

JUNEAU ECONOMIC DEVELOPMENT COUNCIL
WILLOUGHBY DISTRICT MEETING
September 14, 2016 at the JAHC

1. Brian Holst, JEDC Executive Director, welcomed everyone. The purpose of the Willoughby District Stakeholder meetings is to celebrate investments being made, share plans and encourage collaboration amongst stakeholder. Brian explained the agenda to allow for short updates about projects in the Willoughby District and his hope that all would stay for the Arts Complex meeting directly after the JEDC program. Special thanks were given to Nancy DeCherney and the Juneau Arts and Humanities Council for contributing use of the space for this community event. Thanks also to Dana Herndon and Margo Waring for organizing this meeting on behalf of JEDC.
2. Jeremy Clifton and Jason Bauer, Haus Alaska, described their rehabilitation of the old Blockbuster building into a mixed use commercial/residential building with tenant parking. There will be two 2 bedroom and one 1 bedroom apartments and 3 retail suites, one reserved for their own business. The spaces feature high end design and fixtures and energy efficiency.
3. Michele Elfers, CBJ Engineering discussed the CBJ parking study completed in 2015 that identified the Federal Building and SOB as top choices, as well as other possibilities. In light of work on the Arts Complex and Ocean Center and vacating of the Public Safety Building, CBJ is revisiting the study and developing a process to review the Waterfront Plan and new maps. They are looking for funding and for public-private partnerships.
4. Duff Mitchell of Juneau Hydropower presented information on the use of a sea water heat pump system that uses insulated pipes, energy transfer station instead of boilers, a system in use in Norway since 2011, for downtown, including the Willoughby District. The benefits are lower cost, no heat loss, no demand charge, safe, non flammable, no fossil fuel price volatility, real time use data, lower insurance, improvement in property values. Pipe laying in 2017.
5. Evelyn Rousso and Dana Herndon, Main Street. DBA was tasked to do the downtown improvement strategy of the Juneau Economic Development Plan. The Main Street program is 35 years old and in more than 2,000 US cities. The program looks for a transformative strategy within a fourpoint approach (design, economic vitality, promotion and organization) around which projects can be coordinated. Examples given were Florence, SC and Green Bay WI. A Main Street facilitator will be here Nov 1-2 and then within 90 days we will have implementable strategies.
6. Bob Janes reported on the status of the Ocean Center and Juneau Cruise Ship Passenger Hub. In light of increasing downtown congestion, the project has expanded to include a circulator, tour bus parking, electric water taxis as a way to move people out of the S. Franklin area. CBJ is looking at purchasing the MH property, including having some for private development. The Ocean Center component is in the stage of program, interpretive design and national fundraising.
7. Brian Holst: Is Juneau ready for car sharing? Zipcar is considering a visit to Juneau this fall. Brian encourages everyone to let JEDC know their thoughts on car sharing in

Juneau. A series of Zipcar slides were shown. Car sharing has been found to reduce the number of urban cars. UAS sees it as potential valuable for students.

8. Dana Herndon reported on “Choose Juneau”, a 6 year-old program at JEDC that is being relaunched that seeks to consolidate Juneau information usable for organizations, schools, businesses, to attract more talent and investment to Juneau. The website is www.ChooseJuneau.org. JEDC is working to make the web pages more robust and add other dimensions to this long-term campaign, including video and other materials. There is also an active Facebook page.
9. Jordan Nigro, Zach Gordon has a new Wellness Center, parenting classes, activities with partners, a successful youth employment program in cooperation with CBJ Parks. All are invited to come visit!
10. Steven Phister, Centennial Hall upgrades—carpet, projector screens. Coming are new Egan doors with ADA access, new ballroom screen and ballroom floor replacement with polished concrete. New plantings have been made consistent with a new landscape design. Hoping for more improvements using an extension of the sales tax.
11. Tyler Meyers, CEO/Owner of IGA Foodland, reported that it has its new sign and exterior. Ace Hardware has opened and the interior remodel completed. The Shopping Center will have an exterior upgrade.
12. Bob Banghart, SLAM has been open 4 months and staff settling in. New café, HD link to KTOO and new baby grand piano. Collection room enhancements are coming in November-December and the summer. Retail space will open. Tourist agreements are in place with companies for next summer.
13. Nancy Decherney, JAHC has recovered from the June 3 break-in. Damage was \$50,000. Arrests have been made.
14. Brian closed by asking for feedback on the value of Willoughby District meetings. The investments in the District over the past 3 years has been an incredible and the future plans are very encouraging. Brian thanked the numerous investors for their vision and commitment to the future. There were approximately 70 attendees counted.

The meeting closed for an informal break at 5:20. At 5:30, Katherine Heumann invited everyone to the Willoughby Arts Complex meeting.