



PRESORTED STANDARD  
POSTAGE & FEES PAID  
CITY & BOROUGH OF JUNEAU  
PERMIT NO.61

# VOTER INFORMATION

October 3, 2023 • Municipal Election  
By Mail

**POSTAL CUSTOMER**  
JUNEAU, ALASKA



- Questions?
- Call: (907) 586-5278 Option 4 - CBJ Elections
- Email: [cbj.elections@juneau.org](mailto:cbj.elections@juneau.org)
- Visit: <https://juneau.org/clerk/elections>

## Juneau Vote Center Hours and Locations

**City Hall Assembly Chambers**  
**155 S. Seward St.**  
Weekdays, September 18 – October 2  
8 am to 4:30 pm  
**Election Day, October 3**  
7 am to 8 pm

**Mendenhall Valley Public Library**  
**3025 Dimond Park Loop**  
Weekdays, September 18 – October 2  
10 am – 6 pm  
Saturdays, September 23 & September 30  
12 pm – 4 pm  
**Election Day, October 3**  
7 am – 8 pm

**Secure Ballot Drop Boxes are open starting on September 15  
until 8 pm on October 3, 2023 at the following locations:**

**Auke Bay - Statter Harbor BOAT LAUNCH Parking Lot**  
(NOT the Harbor Office parking lot) 11801 Glacier Hwy.

OR

**Douglas Library / Fire Hall Community Building**  
1016 3rd Street, Douglas



# PROPOSITION No.1

General Obligation Bonds / New City Hall



# ELECTION OVERVIEW



The October 3, 2023 Municipal Election offers voters the opportunity to select candidates for the City and Borough of Juneau Assembly and the Juneau School District School Board. In addition, there is one proposition for voter consideration. A sample ballot is included in this pamphlet and information about the candidates can be found by visiting the City's website: [juneau.org/clerk/elections](http://juneau.org/clerk/elections).

Information about the proposition is included in this pamphlet.

## What's new in this year's election?

Earlier this year, the Assembly directed staff to make by-mail elections the default for all CBJ elections. As such, this year's October 3, 2023 election will be conducted as a by-mail/hybrid election. These are now conducted entirely in Juneau rather than partnering with the Municipality of Anchorage as we did in the 2020 and 2021 elections. Voting "By Mail" is a ballot delivery system where ballots are mailed to registered Juneau voters at their mailing address and voters can vote from the convenience of their home. Vote By Mail systems contrast to poll-based voting, where ballots are distributed to various polling locations. Unlike state elections, there will not be individual polling place precincts open on Election Day.

Ballots for the 2023 Regular Municipal Election are scheduled to be mailed out on September 14, 2023 and may arrive as early as September 15, 2023. Voters have many options for returning their mailed ballots during the 2-week period through Election Day, October 3, including:

- Voters may return their ballots by placing them in a secure drop box
- Voters may return their ballots to one of two Juneau Vote Centers
- Voters may return their ballot by mail through the U.S. Postal Service using first class postage

Vote Centers will be open for two weeks prior to and including Election Day for any voters who need assistance or prefer to turn in their ballot in person. Voters can go to a Vote Center to use a touch screen/accessible ballot marking device, to drop off their fully voted ballots, to receive assistance in obtaining a new or replacement ballot or to serve as a personal representative requiring a special needs ballot.

### Services available at the Juneau Vote Centers include:

- Drop off voted ballots
- Request a new or replacement ballot
- Request voter assistance
- Register to vote or update voter registration-for future elections

*Elizabeth J. McEwen*  
Elizabeth J. McEwen  
Municipal Clerk

CITY AND BOROUGH OF JUNEAU  
OFFICIAL BALLOT  
REGULAR MUNICIPAL ELECTION  
OCTOBER 3, 2023

### PROPOSITION NO. 1

#### Explanation

The proposition will authorize the issuance of \$27,000,000 in general obligation bond debt for paying the cost of construction and equipping of a new City Hall, including below ground parking. The total annual debt service costs, assuming an interest rate of 4.77%, will be approximately \$1,870,000. The estimated annual levy rate of \$28.03 per \$100,000 of assessed value is within the current debt service levy rate capacity of the City and Borough, and as such, the property tax mill rate is not currently expected to increase with the issuance of this bond. This example of a property tax levy is provided for illustrative purposes only.

### 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?

- ☐ BONDS, YES  
☐ BONDS, NO

# SAMPLE

VOTE BOTH SIDES OF BALLOT



CITY AND BOROUGH OF JUNEAU  
OFFICIAL BALLOT  
REGULAR MUNICIPAL ELECTION  
OCTOBER 3, 2023

Instructions:  
To vote, completely fill in the oval next to your choice like this: ●  
Use a blue or black ink pen to mark your ballot. NO RED INK. To vote for a person whose name is not printed on the ballot, fill in the oval and print the person's name on the blank line provided for a write-in candidate. If you make a mistake voting, draw a line through the oval and candidate or issue you voted, write "NO" next to it and then continue voting by filling in the oval next to your choice.

AREAWIDE ASSEMBLY VOTE FOR NOT MORE THAN TWO	DISTRICT 1 ASSEMBLY VOTE FOR NOT MORE THAN ONE
<div><input type="radio"/> Ella Adkison</div> <div><input type="radio"/> JoAnn Wallace</div> <div><input type="radio"/> Paul R. Kelly</div> <div><input type="radio"/> Emily Mesch</div> <div><input type="radio"/> Laura Martinson McDonnell</div> <div><input type="radio"/> Michele Stuart-Morgan</div> <div><input type="radio"/> Ivan Nance</div> <div><input type="radio"/> Dorene Lorenz</div> <div><input type="radio"/> Nathaniel (Nano) Brooks</div> <div><input type="radio"/> Jeff Jones</div> <div><input type="radio"/> Write-in</div> <div><input type="radio"/> Write-in</div>	<div><input type="radio"/> Joe Geldhof</div> <div><input type="radio"/> Alicia Hughes-Skandijs</div> <div><input type="radio"/> Write-in</div>
	DISTRICT 2 ASSEMBLY VOTE FOR NOT MORE THAN ONE
	<div><input type="radio"/> David L. Morris</div> <div><input type="radio"/> Christine Woll</div> <div><input type="radio"/> Write-in</div>
	BOARD OF EDUCATION MEMBER VOTE FOR NOT MORE THAN TWO
	<div><input type="radio"/> Britteny Cioni-Haywood</div> <div><input type="radio"/> Paige Sipniewski</div> <div><input type="radio"/> David H. Noon</div> <div><input type="radio"/> Write-in</div> <div><input type="radio"/> Write-in</div>

SAMPLE

VOTE BOTH SIDES OF BALLOT

PROPOSITION NO. 1  
General Obligation Bond, New City Hall

New City Hall  
FREQUENTLY ASKED QUESTIONS

- Q1. How much does the project cost and where would it be located?**  
A. The total project cost is \$43.3M. The Assembly has appropriated \$16.3M in general funds for the project and is asking the voters for the authority to bond for the remaining \$27M. The new facility would be located on CBJ property next to Zach Gordon Youth Center.
- Q2. What effect will it have on my property taxes if this bond is approved?**  
A. CBJ has substantial debt capacity as many large projects are being paid off in the coming years. The chart (<https://bit.ly/3ws03L2>) shows that there will be significant capacity in the coming years for this project and others without raising property taxes. If this bond issuance is approved, the debt service portion of the property taxation rate will not increase.
- Q3. Where do CBJ employees work now?**  
A. The current City Hall houses less than half of the downtown CBJ workforce. The remaining staff and services are spread out amongst four rented facilities (Marine View Building, Sealaska Plaza, Seadrome Building, and Municipal Way Building). CBJ currently spends \$820,000 a year on rent at these four facilities and has rented office space for more than 30 years.
- Q4. What is the condition of the current City Hall?**  
A. City Hall was originally constructed in the 1950s as the downtown fire station. Needed repairs include: roof replacement, structural repairs, new plumbing, electrical, and mechanical systems, asbestos abatement, windows, restrooms, façade work, and painting. City Hall needs over \$14M in maintenance to extend the useful life of the facility for 25 years.
- Q5. How was 450 Whittier Street selected as the preferred site?**  
A. Staff started with suggestions from the public gathered in a survey and eliminated options based on lot or building size, the prospective owner's willingness to sell, and public access and parking. The Assembly went through two rounds of eliminating sites based on a matrix built from the priorities the public identified in the survey as most important. These included parking, energy efficiency, cost, and long service life. The top four sites that received the most study were:
1. Status quo (renovating the current facility and continuing to rent);
  2. Downtown Transit Center;
  3. Former Walmart Building; and
  4. 450 Whittier Street



# PROPOSITION NO. 1

## General Obligation Bond, New City Hall

Copies of the matrix used for this analysis are available: round 1: <https://bit.ly/3TgcMKG> and round 2: <https://bit.ly/3pKPf73>

In May, 2023, a commercial real estate consultant performed an analysis of facilities available in the Juneau commercial real estate market that could be repurposed for City Hall. The study found that there were no existing properties available with the necessary square footage that wouldn't require significant displacement of State employees and/or at a cost prohibitive renovation. Full report: <https://bit.ly/3QTsAUW>

### Q6. What about Walmart?

A. Walmart was a popular option because of the desire to repurpose an existing facility that is an underutilized site, the convenient location between Juneau's two commercial and residential centers, and the abundance of parking. While the Walmart building was available for purchase, the land the building sits on was not. The Walmart building has since been purchased by U-haul and is no longer for sale.

### Q7. What would happen to the vacated downtown office space?

A. City Hall – Waterfront location; zoned Mixed Use; likely will be sold or could be retained for other public uses (up to the Assembly).

Marine View Building – If converted back into apartments with the same floor plan as adjacent floors, conversion would result in 24 apartments (up to the private owner).

Municipal Way – Recently purchased by Sealaska Heritage Institute, will eventually be used in its entirety for SHI needs.

Seadrome – Goldbelt has plans to redevelop and expand the facility for enhanced visitor amenities and mixed use.

### Q8. Where would people park at New City Hall?

A. New City Hall would include 36 parking spaces in a garage underneath the building, including dedicated parking for the public to do business at City Hall. The Aak'w Village District has approximately 1,500 surface parking spaces in the general area. Many of these spaces are leased by the State during business hours. A comprehensive parking study is planned. Additionally, CBJ has received \$5M to partner with the State to expand the North State Office Building parking garage. Currently, there are 175 parking permits issued to downtown municipal employees, mostly in the Marine Parking Garage. Moving this demand out of the downtown core would open up significant parking capacity for locals.

### Q9. How has the public been involved in the project?

A. Exploration of a New City Hall is an on-going project CBJ has been working on with public input for years. A 2019 effort was re-energized in the fall of 2021 when CBJ surveyed over 1,300 people to collect information on where residents want a city hall, how they use city hall, and their priorities for the new facility. Survey results are available: <https://bit.ly/3PKf1mw>

# PROPOSITION NO. 1

## General Obligation Bond, New City Hall

In summary:

- 74% of respondents were supportive or strongly supportive of a new city hall.
- When asked for recommendations on location, the vacant Walmart building was the top choice (32%), with 'downtown' coming in second (27%).
- Respondents placed a high value on parking.
- The highest construction priority was that it be designed for a long service life.

Using this feedback as a guide, the Public Works and Facilities Committee and Committee of the Whole held multiple public meetings before landing on 450 Whittier Street as the preferred alternative. There have also been two public meetings on the topic hosted over Zoom. Materials from the meetings, and recordings of the public meetings, are available: <https://bit.ly/3dXWaXH>

### Q10. How big will a new city hall be?

A. A space needs analysis determined municipal functions require 46,200 square feet. This square footage fits in a 3-story facility on the 450 Whittier Street site with space for a small public plaza. It would include Assembly Chambers, public restrooms, public meeting rooms, and office space for 164 employees.

This is roughly 4,000 square feet less than the space downtown CBJ employees currently occupy. Space needs are based on industry standards for cubicles and open floor plans. Further refining of the space needs will happen as part of the design process if the project is endorsed.

### Q11. How does this ballot measure differ from the 2022 ballot measure?

A. The 2023 ballot proposition proposes a \$27 million general obligation bond at an estimated 4.77% interest rate to construct and equip a new city hall. The 2022 ballot proposed a \$35 million general obligation bond at an estimated 4.88% interest rate for the same purpose.