Should You Vote for a New City Hall?
Wait, didn't we just vote on this?

Quite a lot has changed, doing nothing is not an option.

What is the best use of your money?
What do you want in YOUR City Hall?
“Advocacy”

Alaska State Statute (AS 15.32.052) requires specific financial authorization from the governing body for CBJ to incur any "expenditure" related to the dissemination of any information which may be perceived as influencing the outcome of an election, including CBJ staff time.
We can all agree that CBJ should...

... operate efficiently and effectively,

... be easy to use (pay bills, participate, get info, etc)

... cost as little as possible.
Why New? Why Now?

We are in a failing building and can’t bear the thought of wasting your money without an informed vote.

Way more than a coat of paint

- 70 year-old building, fire station and a jail.
- Plumbing, electrical, roof, HVAC, asbestos, windows, more.

How did it get this bad?
Current Situation:
We own City Hall, rent space in four buildings. 164 employees in 50,000 SF

- **City Hall (Owned)**
  - 65 employees & 16,312 SF
  - Annual Costs: $265,570

- **Marine View (Rent)**
  - 50 employees & 17,090 SF*
  - Annual Rent: $375,854.88
  - *Could be 24 apartments

- **Marine View (Rent)**
  - 10 employees & 17,090 SF*
  - Annual Rent: $375,854.88
  - *Could be 24 apartments

- **Sealaska (Rent)**
  - 10 employees, 2,600 SF
  - Annual Rent: $85,488.72

- **Seadrome (Rent)**
  - 6 employees, 1,809 SF
  - Annual Rent: $56,101.08

- **Municipal Way (Rent)**
  - 33 employees & 12,125 SF
  - Annual Rent: $301,560
Rent, Lease or Buy?

• Need it for a week/month? **Rent**...
• Need longer, but unsure how long? **Lease/Lease to buy**...
• In Business Forever? **OWN**.

<table>
<thead>
<tr>
<th>Car</th>
<th>Cost/day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sentra</td>
<td>$35/day</td>
</tr>
<tr>
<td>Altima</td>
<td>$40/day</td>
</tr>
<tr>
<td>Maxima</td>
<td>$45/day</td>
</tr>
<tr>
<td>Kicks</td>
<td>$35/day</td>
</tr>
<tr>
<td>Rogue Sport</td>
<td>$40/day</td>
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<tr>
<td>Rogue</td>
<td>$45/day</td>
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<tr>
<td>Murano</td>
<td>$50/day</td>
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<tr>
<td>Pathfinder</td>
<td>$65/day</td>
</tr>
<tr>
<td>Titan</td>
<td>$75/day</td>
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Class B Office Space:
Efficient, Functional, Accessible
Let’s talk about a NO Vote.
The Fiscally Responsible Choice:

Annual Cost Comparison - Current vs. New City Hall

Renovation/Project Funds + Rent/Debt Service Payment + R&R + O&M

*Assumes nearly 50% increase in O&M (maintenance, utilities, etc.) for New City Hall due to larger consolidated building.
Cumulative Cost Comparison
(Rent/Debt Service Payment + R&R + O&M)

*Assumes nearly 50% increase in O&M (maintenance, utilities, etc.) for New City Hall due to larger consolidated building.
Rental Cost Components:
- Cost of Capital (Profit)
- Utilities
- R&R
- O&M

Ownership Cost Components:
- Cost of Debt
- Utilities
- R&R
- O&M
What did public polling support?

<table>
<thead>
<tr>
<th></th>
<th>Total n=1,316</th>
<th>Downtown/Thane n=243</th>
<th>W. Juneau/Douglas n=298</th>
<th>Valley/Out The Road n=632</th>
<th>Salmon/Lemon/Switzer Ck n=127</th>
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</thead>
<tbody>
<tr>
<td>Supportive NET</td>
<td>74</td>
<td>79</td>
<td>72</td>
<td>73</td>
<td>78</td>
</tr>
<tr>
<td>Very supportive</td>
<td>39</td>
<td>46</td>
<td>37</td>
<td>37</td>
<td>43</td>
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<tr>
<td>Supportive</td>
<td>35</td>
<td>33</td>
<td>35</td>
<td>36</td>
<td>35</td>
</tr>
<tr>
<td>Opposed NET</td>
<td>18</td>
<td>11</td>
<td>21</td>
<td>18</td>
<td>19</td>
</tr>
<tr>
<td>Opposed</td>
<td>8</td>
<td>6</td>
<td>9</td>
<td>9</td>
<td>6</td>
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<tr>
<td>Very opposed</td>
<td>10</td>
<td>5</td>
<td>12</td>
<td>9</td>
<td>13</td>
</tr>
<tr>
<td>Don’t know</td>
<td>9</td>
<td>11</td>
<td>8</td>
<td>9</td>
<td>2</td>
</tr>
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</table>
Location Selection: Low O&M and Easy Access

When considering location and costs of a new City Hall, how should CBJ prioritize...

- Design for long service life: High priority 73%, Medium priority 23%, Low priority 4%
- Adequate parking: High priority 73%, Medium priority 19%, Low priority 7%
- High energy efficiency: High priority 65%, Medium priority 29%, Low priority 5%
- Sustainable or "green" building: High priority 38%, Medium priority 32%, Low priority 28%
- Repurpose existing building: High priority 36%, Medium priority 34%, Low priority 24%
- Prominent location: High priority 24%, Medium priority 34%, Low priority 42%
- Located in concentrated business area: High priority 17%, Medium priority 35%, Low priority 45%
- Located near state & federal buildings: High priority 17%, Medium priority 25%, Low priority 54%
- Visual/Architectural appeal: High priority 15%, Medium priority 36%, Low priority 48%
- New construction: High priority 10%, Medium priority 33%, Low priority 51%

Note: Rows do not add to 100% due to "Don’t know" responses.
Location Selection Process:

Dozens of sites considered over two years.

Based on community input and professional real estate analysis.

All existing buildings considered either...

- were not available (for lease or purchase)
- lacked needed square footage,
- required significant displacement of State employees, and/or
- required a cost-prohibitive renovation.

Sites considered (non-exhaustive):

- Walmart Building
- Assembly Building
- JDHS
- Rock Dump
- Marine View
- Former Gastineau Apartments
- Downtown Library
- Goldbelt Building (APFC)
- Dimond Park
- Lemon Creek Gravel Pit
- Bill Ray Center
- Vintage Park
- Renninger Skate Park
- Capital Office Park (Fish & Game Bldg)
- Downtown Transit Center
- Jordan Creek Center
- Mendenhall Mall (with annex)
- Nugget Mall
- Goldstein Building
- NOAA site
- 410 Willoughby
- 400 Willoughby
- Dept of Transportation (Juneau 1, LLC)
- Current City Hall (Renovation)
- **450 Whittier (Selected site)**
## New City Hall Public Meeting Milestones

<table>
<thead>
<tr>
<th>Date</th>
<th>Milestone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aug. 8, 2021</td>
<td>PWFC approves process</td>
</tr>
<tr>
<td>Oct. 15- Nov. 15</td>
<td>Survey: results posted and shared at PWFC</td>
</tr>
<tr>
<td>Dec. 20, 2021</td>
<td>PWFC refines sites to 4</td>
</tr>
<tr>
<td>Jan. 26, 2022</td>
<td>Public Meeting #1</td>
</tr>
<tr>
<td>Feb. 14, 2022</td>
<td>PWFC: refines sites to 2</td>
</tr>
<tr>
<td>Feb. 22, 2022</td>
<td>Planning Commission Review</td>
</tr>
<tr>
<td>Mar. 7, 2022</td>
<td>PWFC: review economic analysis &amp; select preferred alternative</td>
</tr>
<tr>
<td>Mar. 7, 2022</td>
<td>COW: site selection overview</td>
</tr>
<tr>
<td>April 11, 2022</td>
<td>COW: select preferred alternative</td>
</tr>
<tr>
<td>May 19, 2022</td>
<td>Public meeting #2</td>
</tr>
<tr>
<td>June 6, 2022</td>
<td>COW: Conceptual design presented</td>
</tr>
<tr>
<td>July, 2022</td>
<td>PWFC &amp; Assembly: Introduce bond ordinance to put bond question on ballot</td>
</tr>
<tr>
<td>August, 2022</td>
<td>Assembly approves $35M bond ordinance</td>
</tr>
<tr>
<td>October 4, 2022</td>
<td>Municipal Election, ballot proposition re: $35M bond ordinance fails by approx. 200 votes</td>
</tr>
<tr>
<td>November 28, 2022</td>
<td>PWFC: New City Hall – What’s Next</td>
</tr>
<tr>
<td>December 19, 2022</td>
<td>PWFC: Existing City Hall Deferred Maintenance Analysis</td>
</tr>
<tr>
<td>May 10, 2023</td>
<td>Assembly Finance Committee, Review of Existing Facilities Analysis</td>
</tr>
<tr>
<td>May 17, 2023</td>
<td>Assembly Finance Committee, Review of $10M General Fund for NCH and Existing Site Analysis</td>
</tr>
<tr>
<td>June 5, 2023</td>
<td>Assembly Committee of the Whole work session</td>
</tr>
<tr>
<td>June 7, 2023</td>
<td>Assembly Finance Committee Discussion of CBJ Bond Capacity and Planning</td>
</tr>
<tr>
<td>June 12, 2023</td>
<td>Assembly and Finance Committee: Introduce public information ordinance, bond ordinance</td>
</tr>
<tr>
<td>June 26, 2023</td>
<td>Assembly approves public information ordinance</td>
</tr>
<tr>
<td>July 10, 2023</td>
<td>Assembly approves bond ordinance</td>
</tr>
<tr>
<td>Fall 2023</td>
<td>CBJ Open House, New City Hall (Date TBD)</td>
</tr>
<tr>
<td>October 3, 2023</td>
<td>CBJ Municipal Election Day</td>
</tr>
</tbody>
</table>
450 Whittier Street

- Cost Effective (CBJ owned property)
- Zoning (LC, GC, MU, and NC)
- Space Needs: 46,200 SF for 164 staff
- ADA Compliance
- Parking and improved area accessibility
The Details: Project Scope

- 46,200 SQ FT
- 160+ EMPLOYEES
- ASSEMBLY CHAMBERS
- PUBLIC MEETING ROOMS & RESTROOMS
- DEDICATED PUBLIC PARKING
- ENERGY EFFICIENT
- DESIGNED FOR LONG SERVICE LIFE
Parking & Transportation

**Public:**
- Dedicated ADA-accessible underground parking
- Plus 36 on-street parking spaces
- Three bus stops (13 routes) within 500 ft

**Employees:**
497 spaces on-site, many options for parking
- CBJ-owned lots
- Downtown Transit Center
- Tidelands
- North State Office Building

*Move would free up 150+ parking permits in Marine Parking Garage*
Estimated Construction + Development Costs: $43.3M

- Includes 5% Escalation
- Design-Build Procurement

Funding Sources:
- CBJ General Funds: $16.3 Million
- Proposed Bond Amount: $27.0 Million
  (Est. Value of Current City Hall: $4.4 Million)
Design + Build Method

Potential Cost + Time Savings

Cost Established

Traditional Method

Cost Established
The proposed bond will **not** increase property taxes.
Where do your Property Taxes go in Juneau?

For each dollar of property tax revenue collected $0.46 is spent on education, $0.42 is spent on city services and $0.12 repays voter-approved debt.
Inflation Adjusted General Government Spending - Per Capita
Indexed to 2023 Dollars

Average ~ $5,000
The Details:

Ballot Measure 1

PROPOSITION NO. 1

GENERAL OBLIGATION BONDS

$27,000,000

For the purpose of constructing and equipping a new city hall, including below ground parking within the city and borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 25 years of their date of issue, in the aggregate principal amount of not to exceed $27,000,000?
Vote Yes on 1

- PAY LESS GET MORE, SAVE MORE
- MOST EFFICIENT OPERATIONAL CHOICE
- EASIEST ACCESS FOR PUBLIC USE
- FREE UP SPACE FOR HOUSING AND COMMERCE