

**ASSEMBLY STANDING COMMITTEE  
PUBLIC WORKS AND FACILITIES COMMITTEE  
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

March 11, 2019 5:30 PM  
Assembly Chambers  
Special Meeting

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**I. CALL TO ORDER**

**II. INFORMATION ITEMS**

- A. JACC Presentation by JACC Committee
- B. Discussion on Future Meetings for JACC/Centennial Hall Updates

**III. 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](mailto:city.clerk@juneau.org)

# *The New JACC*



## *A Public-Private Partnership Investing in Alaska's Capital City*

*CBJ Assembly*

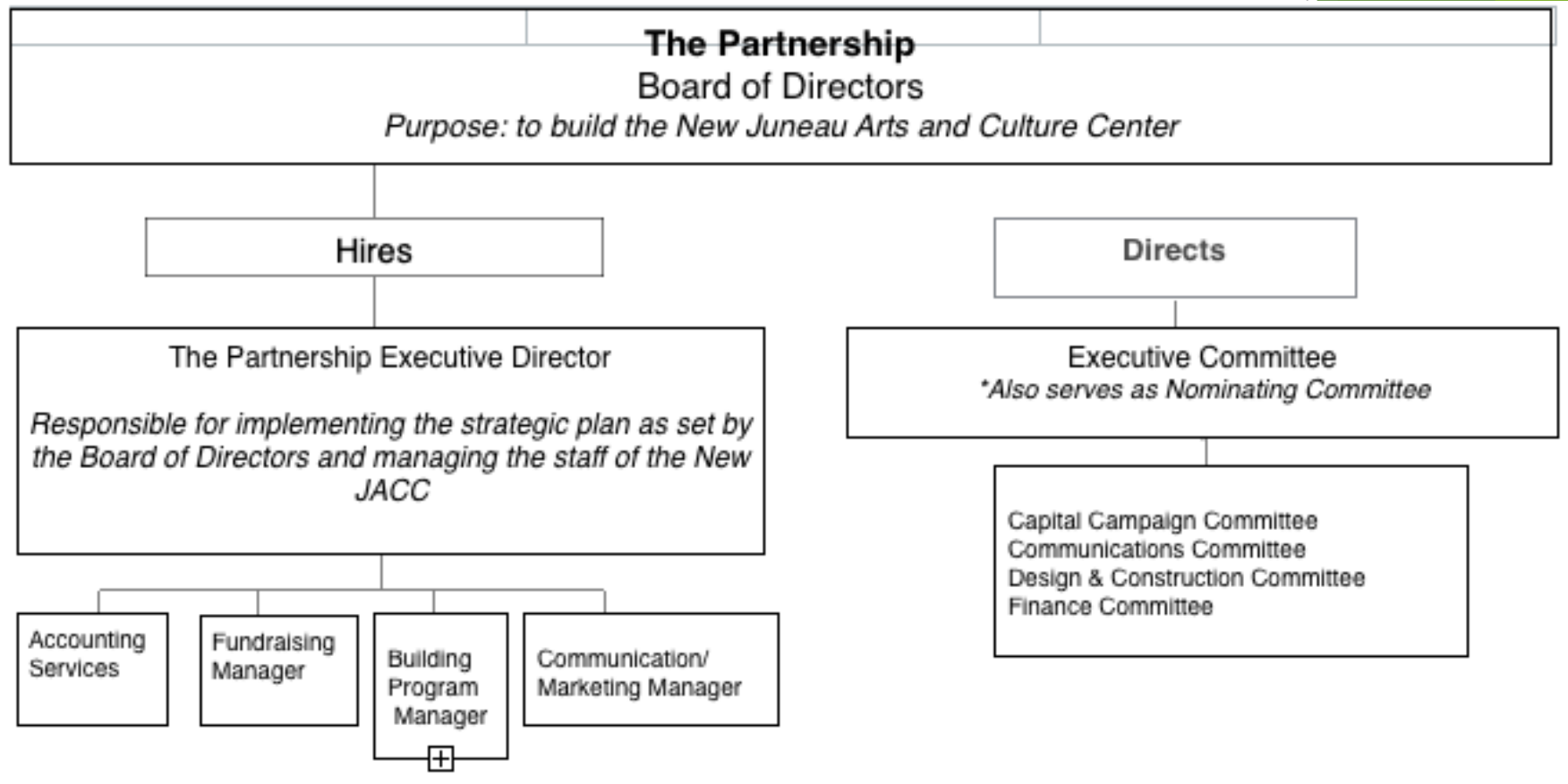
*Public Works & Facilities Committee*

*11 March 2019*

# *What is the history of the New JACC Project?*

- As early as 1973, CBJ saw the need for the New JACC, and has consistently included it in CBJ Plans.
- Since 1983, every *Comprehensive Plan* has featured a *Juneau Arts & Culture Center*, almost always locating the facility adjacent to *Centennial Hall*.
- In 2008, the Juneau Arts & Humanities Council (JAHC) moved from basement offices on North Franklin Street to the Old National Guard Armory, creating the JACC, which has become *a thriving hub of artistic, cultural, and economic activity* for the community.
- In 2012, CBJ allocated one million dollars in sales tax revenues to build the New JACC, going on to dedicate the land under the Old JACC for the New JACC.
- In 2014, The Partnership, Inc., was formed as a time-limited non-profit with the specific purpose of raising funds for and building the New JACC.

# What is “the Partnership”?



The Partnership, Inc., is a non-profit corporation run by a 17-member volunteer Board of Directors which oversees staff and is actively involved in fundraising, planning and policy development.

## *The Partnership Board at our 2019 retreat:*



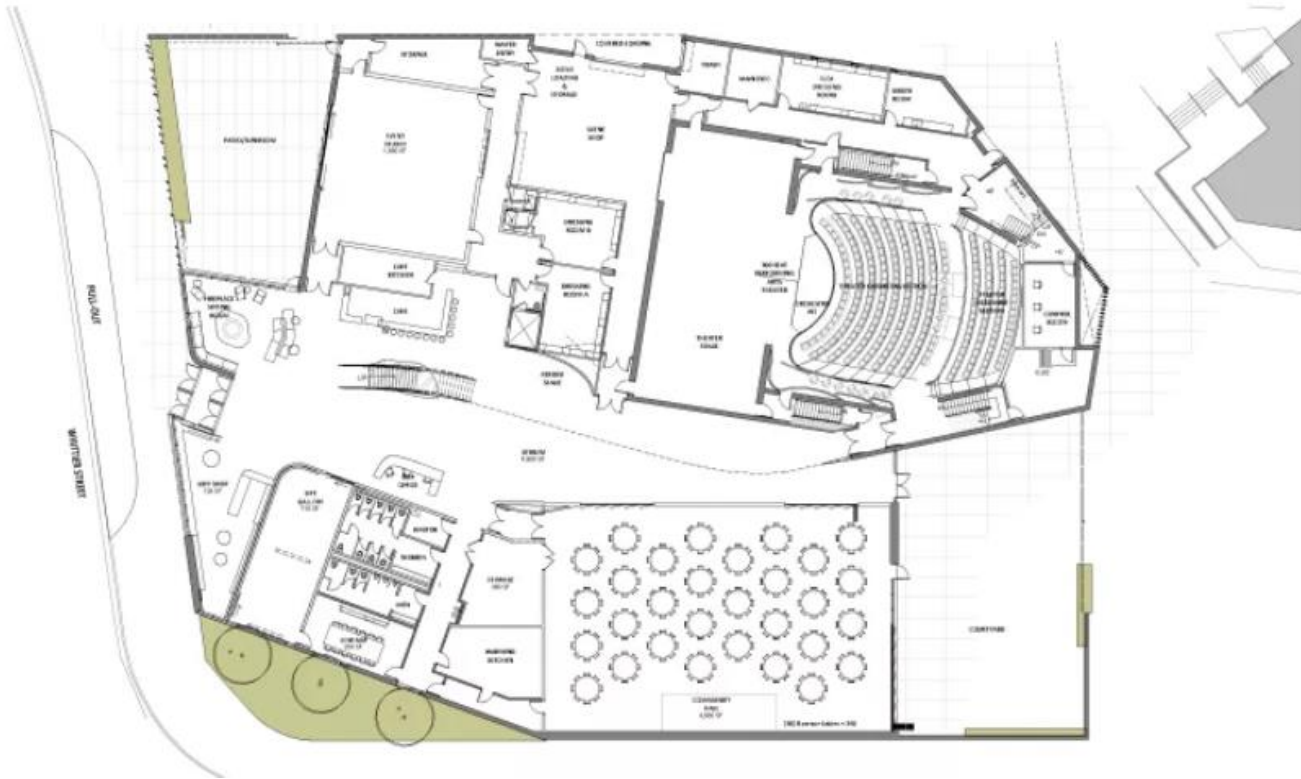
*Also shown are some members of  
the Capital Campaign Committee.*

## *How has the Partnership advanced the New JACC?*

- In 2015, the Partnership interviewed dozens of community leaders for their thoughts and insights.
- In 2015 & 2016, 39 community user groups were consulted and asked about their specific needs, concerns, and suggestions for the New JACC.
- In 2015, the McDowell Group was engaged to study the feasibility of the New JACC and provide a formal objective analysis of future revenue and expense operational capacity of the New JACC.
- In 2016, community-wide public meetings let the people of Juneau communicate individual and collective needs and visions, and select the professionals to design and build the New JACC.
- In 2017, the architects turned the community's collective vision for the New JACC into preliminary plans with schematic and design drawings.



*The New JACC plans produced by planning and community outreach are thoroughly crafted and shovel-ready.*



*The design meets the needs of users in a cost-efficient and sustainable manner.*

But it's not just about our many local user groups. Juneau is a tourist town and the New JACC creates exciting possibilities to accommodate visitors.



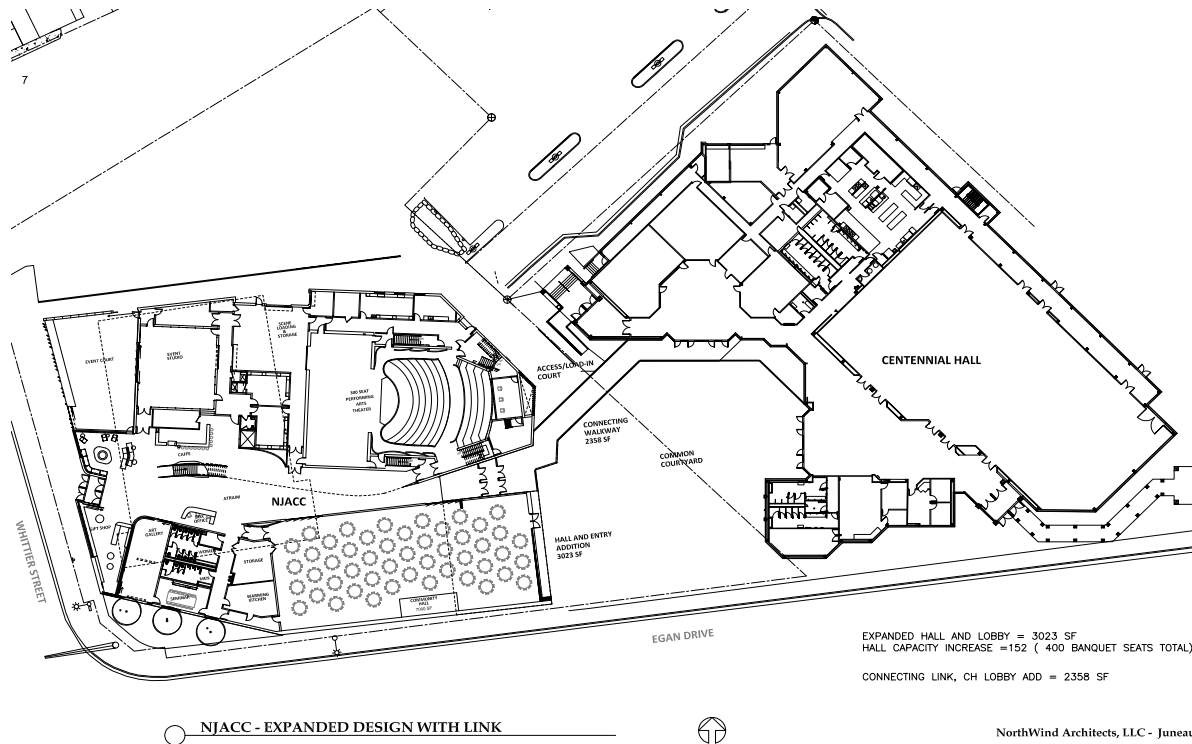
*We had 1.3 million visitors in 2018, a number which will continue to grow ...*



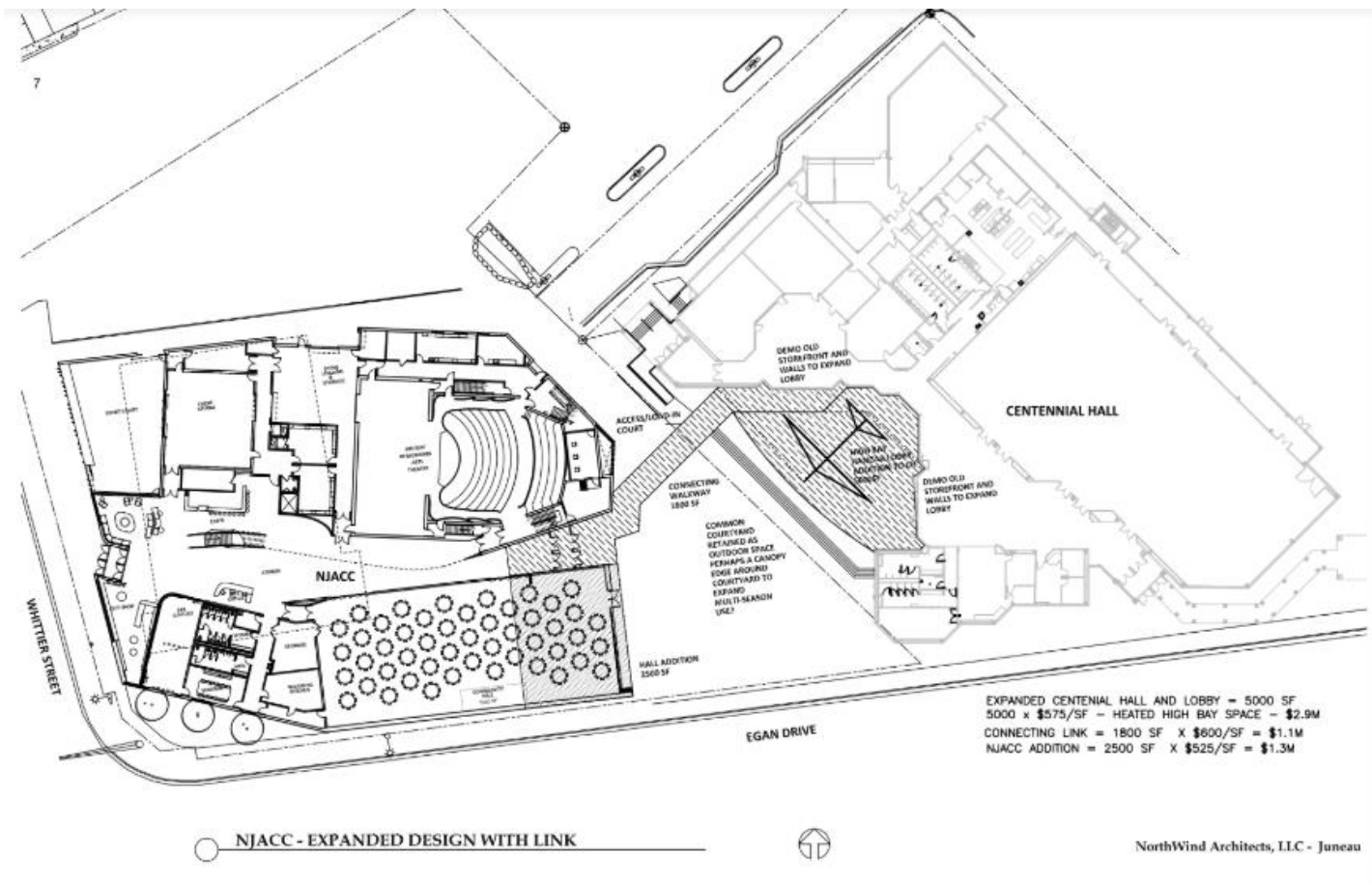
# *What is happening with Centennial Hall, and how does this relate to the New JACC?*

- Early In 2016, CBJ identified approximately \$8.5 million in deferred maintenance costs at Centennial Hall.
- In 2017, the Assembly set aside \$4.5 million for the heating/ventilation/air conditioning (HVAC) repairs needed at Centennial Hall.
- In July 2018, JAHG assumed management of Centennial Hall, reducing operating costs and improving users experiences and overall satisfaction with the facility.
- In August 2018, the Assembly considered a variety of proposals for public investment in the New JACC, raising public awareness of the potential to co-ordinate renovations to Centennial Hall with the continuing design and financing plans for the New JACC.
- In January 2019, Mayor Beth Weldon referred the matter of the New JACC to Public Works & Facilities Committee.

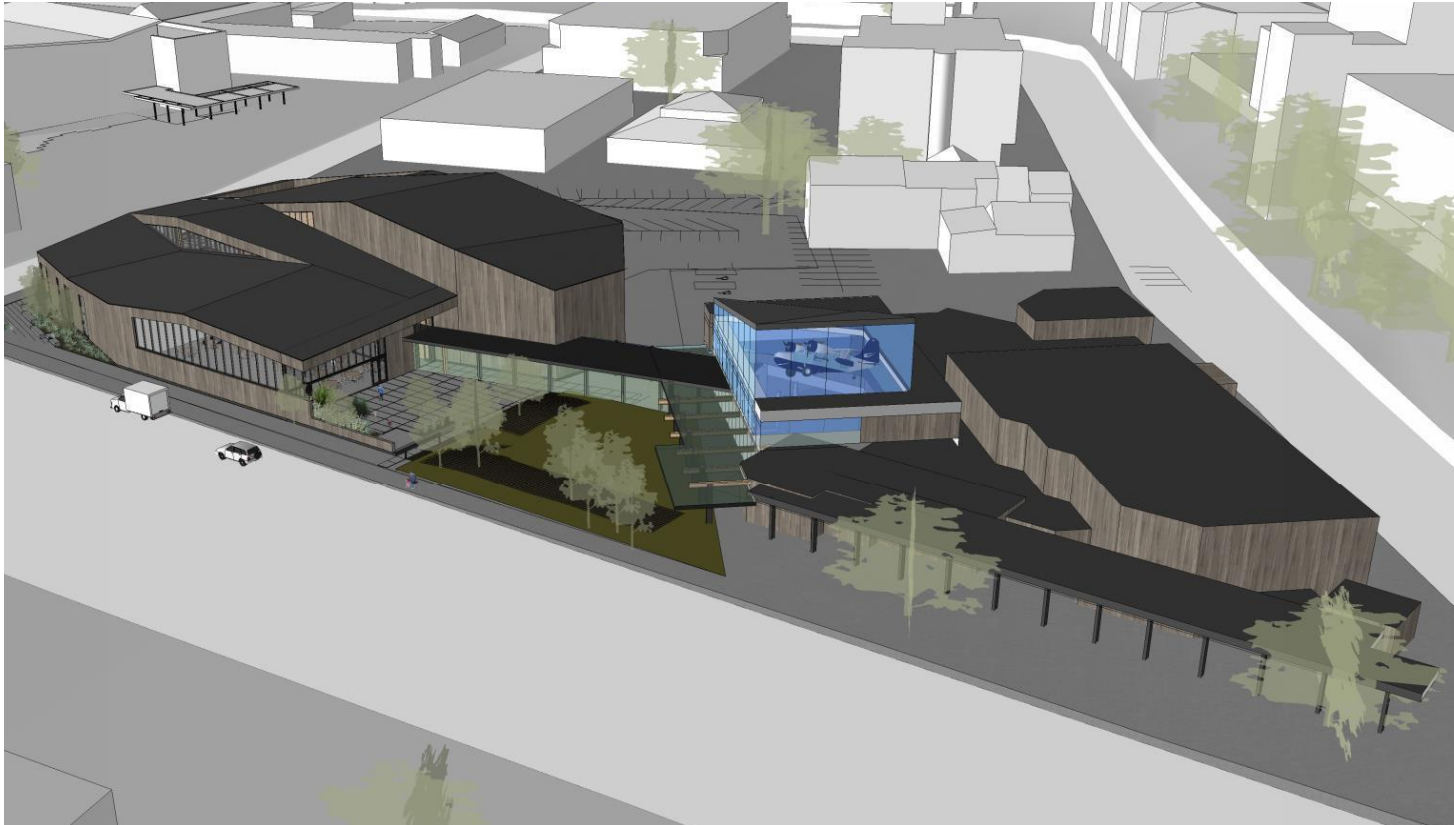
*There are several different potential design concepts of how to move ahead with the New JACC.*



*The New JACC with an expanded  
Community Hall and a corridor linking  
to Centennial Hall.*



*The New JACC with an expanded Community Hall, and a corridor connecting to Centennial Hall with expanded lobby space.*



*The original New JACC and its smaller Community Hall with a larger corridor connecting to Centennial Hall with significantly expanded lobby space.*

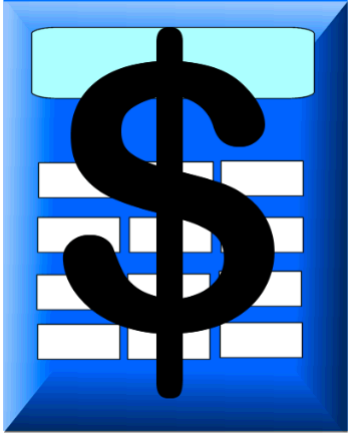
COMBINED CENTENNIAL HALL  
NEW JACC CONCEPT  
LEVEL 1



*A completely remodeled Centennial Hall with a full second story, with most original features of the New JACC moved over and added on to vastly expanded Centennial Hall.*

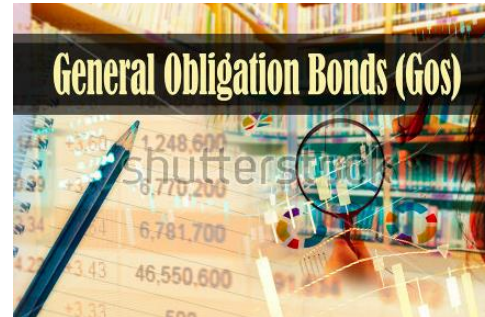


# *What form should CBJ public investment in the New JACC take?*



*Sales tax?*

*General Obligation Bonds?*



*Something else altogether?*

*The people of Juneau own both the Old JACC and Centennial Hall ~ it's time for a holistic approach to meeting the community's need to replace/improve both facilities.*

*Following the Public Works & Facilities Committee's work, only the Assembly can resolve how best to replace the Old JACC, improve Centennial Hall, for the benefit of all.*



# A renovated Centennial Hall and the New JACC will serve residents and visitors to Alaska's Capital City!



- Fulfilling multiple long-term CBJ plans.
- Engendering tremendous Community Support.
- Providing a fully-supported, multi-purpose venue for year-round users that is integrated with our Juneau's Civic & Convention Center.
- Leveraging private money with public investment at a 3:1 ratio.
- Providing much-needed construction jobs and expanded economic activity at Centennial Hall, the New JACC, and throughout all business sectors in the community.