

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

April 30, 2019 5:30 PM
Assembly Chambers
Special Meeting

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. March 11, 2019 - Special Meeting
- B. March 27, 2019 - Special Meeting

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. INFORMATION ITEMS

- A. Centennial Hall Needs Assessment

V. ADJOURNMENT

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

**Public Works & Facilities Committee
Special Meeting
Monday, March 11, 2019
5:30 PM
Assembly Chambers**

I. Call to Order

The meeting was called to order at 5:31 PM.

Members Present: Ms. Hale, Mr. Bryson, Mr. Edwardson, Ms. Triem

Staff Present: Mike Vigue, Janet Sanbei, Rorie Watt

II. Information Items

A. JACC Presentation by JACC Committee

Ben Brown – Juneau Arts and Humanities Council, turned the presentation over to John Clough and Bob Banghart of the Juneau Arts and Cultural Center Partnership.

John Clough – Juneau Arts and Cultural Center Partnership, gave the presentation on the future of the Arts and Cultural Center. Mr. Clough stated since 1983 every comprehensive plan has included an arts and cultural center, essentially in the same location, next to Centennial Hall. John explained the purpose of Partnership Inc., indicating it is a partnership developed for the sole purpose of raising funds and to build the new arts and cultural center, and then once it is built turn it over to the Juneau Arts and Humanities Council (JAHC) for scheduling and managing of the building. He went on to explain the process that has taken place to this point in order to develop the plan for the new cultural center based on the needs of the users. Ideas have been started to promote activity in the facility that would attract tourists and other groups to Juneau. Only the Assembly can determine the amount of funds to be dedicated to this project. For every \$3 of private funds, they are asking for \$1 of public funds invested. The City gave the Juneau Arts and Cultural Center Partnership \$1M in order to begin an initial design. The Mayor forwarded this project to the Public Works and Facilities Committee to determine how the City and Borough of Juneau will contribute to this project.

Bob Banghart, Project Manager, New Juneau Arts & Cultural Center (JACC) Project, talked about the possibility of connecting the JACC to Centennial Hall. He gave three options for possibly connecting the two buildings. He talked about possibly augmenting Centennial Hall as part of the process of building a new JACC. He stated currently with the JAHC managing Centennial Hall the facility is doing better than it has in recent past. Nancy DeCherney stated Centennial Hall, after 6 months, is currently in the “black” by \$1700.

Discussion ensued.

Mr. Edwardson stated this issue started for him last year when the committee was trying to get it on the ballot. He talked about a process for determining whether a project should be benefited by public money. The process is based on public purpose, public interest and public good. He stated the matrix comes from the mid-1800s and has helped communities determine if a project meets the tests requiring public funds. He stated as he put this project through the tests, he feels this project does qualify in all three categories.

What is the next step? What are the financial estimates? How is the Assembly planning on funding this project? Will it be General Funds, will it be a ballot issue, will the City sell bonds to fund it, or is there another method?

Mr. Brown stated the Assembly is the group that will determine the funds to be directed to this project and upgrades to Centennial Hall to help the community of Juneau. The Juneau Arts and Cultural Center Partnership are a resource for answering any questions you have.

Ms. Hale stated the Assembly continues to get questions as to why the City needs a new arts and culture center. There are other facilities within the community which could offer space and services being offered by this facility. She asked Mr. Banghart why he feels Juneau needs a new arts and culture center.

Mr. Banghart stated the committee started with other user groups, we looked what was available and what was lacking. They found there was enough merit to justify a new facility. This City does not have an acoustically designed space. There are high schools that have auditoriums/theaters in them, but they are high schools first, theaters second. A new building would last several generations. How will this new facility fit into a future Juneau community?

Mr. Clough stated he has used every facility available in Juneau for various purposes. Each facility has its issues. This facility is desperately needed for the arts community. He feels the current financial climate is the perfect time to invest in a facility like this. It will generate economic in-flux in Juneau at a time when we may need it. It will generate jobs. He hopes the Assembly gives this very serious consideration.

Mr. Brown stated this is a great opportunity to bring Centennial Hall up to current standards as well. It is an opportunity to generate tourist interest and bring other groups to Juneau.

Ms. Hale asked once there is agreement among user groups for a concept, what is needed for the Partnership to take the next steps to go forward.

Mr. Banghart stated it would need to determine the involvement from the City and get a concept agreed upon. Then this concept would be completed, sent out for consistency, and then get bid documents completed. The initial \$1M expenditure is about 75% expended.

B. Discussion on Future Meetings for JACC/Centennial Hall Updates

Ms. Hale stated she had tentative dates set aside; the time shall be 5:30-7:00. The dates are tentatively set for March 27, April 15, and May 1, 2019. These are tentative. One concept to be considered is whether it should be a joint facility with Centennial Hall or stand alone. Another point to consider is whether the City should own this facility or if it should be owned and operated by a non-profit. This is a question that has come up quite a bit. She would like to see a panel made up of interest groups to talk about their goals and needs moving forward. These are some ideas as we figure out how to move forward.

III. Adjournment

Meeting adjourned at 6:21 PM.

**Public Works and Facilities Committee
Special Meeting
Minutes
March 27, 2019, 5:30 PM**

I. CALL TO ORDER

The meeting was called to order at 5:34 PM.

Members Present: Ms. Hale, Mr. Bryson, Ms. Triem, Mr. Edwardson, Mr. Campbell--Planning Commission Liaison

Assembly Members also Attending: Ms. Weldon, Ms. Gladziszewski

Staff Present: Mike Vigue, Michele Elfers, Janet Sanbei, Nathan Coffee

II. INFORMATION ITEMS

A. A Panel Discussion on 3 proposals for a new JACC/Centennial Hall Improvements

Ms. Hale stated in 2018 it was proposed to put the new JACC on the ballot for the public to vote. The Assembly did not pass the measure. Ms. Hale asked several members of the public to form a discussion Panel. Panel Members: Bud Carpeneti, JACC Partnership; Liz Perry, Travel Juneau; Craig Dahl, Greater Juneau Chamber of Commerce; and Michele Elfers – CBJ Parks & Recreation.

Each member introduced themselves and their involvement in the process. Conceptual drawings were presented by the JACC, and Travel Juneau. The JACC Partnership estimates the cost to be \$26.9M. Travel Juneau put together a concept for expanding Centennial Hall with a second story over part of the building. Travel Juneau estimates Centennial Hall would need to be unusable (off line) for approximately 18 months.

Parking was part of the discussion for either design. The Public Safety Building will be demolished opening up additional space for parking. Discussion with the State regarding the State Office Building parking garage has also taken place. That facility is breaking down and needs to be replaced. Possible replacement with access to Calhoun Avenue is being discussed by the State and the Capitol Building.

Additional discussion and questions regarding maintenance costs, aesthetics of the inside and outside of both buildings, and possible users ensued.

B. Discussion on Future Meetings for JACC/Centennial Hall Improvements

1. April 4, 2019 – will be pushed to the future...probably April 30, 2019.
2. April 30, 2019 – will be pushed into May.
3. May 21, 2019 – will be pushed further into May

III. ADJOURNMENT

Meeting adjourned at 7:15 PM.