 1300 of whom participate in a child care program. Approximately 486 do not receive child care services for pre-K children due to cost, quality, or availability issues¹. Over 550 households report restricted employment opportunities due to inadequate access to child care services for pre-K children.²

The business model for childcare in Juneau appears to be unsustainable and/or insufficient (due to the significant unmet need) without direct (monetary) or indirect (typically building expenses) subsidies provided outside of revenues generated from

¹ McDowell Group. [Alaska’s Early Care and Learning Dashboard](#) – accessed 15 April 2019

² McDowell Group. [Best Starts Economic Analysis](#) – 25 May 2017

fees³. Additionally, in Juneau, child care costs for infant, toddler, and pre-school aged children exceeded State subsidies for low income households⁴.

Early on in this process the committee discussed the issues of capacity and quality and how they relate to any recommendations brought forward. The committee adopted the following definition:

“Child care: the care of children age birth through 5 outside of their home in a setting that strongly supports the child’s learning and enables parents to go to work with peace of mind.”

The committee is in agreement that quality of child care is important and all recommendations should understand that quality care is the ultimate goal for any contribution by the City and Borough.

The committee has identified capacity (the number of licensed childcare slots) as the most immediate and pressing issue for working families. Our recommendations are made with the realization that capacity building efforts must also consider quality assurance in order to meet our definition of child care; which accounts for allowing parents to work with peace of mind that their children are in safe and healthy learning environments.

Based on our work the committee makes the following recommendations. The committee defines short term as within one year and long term as more than one year. The committee presents these recommendations as a set of recommendations that can be enacted individually or in whole, with no prioritization.

Recommendation #1 – short term. The CBJ needs to identify what, if any, public facilities might be used to provide child care.

Public facilities could be school facilities and any other suitable publically owned facility. We understand the Mayor has asked the Joint Assembly and School Board facilities committee to begin this review of school facilities. CBJ staff should additionally work to identify opportunities in public facilities that may exist outside of the school district.

The committee understands that each building needs to be evaluated on its current use and whether it or any portion of it may be made suitable for childcare for children of varying ages, including infants and toddlers.

Once facilities have been identified the CBJ needs to review and prioritize these facilities based on:

- Immediate use
- Appropriateness for age group of targeted children
- Overall capacity

Use of public facilities would allow for an operator to have low to no cost facility expenses.

³ Bright Horizons. [Child Care Center Cost Estimates](#) – January 2014

⁴ State of Alaska, DHSS. [Alaska Child Care Market Price Survey Report](#) – 2017

Public facilities may also allow for large or magnet centers to develop that could take advantage of economies of scale and allow for central care for all age ranges.

The committee envisions a process (under guiding CBJ ordinances and regulations) to lease out these facilities or parts of the facilities to licensed childcare operators at below market value. The committee envisions a competitive bid process for these facility spaces.

Capacity Impact: Dependent on the facility identified. To optimize operational efficiencies, high capacity facilities should be prioritized before those which limit capacity.

Cost: A potentially lower cost option dependent on facility expenses and facility modifications necessary for licensing. This would also be dependent on the process used for below market leases and what cost would be borne by the CBJ.

Evaluation: Increased capacity in licensed slots. Dependent on the facility selected and RFP process.

Recommendation #2 – short term. Establish a revolving loan fund for use in start-up and on-going programs.

A major issue for expansion of the number of spaces available for child care is the initial cost of setting up a facility. This cost involves a potentially lengthy licensing process. Businesses need to ensure they can cover significant upfront costs well before the revenue generating activity of the business begins.

The committee also recommends that existing programs be permitted to apply for loans for needed modifications, major renovations and expansion. Dependent on level of funding and the size of the loan funds these loans to existing programs would be a lower priority than loans for start-up programs, unless the existing program(s) were demonstrating increasing capacity through their loans.

Both grants and loans were discussed. Loans were a preference to ensure accountability of the provider to work towards opening and to maintain sufficient income to repay the loans. Loans should be at non-competitive low to zero interest rates. The committee recommends that a process for loan forgiveness be considered that will assist in maintaining quality childcare.

Capacity Impact: Increased capacity in licensed slots by 30 – 75 slots per loan. Reduced the time for a program to open their doors. May directly incentivize business growth.

Cost: Dependent on Assembly appropriation. The committee recommends loans up to \$50,000, with initial capital investment equally to no less than loan amount multiplied by 4. Capital investment may be from either the owner/operator or in-kind from a facility sponsor. The committee recommends the initial CBJ contribution to the loan fund be \$150,000. Child care centers are currently eligible for start-up business loans through JEDC. The committee recommends the additional \$150,000 be added to JEDC's loan fund and that this additional money be loaned in accordance with committee recommendations regarding interest rates and terms. Given the forgiveness element of this recommendation, periodic re-capitalization of this fund would be necessary.

Evaluation: Number of loans secured, default rate. Number of new child care slots licensed in Juneau.

Recommendation #3 – short term. In FY20 the CBJ fund existing child care and early education programs.

The CBJ currently contributes resources for child care and early education programs. These include the Kinder Ready programs in the Juneau Schools and the Hearts initiative operated by AEYC. The committee does not want to diminish support to those programs despite the possible budget issues arising from the proposed State operating budget.

As part of that desire we should look to expand the Hearts Initiative. This initiative is clearly targeting workforce development issues such of training, retention and skill enhancement for those working in childcare programs in Juneau. This must be an ongoing process to assure that as capacity expands there is a qualified and stable workforce available to licensed operators.

A separate recommendation is that, in the FY20 budget process, the Assembly maintain the level of funding to the Juneau School District for PreK/Kinder Ready at the current level. The committee feels that making this part of the ongoing funding to the Juneau School District is important, should be maintained, and increased if funding is available.

Capacity Impact: Indirect via employee turnover rates. Child care business operators have cited staff turnover as their most significant challenge for maintaining the current capacities.

Cost: FY 19 = \$90,200 for Hearts. FY 20 Hearts proposal is \$180,000.

Evaluation:

- Turnover rate for Hearts Award Recipients (2014, 38%, 2015, 26%, 2016, 9%), with an annual target of 0 to 20%.
- Total Hearts Award Recipients (Dec 2018, 32, anticipated 19 additional in FY 20), which is indicative of building capacity in the workforce.
- Movement towards Tiers 2 and 3 in the award levels (in FY19: 9 @ Tier 1, 4 @ Tier 2, 8 @ Tier 3). More Hearts Award Recipients at Tiers 2 and 3 is indicative of higher wages.

Recommendation #4 – long term. The Best Starts model be funded with some structural changes to clearly delineate how the program would prioritize increasing capacity until child care demands are fulfilled. (FY21)

The delay in funding would allow the CBJ to do the inventory of public facilities and to manage renovations, changes and/or issuing RFP's for operators of the centers. It would also allow for the CBJ to understand the possible budget implications from the State for the school district and for other services that support the childcare programs. Funding provided under this recommendation is contingent on supporting the immediate goal of increasing capacity.

Modifications to the Best Starts model could consist of:

1. Per-child funding for all child care businesses that are enrolled in the Learn and Grow program with a commitment to continuous quality improvement. Graduated levels of funding based on quality measures will be designed by Best Starts prior to implementation.
2. Leading up to program implementation, determine the fiscal and policy agents. Potential agents include the Juneau School District, the CBJ, and/or AEYC/thread. Ensure AEYC/thread plays a collaborative role with the policy agent if it is not the policy agent itself. During FY19, the City Manager will need to determine the level and location of policy support needed for this program.
3. Determine levels of funding under Best Starts based on criteria established at the on-set of the program. Criteria such as increased capacity, licensure, involvement with Learn and Grow, assistance for in-home care providers as well as large childcare centers and how those might be apportioned, etc. (see notes under cost?)

Capacity Impact: Per-child funding to providers would increase capacity by providing a stable foundation upon which businesses can maintain quality child care environments and pay higher wages to improve employee retention rates.

Cost: The committee recommends that after identification of the fiscal policy and after evaluation of short-term recommendations the Assembly appropriate in FY21 \$800,000 for Year 1. This amount is the committee's best estimate based on the current available information and policy direction. The committee recommends that in implementing this program staff analyze the impact of funding all programs enrolled in Learn & Grow. This could result in scaling of per-child costs related to level of care within the Learn & Grow framework. The committee also recommends the Assembly commits to annual increases over a five year period if the capacity of quality child care is increased under the model developed.

Evaluation: Increase in number of quality licensed child care slots by 20% for ages 0-5 (current licensed capacity is approximately 412). Understanding that costs are higher, the committee desires that a focus on infants and toddler care be emphasized.

Recommendation #5 – long term. With the FY21 budget to the Assembly, the CBJ Administration present an implementation plan for Recommendation #4.

If the first three recommendations have been accomplished, then the committee recommends the CBJ look at the level of funding for Best Starts as in Recommendation #4. To that end the CBJ Administration would need to identify the level of funding and the actual program to be implemented.

In addition, policy support is required to identify the structure of that support and cost for that support. This should be included in the FY21 budget documents.

Cost: The committee recommends the Assembly direct the City Manager to make a budget request in FY20 to develop the FY21 implementation plan.

Terminology and References

SEA-AEYC – Southeast Alaska Association for the Education of Young Children. Often referred to as “AEYC.” This association serves as an umbrella organization for educators, families, and community members interested in the association’s mission of, “promoting high-quality learning for all children, birth through age 8, by supporting all who care for, educate, and work on behalf of young children.” SEA-AEYC is part of the thread Network in Alaska. SEA-AEYC is an affiliate association of the National Association for the Education of Young Children (NAEYC).

Hearts Initiative – This is a program of SEA-AEYC that was initially funded by the CBJ Assembly in 2012 and annually thereafter. It seeks to build a stronger workforce in licensed child care programs through recruitment and retention of qualified early childhood educators. It does so primarily through financial awards to early childhood educators working in licensed child care programs on a tiered system based on their individual level of training and education.

thread Network – The thread Network is composed of three organizations, SEA-AEYC (for Southeast Alaska), Thrivalaska (for Fairbanks and the Northern Interior region) and thread (for all other regions and Statewide coordination). This network and these organizations provide referral services between families and child care providers. They partner with the State of Alaska’s Child Care Program Office to connect families who qualify with child care assistance benefits which are primarily funded by the federal child care and development block grant.

Alaska’s Early Care and Learning Dashboard – Footnote 1. A web-based resource authored by the McDowell group and sponsored by the thread Network. Includes statewide information by census / borough area on 1) supply and demand for early care and learning services, 2) cost of licensed early care and learning services, 3) school readiness. Data is based on children ages birth through six.

https://public.tableau.com/profile/dan.lesh#!/vizhome/thread_1_2/AlaskasEarlyCareandLearningDataDashboard

Best Starts Economic Analysis – Footnote 2. A memo authored by the McDowell Group and sponsored by the Best Starts group to provide a Juneau specific economic analysis of the broader economic impact of implementation of the Best Starts proposal. This analysis found that investment in early care and learning would, dependent on the size of the investment, show returns in annual disposable household income, additional family spending on early care and learning services, additional local jobs, and new labor income.

<https://3tb2gc2mxpvu3uwt0l20tbhq-wpengine.netdna-ssl.com/wp-content/uploads/2018/11/2017-05-25-Best-Starts-Economic-Analysis.pdf>

Child Care Center Cost Estimates, Bright Horizons – Footnote 3. A cost estimate presented to SEA-AEYC by Bright Horizons, a national child care provider in 2014.

<https://3tb2gc2mxpvu3uwt0l20tbhq-wpengine.netdna-ssl.com/wp-content/uploads/2018/11/2014-01-29-AEYC-Southeast-Alaska-Center-Cost-Estimate.pdf>

Alaska Child Care Market Price Survey Report – A report authored by the State of Alaska, Department of Health and Social Services, Child Care Program Office in 2017. This report collects current provider prices for child care to evaluate the child care assistance rates provided by the State, through the federal block grant funding. This report also assists in understanding the child care markets throughout the State. A 2019 update is in process.

<https://3tb2gc2mxpvu3uwt0l20tbhq-wpengine.netdna-ssl.com/wp-content/uploads/2018/11/2017-Alaska-Child-Care-Market-Price-Survey-Report.pdf>

These and additional related resources are also available at:

<https://beta.juneau.org/assembly/assembly-childcare-committee>

MEMORANDUM



155 S. Seward St. Juneau, Alaska 99801
 Scott.Ciambor@juneau.org
 Voice (907) 586-0220
 Fax (907) 586-5385

Date: May 20, 2019

TO: Committee of the Whole

FROM: Scott Ciambor, Chief Housing Officer *Scott Ciambor*

Re: Tax Abatement for Housing

Dear Committee of the Whole:

At the April 29, 2019 Committee of the Whole meeting the Assembly requested staff bring forward a tax abatement ordinance for housing development that could be used for the proposed senior assisted housing project in the Vintage Park subdivision.

Included in the packet is a draft ordinance for a 10-year tax abatement program for new residential multi-family units (minus the land) in the urban service area at the full mill rate of 10.56. The senior assisted living project would qualify underneath this scenario.

Also included in the packet is a table that shows the amount of housing incentives and targets noted in the Housing Action Plan and in current CBJ programs.

Essential Terms	Anchorage (2018)	DRAFT Juneau Proposal
Housing Eligible for Tax Abatement	New residential (minimum of four)	New residential units (minimum of four)
Targeted Area Eligible for Abatement	"Central Business District" District 1	Urban Service Area
Length of Tax Abatement	12 years	10 years
Tax Exemption Coverage	New residential units. Sq. footage added ÷ total sq. footage x mill rate. District 1 Mill rate: 16.40	Full mill rate = 10.56 (on new units created) not land
Affordability Requirement	None	None
Year 1 Foregone Tax Revenue/\$1 million taxable property value	\$16,400	\$10,560
Foregone Tax Revenue Total/\$1 million taxable property value	\$196,800	\$105,600

Presented by:
Introduced:
Drafted by:

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2019-23 COW v1

An Ordinance to Incentivize the Development of Housing by Providing a Property Tax Abatement Program.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 69.10.020, Property Exempt, is amended by adding a new subsection to read:

69.10.020 Property Exempt

(12) Economic development property consistent with CBJC 69.10.023.

Section 3. Amendment of Chapter. Chapter 69.10.023 is amended by adding a new section to read:

69.10.023 Property Tax Incentives for Housing

(a) *Purpose.* This section authorizes property tax exemptions for construction of at least four new residential units on a property that meets the definition of economic development property in A.S. 29.45.050(m).

(b) *Location.* The property is located entirely within the urban service area as defined by Title 49.

(c) *Exclusions.* Repair and rehabilitation property as defined in CBJC 69.10.025 for which an exemption application has been filed or granted are not eligible for this housing tax incentive. Submission of an application for exemption pursuant to this section shall automatically terminate any existing CBJC 69.10.025 application or designation for the property.

(d) *Application.* An application for an exemption under this section shall be made in writing to the Assessor's Office prior to issuance of a building permit for the residential units.

Applications made after issuance of a building permit for the residential units shall not be accepted or rejected if accepted. The application shall at a minimum contain the following:

(1) *Name.* The name of the applicant;

(2) *Address.* The legal description and street address of the property for which the application is made;

(3) *New residential units.* Drawings of the residential units that the applicant will construct, including a floor plan that includes approximate square footages;

(4) *Existing structures.* Drawings showing the square footage of all existing structures and structures to be constructed on the property;

(5) *Increase in residential units.* Plans showing the construction will increase the total number of residential units on the property;

(6) *Acknowledgement of liability.* Applicant acknowledges that the residential units will be taxable if and when the residential units are no longer eligible for tax exemption under this section; and

(7) *Other information.* Other information as may be required by the Assessor.

(e) *Provisional approval.* The Assessor shall provisionally approve an application for tax exemption if (1) the applicant submitted a complete application; and (2) the applicant acknowledges it must (a) construct not less than four (4) new residential units in accordance with the plans and drawings submitted with its application, and (b) increase the total number of residential units on the property in order to receive final approval under this section.

(f) *Final approval of exemption.* The Assessor shall finally approve an application for tax exemption if (a) the applicant has completed construction of residential units in accordance with the plans and drawings submitted with its application and a Certificate of Occupancy has been issued pursuant to Title 19 for each structure that contains a residential unit described in the application, and (b) the total number of residential units on the property has increased.

(g) *Magnitude of exemption.* The taxes eligible for exemption under this section are those attributable only to the newly constructed residential units exclusive of previously existing residential units (whether remodeled or not), all non-residential improvements, and land.

Except as provided by subsection (m), the magnitude of exemption shall be determined on a spatial basis as follows: the square footage of the newly constructed residential units shall be divided by the square footage of all structures on the property, then multiplied by the assessed value of all improvements on the property and by the mill rate applicable to the property.

(h) *Duration of tax exemption.* Tax exemptions approved under this section shall be for a period of ten consecutive years beginning on January 1 of the first full calendar year after final approval of the application.

- (i) *Recording of exemption.* The Assessor shall memorialize the terms of an exemption granted under this section in a memorandum recorded in the Juneau Recording District and kept on file in the Assessor's Office.
- (j) *Termination of exemption upon reduction in number of residential units.* An exemption granted under this section shall terminate immediately if and when the number of residential units on the property is less than the number existing at the time of final approval of the application under this section.
- (k) *Appeal.* Any decision of the Assessor under this section may be appealed to the assembly in accordance with CBJC 01.50.
- (l) *Annual compliance and status report.* Not later than March 15 of each year, the owner of the property for which an exemption has been granted, shall file with the Assessor a report with the following information:
 - (1) *Occupancy.* A statement of occupancy and vacancy of the residential units for the prior twelve (12) months;
 - (2) *Residential units remain as described.* A certification that the newly constructed residential units described in the application continue to exist and have not been converted to a non-residential use;
 - (3) *Further changes.* A description of physical changes or other improvements constructed since the last report or, on first report, since the filing of the application; and
 - (4) *Additional information.* Any additional information requested by the Assessor.
- (m) *Late-file penalty.* The failure for the owner to file the annual compliance and status report by March 15 shall result in 10 percent reduction of the taxes exempted in the prior year.
- (n) *Definition.* In this section, the following definitions apply:

Previously exempt property means real or personal property exempt under CBJC Title 69 in the current calendar year but taxable in the next calendar year.

Residential unit means a dwelling unit as defined by CBJC 49.80.120 and is either owner-occupied or only leased for periods of at least one month.

Section 4. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2019.

, Mayor

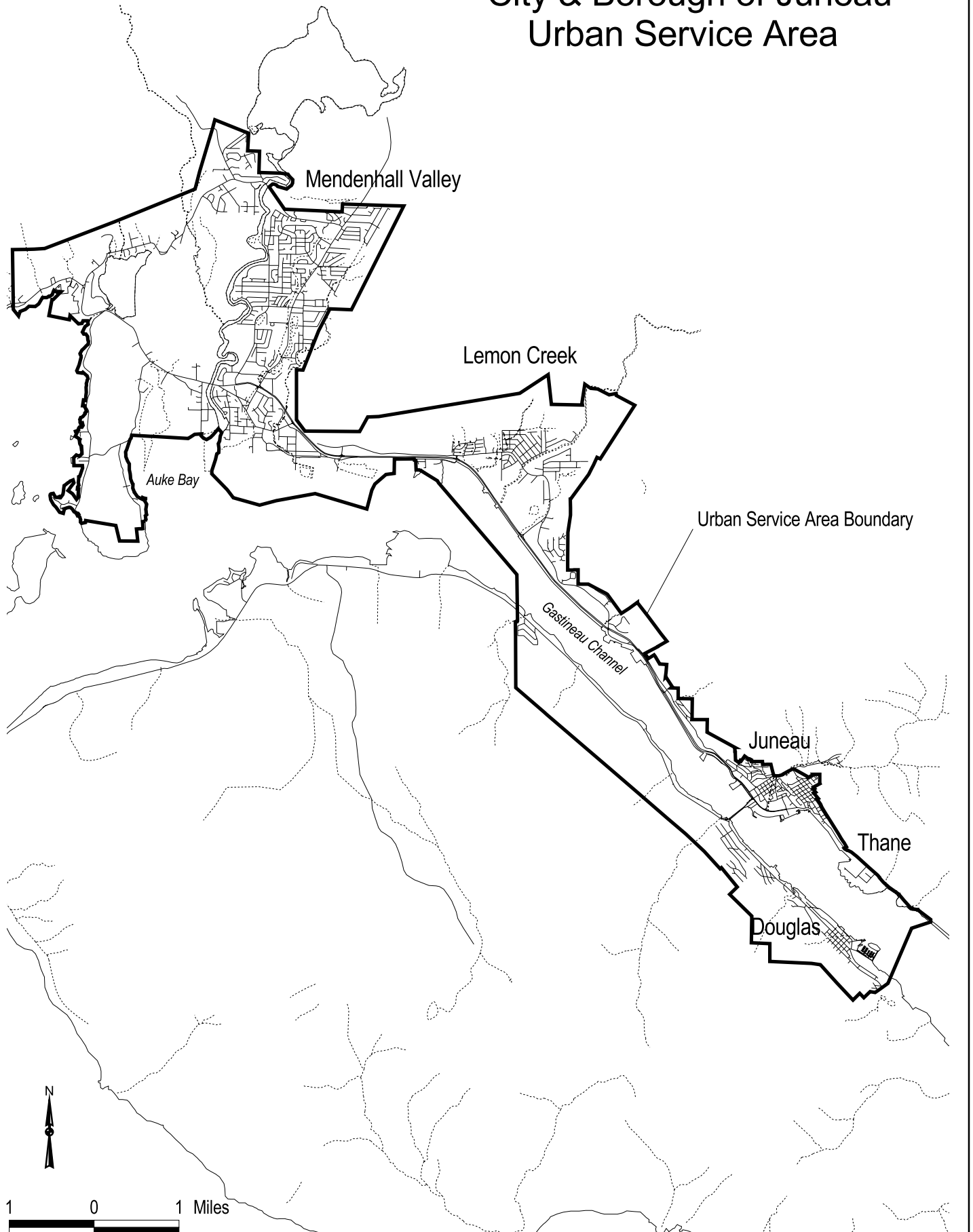
Attest:

Municipal Clerk

Table: Levels of Housing Incentive in CBJ Housing Plans and Programs

Project or Program	Incentive	CBJ Funding	Housing Target
CBJ Housing Action Plan	Suggested: Up to \$40k/unit in subsidy		Housing for workforce, seniors, and young families
CBJ Mobile Home Loan Down Payment Assistance	Up to \$10K loan to qualified borrower	\$100,000 revolving loan fund. (12 loans) Avg. = \$5462	Households with income below \$96,800 median household income
CBJ Accessory Apartment Grant Incentive	\$6000K to homeowners that create new accessory apartment.	Round I: \$72,000 (12) of \$1,064,724 in total project costs.	Single-family homeowners that develop accessory apartment on property
Juneau Affordable Housing Fund	Grant or loans up to \$50,000 per affordable/workforce housing unit	\$2 million over 5 years (min = 40 units)	Housing projects for households at 120% area median income and below
DRAFT Tax Abatement Proposal	DRAFT 10 year tax abatement on multi-family development on new residential units. Full mill rate of 10.56	DRAFT Year 1 Foregone Tax Revenue per \$1million taxable property value: \$10,560 10-Year total: \$105,600 *Data shows foregone revenue typically averages between \$1000-\$2000 a unit per year.	DRAFT Multi-family over 4 units (duplex, tri-plex, four-plex, condo, and apartments) * Workforce, senior, young families
Recent Direct Grants			
Juneau Housing First Collaborative Phase I & II	64 total units	Phase I & II: \$4.2 million \$65K/unit	Chronically homeless individuals

City & Borough of Juneau Urban Service Area



Tax Abatement for Housing

- Memo
- Draft Ordinance
- Housing Incentives Table
- Urban Service Area Map

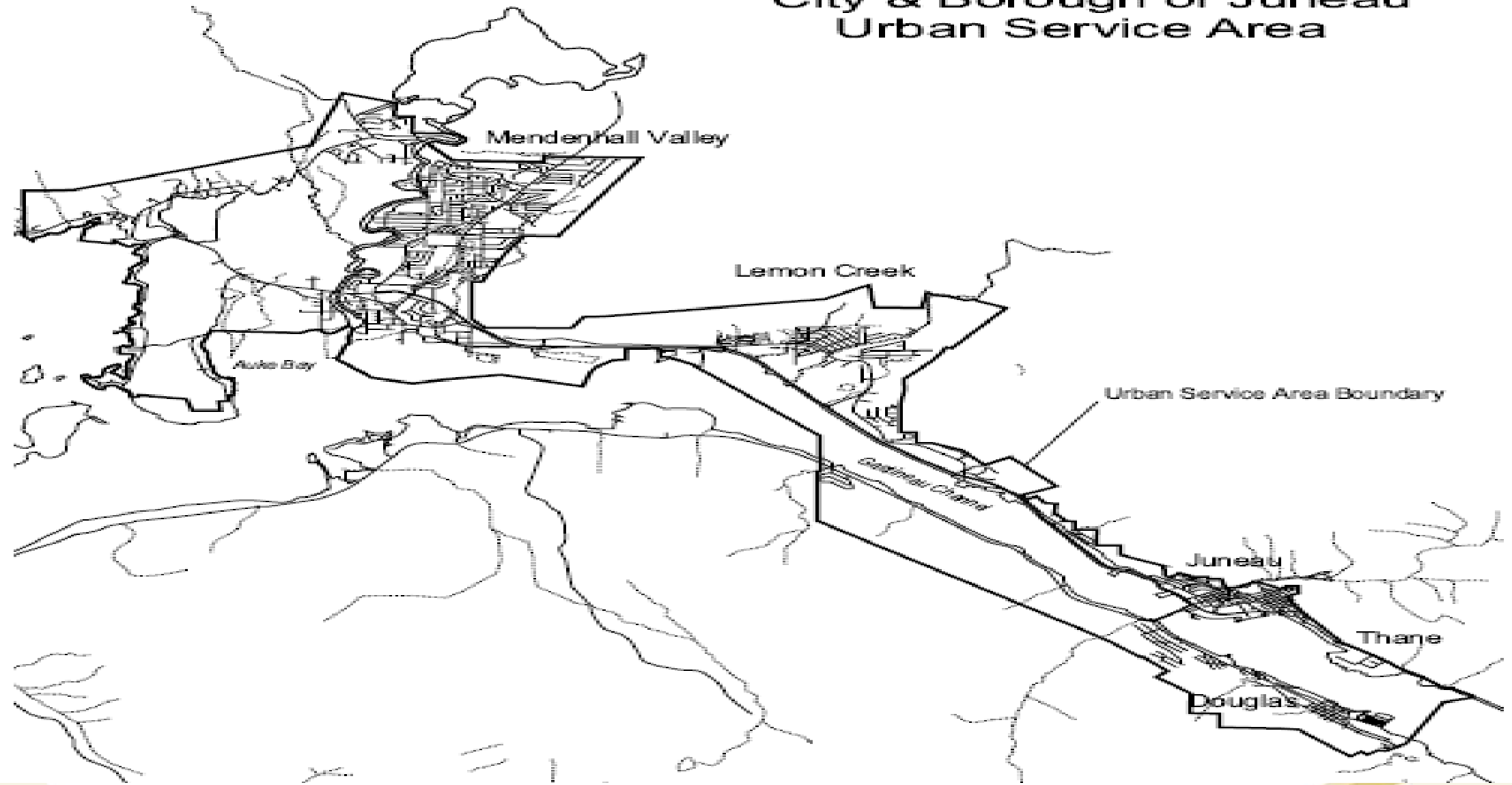
Tax Abatement for Housing

- Tax abatement only applies to newly constructed residential units, exclusive of previously existing units, all non-residential improvements, and land.

Essential Terms	Anchorage (2018)	Juneau Proposal:
Housing Eligible for Tax Abatement	New residential units with a minimum of four	New residential units with a minimum of four
Targeted Area Eligible for Abatement	Downtown Housing “Central Business District” District 1	Urban Service Area
Length of Tax Abatement	12 years	10 Years
Tax Exemption Coverage	New residential units. Sq. footage added ÷ total sq. footage x mill rate. District 1 Mill rate: 16.40	Full mill rate = 10.56 (on new units created) not land
Affordability Requirement	None	None
Year 1 Foregone Tax Revenue/\$1 million taxable property value	\$16,400	\$10,560
Foregone Tax Revenue Total/\$1 million taxable property value	\$196,800	\$105,600

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Recent Direct Grants			
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City & Borough of Juneau Urban Service Area



Chronic Nuisance Property Ordinances

Lt. Jeremy Weske
Special Operations Lieutenant
Juneau Police Department

Purpose of a Chronic Nuisance Property Ordinance

- Authorized by State law (AS 29.35.125)
- Protect the safety, security, and quality of life for neighbors
- Assist homeowners and landlords
- Identify and correct behavioral problems
- Provide the City with actionable means to address a problem in an effective and timely manner
- Reduce Law Enforcement responses

Defining a Chronic Nuisance Property

- Residential or Commercial Units that receive an excessive amount of law enforcement responses in a predetermined time frame
- Number of responses, types of qualifying responses, and corrective/punitive measures are all set by the Assembly through ordinance
- After exceeding the number of responses allowed by ordinance, the property owner is subject to fines for each additional response

Examples of Chronic Nuisance Property Ordinances

- Alaska, Oregon, Washington, Wisconsin, and Ohio
- Number of responses vary, averaging around 6-10 every 12 months
- Types of responses excluded: Domestic Violence, Sexual Assault, and Child Neglect

How does this look in Juneau

- Assuming a law enforcement response limit of eight
- For 2016, 2017, and 2018, about 17 residences could have qualified as Chronic Nuisances each year
- Actual number would be lower due to more stringent review of responses
- Would have safeguards to prevent unfounded neighbor complaints
- Suggested cost would start at \$400 per incident (after 8)



TO: Committee of the Whole
Maria Gladziszewski, Chair

FROM: George Schaaf, Parks & Recreation Director

DATE: April 25, 2019

RE: Draft Parks & Recreation Master Plan – Chapter 7

The Draft Parks & Recreation Master Plan was presented to the Committee of the Whole on February 25, 2019.

The attached pages reflect a number of changes to recommendations regarding the disposal of park lands. These changes are consistent with existing CBJ code, and clarify the process to consider requests to dispose of park lands.

Social Barriers: Social barriers are more difficult to identify and resolve than financial and logistical barriers. Social barriers can include language and cultural barriers, parental unfamiliarity with a program or service, lack of support for scholarships or other assistance programs, or misconceptions about the cost of passes and programs. Continued youth and community outreach can help overcome some of these barriers, but they are based on individual feelings and perceptions and will require time and resources to resolve.

7.8 Land Acquisition and Disposal

Parkland acquisition and disposal are important land management considerations with long lasting impacts. Lands are classified as parks because they hold high conservation or recreation value, or are likely to have such values through future development. Lands with the potential for public recreation or requiring environmental protection may be considered for acquisition by Parks & Recreation and/ or the CBJ Lands & Resources Department as they become available. Park properties that meet criteria for disposal and may have greater public benefit if used for another purpose may be considered for divestment. All recreation service parks, special use areas, developed natural areas, semi-primitive areas, and conservation areas are considered valuable parkland and generally are not candidates for disposal.



7.8.1 Parkland Acquisition

CBJ may acquire private property or property owned by other government entities consistent with the CBJ Comprehensive Plan, a specific Area Plan, or any other CBJ planning document that identifies acquisition of parklands. Reasons for acquiring park land may include:

- Right-of-way alignment to CBJ property suitable for parkland development
- Preservation of a trail corridor
- Public access
- Current or future need for new parks or facilities
- Consolidation of land ownership
- Enhancement or protection of adjacent Parks & Rec property
- Habitat preservation & restoration
- Bequests or donated land

Partial rights may be acquired when fee simple ownership by the CBJ is not necessary to accomplish management objectives. Partial rights may include: easements, leases, covenants, or other agreements. The CBJ will acquire property by means of cash purchase, donation, exchange, or eminent domain. Reasons to acquire parkland may include population growth, increased development, changing trends in recreation, a need to preserve high value conservation areas, or other rationale. Parkland should be acquired when and where it is in the public interest.

7.8.2 Parkland Disposal

Disposal of parkland in the public interest

In general, parkland is presumed to have significant recreational, environmental, or cultural value, and/or is necessary to fulfill the goals established by this plan. Disposal of parkland must be in the public interest and for good cause. Selling land to fund maintenance or general operating costs is not recommended. This plan identifies a number of parcels that hold no recreational, conservation, or cultural value, and which are unlikely to be needed for future development or conservation. It may be in the public interest to dispose of these properties to support long term community needs, such as housing.

The municipality obtained title to large tracts of land (and small ones as well) as a result of the formation of the Borough and through other processes. A review of municipal land holdings will quickly reveal that the Parks and Recreation Department is the Departmental manager of most of the municipal land parcels.

Many of these parcels are categorized as natural area parks or conservation areas. It is possible, even likely, that portions of these tracts are developable and could be used by the Assembly to support some of its other goals, notably housing. It is not the function of the Parks & Recreation Department or the Parks and Recreation Advisory Committee to advocate for housing or other types of development, nor does it have the resources to work on this issue.

When it has time and inclination, the Assembly may wish to direct the Manager to analyze the inventory of land and make recommendation for potential land disposals to meet housing or development goals. This effort should only be done within the context of all of the municipal needs and goals, including those articulated in this plan. This plan is not intended to limit the ability of the CBJ to dispose of land that is not necessary for the Park system for development purposes.

Proceeds from lands sold by CBJ automatically go into the Lands Fund, unless appropriated by the Assembly for another use. Proceeds of land sales could be considered for the acquisition of parklands. When allocating funding from sales of municipal land, the Assembly should consider the functional relationship of the land sold to the Park system.

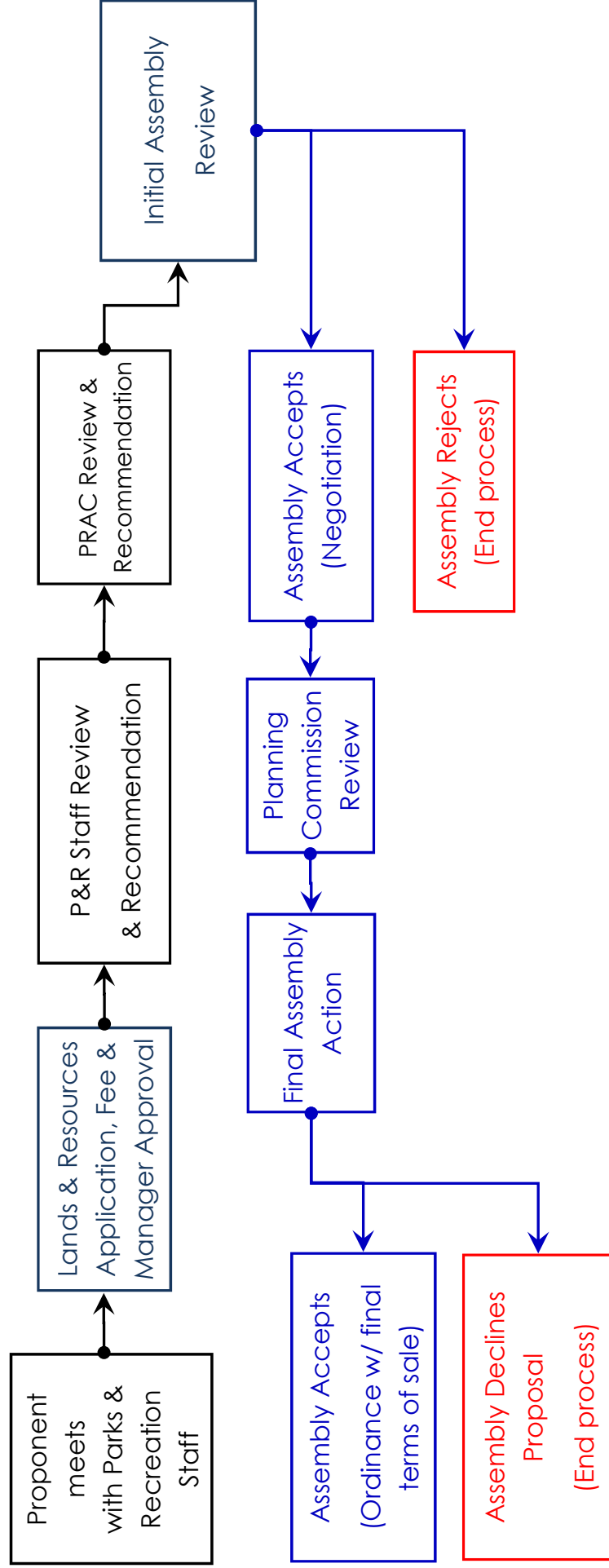
Disposal Process

The individual or entity seeking to purchase parkland begins the process by contacting the Parks & Recreation Department to present their proposal. This initial step can help avoid unnecessary expense by identifying any immediate issues. The next step requires the proponent to submit an application and pay a fee to the Lands & Resources Division. The pro-



Parkland Disposal Process

Section 7.8.2



CBJ§53.09.260 (b)

Lands & Resources

posal will then be reviewed by Parks & Recreation Department, which will provide a staff recommendation to the PRAC. The PRAC will consider the request and staff recommendation, and receive public comment. The PRAC will then make a recommendation to the Assembly in support of, or opposition to, the proposed disposal. At this point, the process proceeds according to CBJ 53.09.260.

Guiding Principle:

Promoting community engagement, health and wellness

Goals:

- Find efficiencies that increase cost savings and/or revenue potential
- Continually provide diverse recreational opportunities for the community
- Find creative ways to rent or program Parks & Rec facilities for use by community groups outside of the traditional facility user group
- Provide opportunities for self-directed active recreation opportunities for all ages and abilities
- Develop strong community partnerships that increase the scope, variety and accessibility of healthy recreation for all

Recommendation

Timeline

Capital \$

Department-Wide

Required Action

Develop and implement a department-wide fees and charges policy

Short

Staff time

Recommended Action

Devote staff resources to evaluating grant and alternative funding opportunities

Medium

Staff time

Work with Eaglecrest and Juneau Community Foundation to transfer management of the Dimond Park Field House to Parks & Rec

Short

Staff time, potential revenue source

Parks

Recommended Action

Develop low impact camping facilities in appropriate parks

Short

\$150k-\$350k

Support residents to add or increase community garden space in parks

Medium

\$25k-\$75k



Parks & Recreation Master Plan

2019-2029

Public Engagement

500+	Phone survey participants (households)
300+	Online survey responses
4,700+	Unique visitors to PlaceSpeak

- Focused surveys for specific topics
- Citizen committee drafted and reviewed the Master Plan

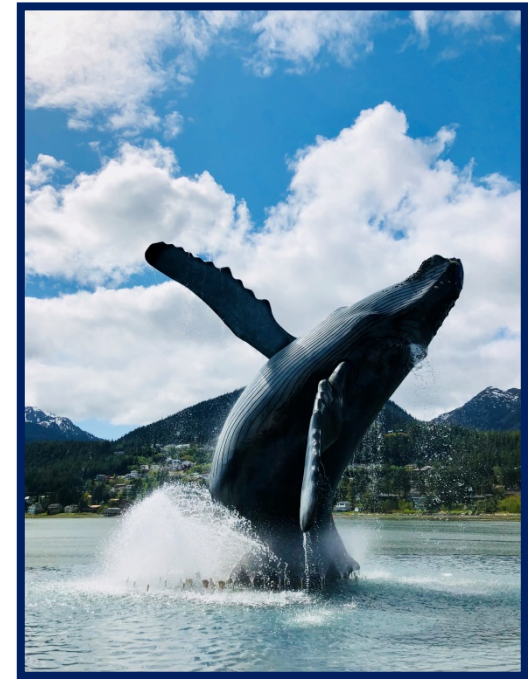
Key Themes

1. Take care of what we have
2. Social equity
3. Partnerships
4. Financial sustainability



Juneau Park System

33	Developed Parks
17	Playgrounds
4	Tennis Courts
3.5	Basketball Courts
6	Picnic Shelters
17	Athletic Fields
190+	Trash Cans
21	Restrooms
1	Humpback Whale
6,000+	Acres of land



CBJ Recreation Facilities

2	Aquatic Facilities
1	Ice Arena
1	Gymnasium
1	Youth Center

**Excludes:*

- Dimond Park Field House
- Eaglecrest
- JSD Facilities



What We Heard



89%

of Juneau residents
hiked a trail last year

A wide-angle photograph of a large indoor aquatic center. The facility has a high, white, truss-style ceiling and large windows on the left side. In the foreground, two lifeguards in white tank tops with "GUARD" written on the back and red shorts stand near a pool edge. The pool is filled with people of various ages swimming and playing. In the background, there are colorful water slides and other pool features. A large blue percentage "78%" is overlaid in the center of the image.

78%

of Juneau residents
used the Dimond Park Aquatic Center
last year



77%

**say Parks & Recreation are
an important reason why they
choose to live in Juneau**



94%

of Juneau residents
believe Parks & Recreation is an
important use of CBJ funds

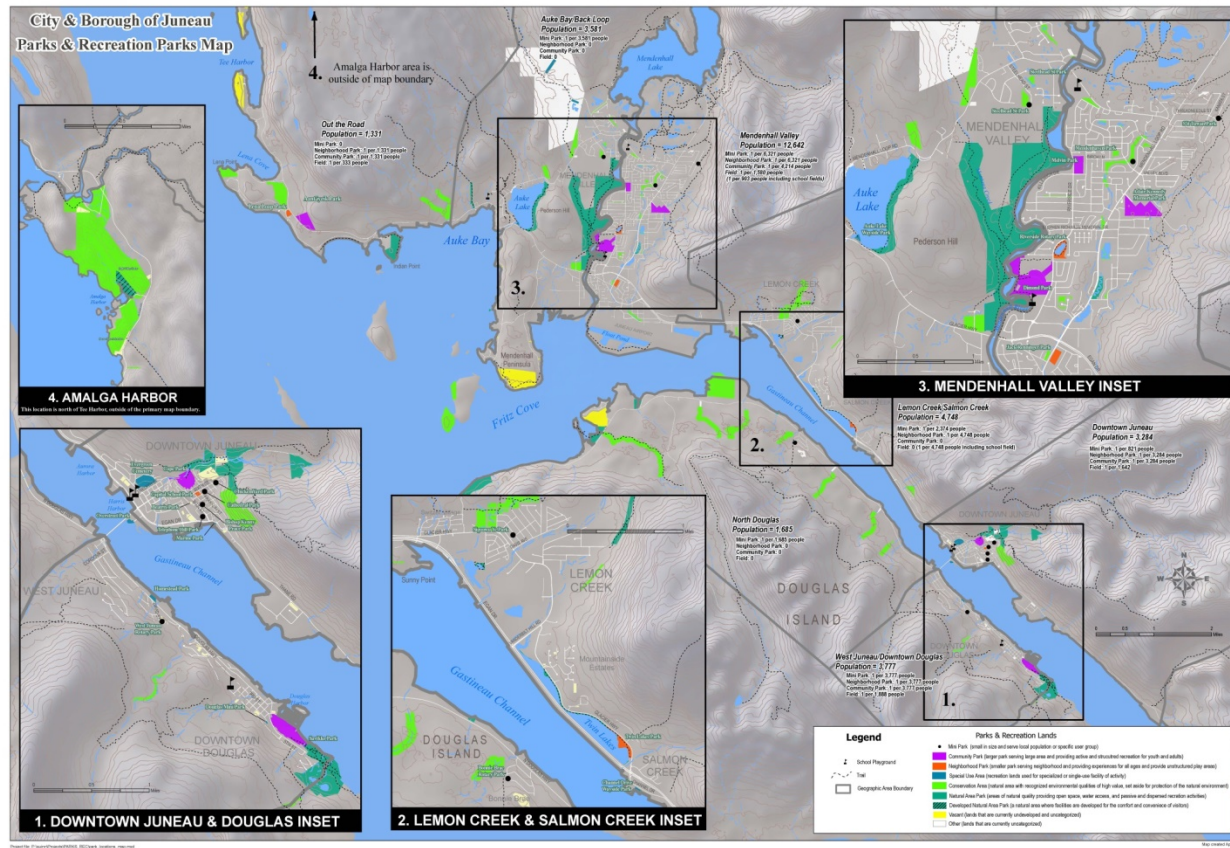
Facility Needs

- OHV Recreation
- Indoor Gym Space
- Accelerate Replacement of Playground Equipment
- Increase Investment in Trails
- Focused Field Maintenance

Programming Needs

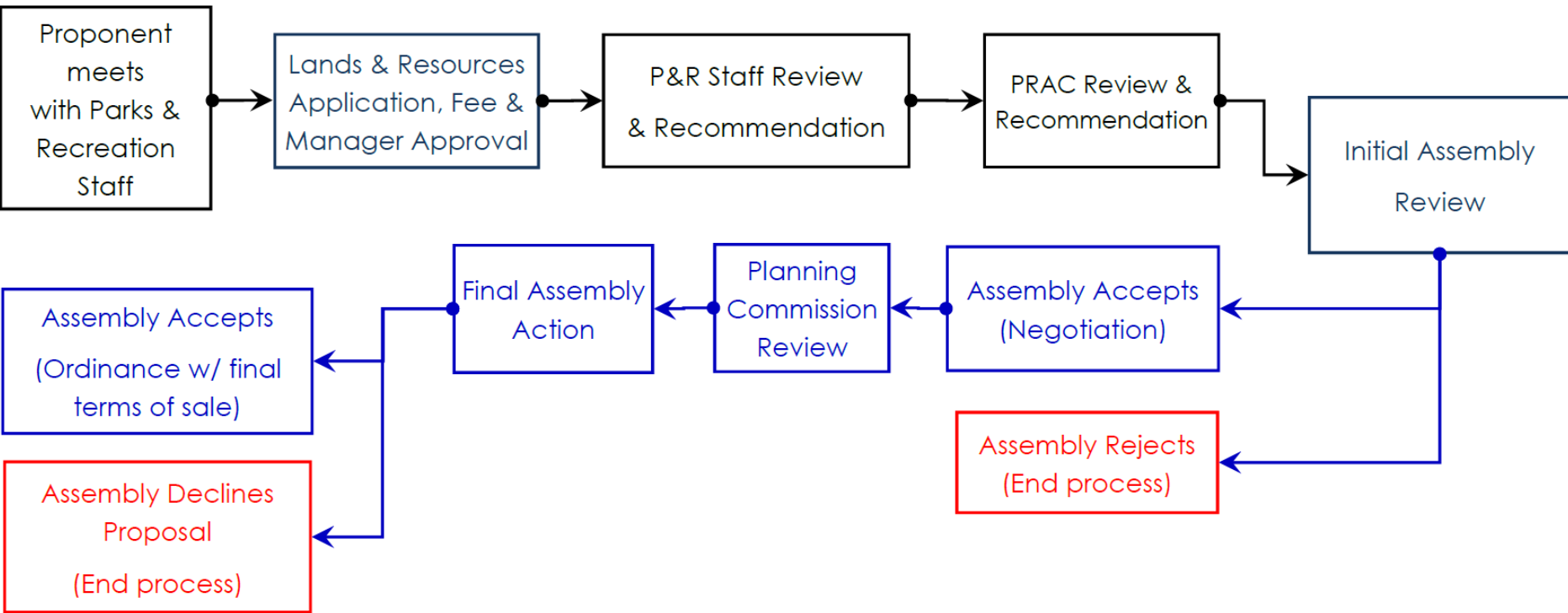
- Early childhood
- After School
- Senior Citizens
- Grow Enrichment Programs
 - Body and Mind (BAM)
 - Youth Employment in Parks (YEP)

Land Disposal



Land Disposal

- Fish Creek / Bayview area
- Mendenhall Peninsula
- Fritz Cove
- Engineers Cutoff
- Tee Harbor



CBJ§53.09.260 (b)

Lands & Resources

Implementation

Every year:

- Review Priorities
- Review Recommendations
- Review Annual Goals

Implementation

Every 3 years:

- Review Mid-Range Recommendations
- Update Goals

Implementation

Every 5 years:

- Update Master Plan
- Review Goals
- Review Priorities

Recommendation

That the Committee of the Whole forward the Parks & Recreation Master Plan to the Assembly with a recommendation for adoption.





City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-5240 | Facsimile: 586-5385

DATE: May 15, 2019
TO: Assembly Committee of the Whole
FROM: Lori Sowa, Project Manager
RE: Valley Transit Center Update

Staff has made substantial progress on the development of the Valley Transit Center and has been updating the PWFC on this progress over the last year. The current Capital Transit transfer point (behind Nugget Mall) is inadequate for a number of reasons including poor location with regard to route transfers, lack of facilities, and disinterest from the Mall owner to upgrade the situation.

Recent progress includes:

- Site Selection – Mendenhall Mall location is superior for public and Transit system (see attached)
- Preliminary Property Negotiation – Purchase price of approximately \$1million for land (this estimate is based upon a preliminary appraisal completed in 2018, final appraisal will determine fair market value once subdivision is complete)
- Preliminary Design Completed – Per the attached site plan
- Funding Secured (\$800K from FTA, \$1.1million sales tax in CIP, additional \$2.4 million requested from FTA)
- Conditional Use permit/CSP application submitted, Planning Commission review: June 11 (tentative)

In accordance with the 2014 Transit Development Plan, this project will achieve the long awaited goal of a Valley Transit Center which would include a park & ride lot, driver break area, protected well-lit passenger waiting area, and bike lockers. The facility is well served in a commercial area with good pedestrian access. The location at the Mendenhall Mall is superior to other sites previously considered because of the proximity to signalized four-way intersections (providing greater flexibility for routing), better sight distances for bus drivers, and a central location for public use.

Next Project Steps:

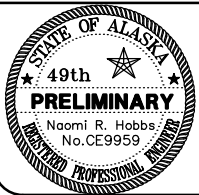
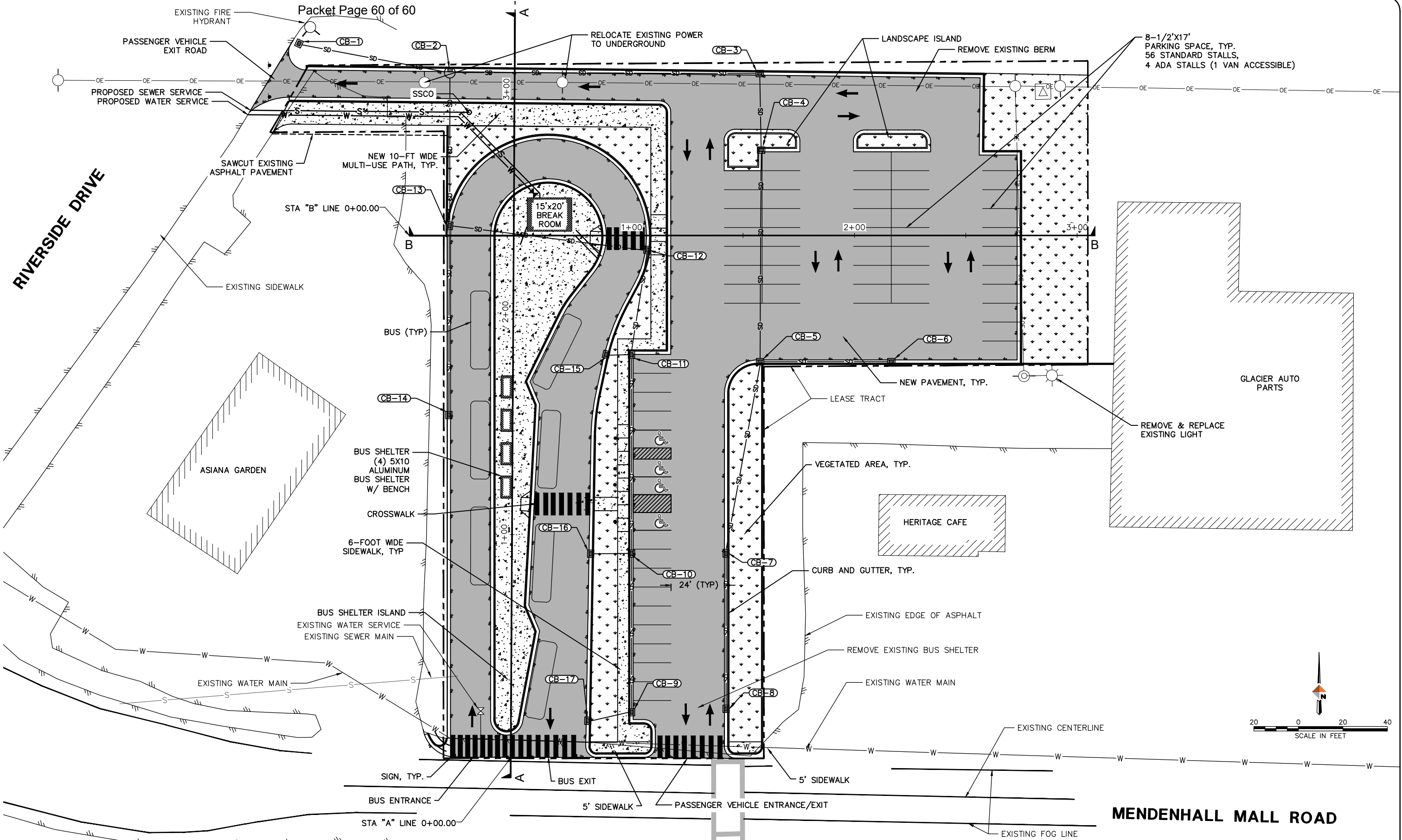
June 3 - Assembly Meeting – Transfer/Consolidate CIPs per PWFC recommendation
Summer 2019 – Property Acquisition
Summer/Fall 2019 – Grant Funding Expected
Fall/Winter 2019 – Facility design completed
Summer 2020 – Construction

Staff will keep the PWFC updated on this project; no action is required at tonight's COW.

Valley Transit Center (VTC) location

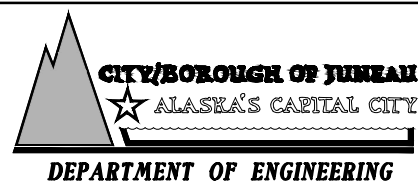


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Consulting Engineers • Land Surveyors • Construction Administration

PLANS DEVELOPED BY:
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CAPITAL TRANSIT
VALLEY TRANSIT CENTER

PRELIMINARY
SITE PLAN

SHEET NO.
1
of
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