

VOTER INFORMATION

October 4, 2022 • Municipal Election
By Mail



PROPOSITION No.1

General Obligation Bonds / New City Hall

PROPOSITION No.2

General Obligation Bonds / Parks

PROPOSITION No.3

Extend Temporary 1% Sales Tax

PROPOSITION No.4

Repeal CBJ 15.05.105



ELECTION OVERVIEW



The October 4, 2022 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 are four propositions 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. Information about the propositions are included in this pamphlet.

What's new in this year's election?

Similar to the past two years, this year's Regular Municipal Election on October 4, 2022 will be conducted as a by-mail/hybrid election. Unlike the past two years, we will not be partnering with the Municipality of Anchorage to process ballots. This year's election will be conducted entirely in Juneau using the new CBJ Ballot Processing Center.

Ballots for this election will be mailed on Tuesday, September 13, 2022 to all Juneau voters at the address on file with the State of Alaska Division of Elections. Voters will then have an opportunity to return their ballots in a number of ways:

- Returning their ballot to one of two Juneau Vote Centers or
- Returning their ballot to one of two secure Drop Boxes or
- Returning their ballot via the U.S.P.S. by placing the appropriate postage on the return ballot envelope and mailing it no later than Election Day, October 4, 2022. If using this method, we highly encourage voters to have the post office hand cancel the return ballot envelope with a legible date on the postmark to ensure it may be counted.

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 •
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PROPOSITION NO. 1

General Bond, New City Hall

PROPOSITION NO. 1

General Bond, New City Hall

Explanation

Proposition No. 1 will authorize the issuance of \$35,000,000 in general obligation bond debt for paying the cost of planning, design, and construction of a new city hall facility. The total annual debt service costs, assuming an interest rate of 4.88%, will be \$2,454,000. This amount of debt service would require an annual property tax levy of approximately \$29.60 per \$100,000 of assessed valuation. This example of a property tax levy is provided for illustrative purposes only.

General Obligation Bonds

To centralize CBJ services and departments and realize long-term economic benefit by owning rather than renting office space, 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 \$35,000,000 to construct a new City Hall? YES, BONDS NO, BONDS

New City Hall

FREQUENTLY ASKED QUESTIONS

Q1. How much does the project cost?

- A. The total project cost is \$41.3M. The Assembly has appropriated \$6.3M in general funds for the project and is asking the voters for the authority to bond for the remaining \$35M.

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. The total annual debt service costs, assuming an interest rate of 4.88%, will be approximately \$2.45M. This amount of debt service would require an annual property tax levy of approximately \$29.60 per \$100,000 of assessed value (assuming that the overall estimated bond tax levy of \$42.62 per \$100,000 will be reduced due to operational savings by the City and Borough). This example of property tax levy is provided for illustrative purposes only.

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 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, mechanical systems, windows, restrooms,

PROPOSITION NO. 1

General Bond, New City Hall

façade work, and painting. City Hall needs over \$12M in deferred maintenance to extend the useful life of the facility for 25 years.

Q5. What does CBJ pay to rent its current office space?

- A. CBJ pays a total of \$820,000 per year to rent the space necessary for staff and services at four separate facilities (Marine View Building, Sealaska Plaza, Seadrome Building, and Municipal Way Building). CBJ has rented office space for more than 30 years.

Q6. How did you land on 450 Whittier Street as the preferred site?

- A. Staff started with suggestions from the public gathered in the 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

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

Q7. 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. A lot of work was put into analyzing the site; however the space is almost three times what CBJ needs for a city hall. Renovating a third of the building from a retail warehouse use to an office use, and keeping the remainder as warehouse space would cost approximately \$40M, which is on top of \$9M to acquire the building. Furthermore, while the building is for sale, the land is owned independently and is only available for a 50-year lease at \$271,000 a year. For these reasons, the Assembly chose to eliminate Walmart as a viable option.

Q8. What would happen to the vacated downtown office space?

- A. City Hall – Waterfront location; zoned Mixed Use; could be sold or 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 – Zoning would allow for residential development.
Seadrome – Goldbelt has plans to demolish and expand the facility for enhanced visitor amenities and mixed use.

PROPOSITION NO. 1

General Bond, New City Hall

PROPOSITION NO. 1

General Bond, New City Hall

Q9. 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. However, an assessment of the parking needs has not been done recently, and much has changed. 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.

Q10. How has the public been involved in the project?

A. New City Hall is an on-going project CBJ has been working on 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 facility. Survey results are available: <https://bit.ly/3PKf1mw>

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.

The Public Works and Facilities Committee and Committee of the Whole held multiple 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>

Q11. 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 public plaza out front. 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.

PROPOSITION NO. 2

General Bond, Parks

Explanation

This proposition authorizes repairs and improvements to Juneau's parks and trails.

Significant improvements will be made to Adair-Kennedy Memorial Park. These improvements include replacing the eight-lane track and installing artificial turf at the existing ballfield to improve safety and extend the playing season. Areawide trail maintenance will include major repairs to the Perseverance Trail, including slope stabilization, bridge replacements, and improved access for emergency services. This bond also funds the construction of a new public use cabin, similar to Amalga Cabin.

Proposition No. 2 will authorize the issuance of \$6,600,000 in general obligation bond debt for paying the cost of construction and equipment for the above improvements. The total annual debt service costs, assuming an interest rate of 4.66%, will be \$621,000. This amount of debt service would require an annual property tax levy of approximately \$10.79 per \$100,000 of assessed valuation. This example of a property tax levy is provided for illustrative purposes only.

General Obligation Bonds

To promote the health, well-being, and recreational needs of the community by improving and maintaining park infrastructure, including new sports and track surfaces and a new public use cabin, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 15 years of their date of issue, in the aggregate principal amount of not to exceed \$6,600,000? YES, BONDS
NO, BONDS

PROPOSITION NO. 3

Extend Temporary 1% Sales Tax

PROPOSITION NO. 3

Extend Temporary 1% Sales Tax

What type of sales tax does the CBJ collect and what is it used for?

The CBJ sales tax on general retail sales and services currently totals 5%. This 5% tax is made up of three separate taxes:

- 1% permanent sales tax

- 3% temporary sales tax (expiring July 1, 2027)

- 1% temporary sales tax for designated projects (expiring October 1, 2023)

The 1% permanent sales tax and 3% temporary sales tax amounts combine to fund basic municipal services such as police, fire, streets maintenance, construction of roads and sidewalks, libraries, parks and recreation, youth activities, and general operations.

The 1% temporary sales tax for designated projects has been used for capital improvements, to enhance budget reserves, to pay down school construction debt and to fund other major projects.

How long has a temporary 1% sales tax been in effect?

This 1% sales tax has been supported by Juneau voters each time it has come up for renewal since 1972.

What projects would be funded by Proposition 3's 1% sales tax extension and how were they selected?

It is the intent of the Assembly to use the 1% sales tax revenue to fund capital improvement projects, deferred maintenance, and other initiatives described below. At the beginning of the 1% budgeting process, CBJ management identified CBJ and Juneau School District government needs and received proposals from CBJ departments and the public. Through a careful ranking process, Assembly members evaluated 27 projects. Ultimately, the Assembly approved a list of 18 projects in 10 categories which are outlined below. Actual funding will be allocated yearly during the CBJ budgeting process.

Deferred maintenance of CBJ and JSD facilities: \$23.5 million

CBJ and JSD have a large number of buildings, parks, and other facilities to maintain, including schools, city hall, parking garages, fire and police stations, swimming pools, libraries, playgrounds, and other facilities. These public facilities need major maintenance in order to prolong their useful life and reduce operating costs. \$16.5 million will fund mechanical and electrical updates, roofing, HVAC system replacements, energy efficiency improvements, exterior/interior painting, building envelope repairs, and other building maintenance improvements.

\$5 million will fund ongoing major maintenance and repairs at more than 30 developed parks and 25 sports facilities, including repair of parking lots and drainage systems, replacing outdoor lighting, replacing playgrounds, and providing covered storage for maintenance equipment.

PROPOSITION NO. 3

Extend Temporary 1% Sales Tax

\$2 million will fund the construction of equipment bays for trucks, plows, road graders, and loaders that are currently stored outdoors when not being used. This will extend the lifespan of expensive equipment and reduce response times in the winter as operators will not have to spend time removing snow and ice from equipment before plowing CBJ streets.

Redevelopment of Gastineau Avenue, Telephone Hill, and North State Office Building Parking Garage: \$11 million

\$5 million will match \$5 million of funding provided by the Legislature to partially fund replacement of the north parking garage downtown at the State Office Building. The current structure is located between the State Office Building, Fireweed Place, and Calhoun Avenue and presents a good locational opportunity to build a new parking structure that would serve businesses, workers, and residents in the Aak'w Village District.

\$4 million will fund the widening of Gastineau Avenue between Bulger Way and Ewing Way to accommodate reliable safe passage and turn around for emergency vehicles. It will further provide new on-street parking to accommodate proposed higher density housing development in the area.

\$2 million will fund the beginning stages of Telephone Hill redevelopment. The State of Alaska has begun the process of conveying Telephone Hill to CBJ, representing an opportunity to redevelop more than two acres of land downtown. Funds will be used to begin the public process of formulating a redevelopment plan to be adopted by the CBJ Assembly and prepare the site for a major urban housing development.

Affordable Housing Initiatives, including further development of Pederson Hill: \$6 million

Incentivizing and participating in the creation of new and affordable housing development continues to rank high among Assembly goals. \$4.15M of these funds would be deposited into the Affordable Housing Fund, which is the primary financial vehicle used by the Assembly to fund housing grants, loans, and joint ventures. The CBJ has completed one phase of Pederson Hill development resulting in 18 new lots, all of which have been sold. The next phase is anticipated to create an additional 32 lots. \$1.85M would provide partial funding for this phase.

Harbor Expansion and Maintenance: \$6.5 million

\$5 million will fund float replacements and uplands improvements in Aurora Harbor, including replacing the harbor office building, improvements to the boatyard, installing new lighting, and paving parking areas. \$1.5 million will fund deferred maintenance projects at the Wayside Park and Taku Harbor. Wayside Park, adjacent to DIPAC, provides ADA accessible roadside fishing opportunities. Grant based matching funds will be pursued to the maximum extent possible.

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Extend Temporary 1% Sales Tax

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Extend Temporary 1% Sales Tax

Replacement of public safety equipment at JPD and CCFR: \$3.2 million

\$2 million will partially fund a radio system replacement project at the Juneau Police Department. The radio system that JPD maintains for its own response and the response of partner agencies is at end of life. The Assembly has already appropriated some funding to this project, and additional funds will be sought through grants and other opportunities. \$1.2 million will fund the replacement of a ladder truck at CCFR, which is necessary for safely extinguishing large structure fires and rescuing trapped individuals.

Information Technology upgrades: \$3 million

\$3 million will partially fund the implementation of a 7-year information technology (IT) strategic plan that addresses the modernization of IT services. Major elements include: enhanced cybersecurity, disaster recovery/business continuity, geographic information systems improvements, information security training, migration of services to cloud based providers, and the implementation of formal service level agreements with CBJ IT clients.

Childcare support: \$2.5 million

\$2.5 million will provide direct assistance to licensed childcare providers through grants from the CBJ on a per child served basis. In 2019, the Assembly's Childcare Task Force recommended this type of funding in order to stabilize the childcare industry and address the lack of available childcare in Juneau. Funding will be targeted at age groups that have the highest amount of unmet need.

Relocation of Juneau-Douglas City Museum: \$2 million

Funds will partially fund planning and initial construction efforts to relocate the Juneau-Douglas City Museum from its current space-constrained location to a more accessible location on the waterfront with modern climate controls and appropriate archival storage. A waterfront museum will be more self-sustaining due to additional revenue from out of town visitors. Additional funding will be sought from cruise ship passenger fees and grants. The existing building would become part of the Capitol complex.

Lemon Creek multi-modal path: \$1.5 million

\$1.5 million will partially fund planning, design, and construction of a new bike and pedestrian route through Lemon Creek as an alternative to Glacier Highway. These funds are also expected to be used to match state and federal grants for this project.

Contribution to the Restricted Budget Reserve: \$1 million

\$1 million will be added to the Restricted Budget Reserve, created by the Assembly in 2012. The Restricted Budget Reserve is a rainy day fund that can be accessed, with a payback plan, by future Assemblies for unexpected events and emergencies.

PROPOSITION NO. 3

Extend Temporary 1% Sales Tax

If Proposition 3 is approved, how would it affect the sales tax that I pay?

If voters approve the proposition, the total sales tax rate would remain at 5%.

What would happen if voters fail to approve Proposition 3?

If voters do not approve the proposition, the sales tax rate would be reduced to 4% on October 1, 2023. Sales tax revenues would decrease by approximately \$12 million annually. Available funding for deferred maintenance and other special projects will be limited. Many of the proposed projects qualify as critical infrastructure needs. In order to maintain critical services, the Assembly would either decrease spending (by cutting public services and other capital projects), increase revenues (by increasing property taxes and user fees), or both.

Why have a sales tax?

Government services are funded through a variety of taxes and user fees. In Juneau, sales and property taxes pay for the majority of general city government services. In addition, sales tax revenues account for nearly all of the funds spent on general government capital projects, such as street/sidewalk paving/repairing and CBJ-owned facilities.

PROPOSITION NO.3

Authorization to Extend the Temporary 1% Areawide Sales Tax Effective October 1, 2023, for a Period of Five Years.

Shall the City and Borough of Juneau, Alaska, continue to levy and collect a temporary 1% areawide sales tax on the sale price of retail sales, services and commercial rentals within the City and Borough for an additional five years, effective October 1, 2023, until September 30, 2028. If this proposition is approved, the total sales tax would remain at five percent.

YES EXTEND, NO DO NOT EXTEND

PROPOSITION NO. 4

Repeal CBJ 15.05.105

Mandatory Real Estate Price Disclosure

This referendum petition proposes to repeal City and Borough of Juneau Code section 15.05.105 which relates to the confidentiality and disclosure of real estate values in transactions and would include the repeal of Ordinance 2020-47(am) entitled "An Ordinance Regarding Disclosure of Real Estate Values in Transactions" and Ordinance 2022-13 entitled "An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction." YES REPEAL, NO DO NOT REPEAL

FREQUENTLY ASKED QUESTIONS

Q1. What purchase price information are property buyers in the City and Borough of Juneau required to disclose today?

- A. Under CBJ 15.05.105 (Ordinance 2020-47(am)), buyers are required to disclose the names of the seller and buyer, the date of transfer and sale, a legal description of the property, the actual full amount paid or to be paid for the property, the terms of sale, and the estimated value of any personal property included in the sale.

Q2. What information were buyers required to disclose prior to Ordinance 2020-47 (am)?

- A. Prior to the adoption of the ordinance requiring disclosure, the Assessor asked buyers and sellers to disclose sales prices voluntarily, but disclosure was not required.

Q3. How does the CBJ Assessor use disclosed sales prices to set property assessments?

- A. State law requires all properties in Alaska to be assessed at their fair market value, meaning the value at which a property would sell between a typically motivated buyer and seller. The CBJ Assessor is responsible for determining the fair market value of each property within the City and Borough of Juneau. The Assessor has three approaches to value, known as the sales comparison, replacement cost, and property income approaches. The Assessor may use any or all of these approaches, as appropriate, to determine the fair market value of each property. Disclosed sales prices are the basis of the sales comparison approach. In this approach, the Assessor compares disclosed sales prices with current assessed values to determine if properties are assessed for more or less than their fair market value. A disclosed sales price does not automatically become the new assessed value for that property, but it does influence the assessed value of similar properties.

Q4. Does the Assessor have access to sales prices through the Southeast Alaska Multiple Listing Service (SEAKMLS)?

- A. No. The Assessor does not have access to the Southeast Alaska Multiple Listing Service (SEAKMLS). Sales prices recorded in the SEAKMLS are only available to licensed real estate professionals including real estate agents and private real estate appraisers.

PROPOSITION NO. 4

Repeal CBJ 15.05.105

Q5. Are property sales prices private/confidential to the buyer and seller?

- A. No. For most sales conducted using the Southeast Alaska Multiple Listing Service (SEAKMLS), the sales price is recorded in that system. When buyers or sellers pay a real estate agent for market value analysis of prospective properties, the real estate agent discloses the sales prices of comparable properties to their clients as part of the market analysis. Similarly, when buyers or sellers pay private real estate appraisers for an appraisal, the private appraiser discloses the sales prices of comparable properties to their clients as part of the appraisal.

Separately, when property deeds are recorded by the Alaska Recorder's Office, the amount of any mortgage loans associated with that property is also recorded. That recorded mortgage amount is a record available to the public.

Q6. What will happen to property assessments if Ordinance 2020-47(am) is repealed?

- A. The Assessor will continue to determine the fair market value of every property each year, as required by state law. The repeal of Ordinance 2020-47(am) will not cause property assessments to increase or to decrease. The Assessor will continue the prior practice of requesting voluntary disclosures, and those voluntary disclosures will be used to assist in determining the fair market value of properties via sales comparison. Prior to the disclosure requirement, the Assessor received voluntary disclosures on approximately 37% of recorded sales each year. Since the disclosure requirement, the Assessor has received required disclosures on approximately 90% of recorded sales. If Ordinance 2020-47(am) is repealed, the Assessor will have fewer disclosed sales with which to determine the fair market value of properties via sales comparison. Less information about market sales results in less accurate and less equitable assessments.

Q7. Does having less market sales information affect all property values in the same way?

- A. No. Without sufficient market sales information, higher value residential properties and all commercial properties are more challenging to value than low-to-mid-range residential properties. This is because higher value residential and all commercial properties sell less frequently, are more likely to transact privately rather than in the public market, and are less likely to have associated mortgage debt (which is a public record). This lack of publicly available information results in less accurate/equitable property assessments for higher value residential and all commercial properties. In contrast, low-to-mid-range residential property assessments tend to be more accurate/equitable because enough information is publicly available, even in the absence of disclosed sales prices.

PROPOSITION NO. 4

Repeal CBJ 15.05.105

PROPOSITION NO. 4

Repeal CBJ 15.05.105

Q8. What will happen to property taxes if Ordinance 2020-47(am) is repealed?

- A. The repeal of Ordinance 2020-47(am) will not cause property taxes to increase or to decrease. Only the CBJ Assembly has the authority to establish property tax rates.

Q9. Are real estate purchase prices required to be disclosed in other jurisdictions?

- A. Thirty-nine states and the District of Columbia require mandatory public disclosure of the sales price of real estate transactions. Five states (Idaho, Louisiana, Mississippi, Texas, and Utah) do not require disclosure. Five states (Kansas, Missouri, Montana, New Mexico, and Wyoming) require limited disclosure in which prices are required to be reported to government entities, but those prices are not made public.

Q10. Is Alaska a non-disclosure state?

- A. No. Alaska does not have any state statutes that either require or prohibit property sales price disclosure. It is therefore neither a non-disclosure state nor a disclosure state. Home rule municipalities in Alaska have the authority to enact laws that require property sale price disclosure.

Q11. What is the CBJ Assembly record of consideration of mandatory real estate price disclosure?

- A. Assembly Finance Committee Meeting, January 6, 2020

Documents: bit.ly/3AynaWV

Minutes: bit.ly/3dEOj1o

Regular Assembly Meeting, October 26, 2020

Documents: bit.ly/3pugToM

Minutes: bit.ly/3wdixPq

Assembly Finance Committee Meeting, June 2, 2021

Documents: bit.ly/3A89d0n

Minutes: bit.ly/3Aw4irl

Q12. Where can I find additional neutral, factual information about real estate price disclosure?

- A. The non-partisan Division of Legal and Research Services for the Alaska State Legislature authored a report on real estate price disclosure in 2014. That report is available at the following web link: bit.ly/3dyhV05



CITY AND BOROUGH OF JUNEAU
REGULAR MUNICIPAL ELECTION
OCTOBER 4, 2022 - OFFICIAL BALLOT

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 <u>ONE</u> | PROPOSITION NO. 1 |
|---|---|
| <input type="radio"/> Carole Triem <input type="radio"/> Write-in | <u>Explanation</u> The proposition will authorize the issuance of \$35,000,000 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 4.88%, will be approximately \$2,454,000. This amount of debt service would require an annual property tax levy of approximately \$29.60 per \$100,000 of assessed value (assuming that the overall estimated bond tax levy of \$42.62 per \$100,000 will be reduced due to operational savings by the City and Borough). This example of a property tax levy is provided for illustrative purposes only. |
| DISTRICT 1 ASSEMBLY VOTE FOR NOT MORE THAN <u>ONE</u> | PROPOSITION NO. 1 GENERAL OBLIGATION BONDS \$35,000,000 |
| <input type="radio"/> Greg Smith <input type="radio"/> Write-in | 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 \$35,000,000? |
| DISTRICT 2 ASSEMBLY VOTE FOR NOT MORE THAN <u>ONE</u> | <input type="radio"/> YES, BONDS <input type="radio"/> NO, BONDS |
| <input type="radio"/> Wade Bryson <input type="radio"/> Write-in | PROPOSITION NO. 2 <u>Explanation</u> |
| SCHOOL BOARD MEMBER VOTE FOR NOT MORE THAN <u>TWO</u> | The proposition will authorize the issuance of \$6,600,000 in general obligation bond debt for paying the cost of undertaking certain park improvements including installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance. The total annual debt service costs, assuming an interest rate of 4.66%, will be approximately \$621,000. This amount of debt service would require an annual property tax levy of approximately \$10.79 per \$100,000 of assessed value. This example of a property tax levy is provided for illustrative purposes only. |
| <input type="radio"/> Emil Robert Mackey III <input type="radio"/> Deedie Sorensen <input type="radio"/> Write-in <input type="radio"/> Write-in | PROPOSITION NO. 2 GENERAL OBLIGATION BONDS \$6,600,000 |
| | To improve public health and access to outdoor recreation by improving parks and recreational facilities, including, but not limited to, installation of an artificial turf field for baseball and softball and replacing the track surface at Adair-Kennedy Memorial Park, new Public Use Cabin and areawide trail maintenance within the City and Borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 15 years of their date of issue, in the aggregate principal amount of not to exceed \$6,600,000? |
| | <input type="radio"/> YES, BONDS <input type="radio"/> NO, BONDS |

SAMPLE


Elizabeth J. McEwen
Municipal Clerk

CITY AND BOROUGH OF JUNEAU
REGULAR MUNICIPAL ELECTION
OCTOBER 4, 2022 - OFFICIAL BALLOT

PROPOSITION NO. 3

Explanation

Juneau currently has a permanent 1% sales tax, a temporary 1% sales tax, and a temporary 3% sales tax. The existing temporary 1% sales tax is automatically repealed on September 30, 2023. The total of all CBJ sales taxes currently levied is 5%.

This ballot proposition would continue the current 1% temporary sales tax rate for an additional five years, until September 30, 2028. Accordingly, if this proposition is approved, the total sales tax rate would remain at 5%.

It is the intent of the Assembly that taxes collected under this proposed extension of the temporary 1% areawide sales tax be appropriated by the Assembly for the following purposes:

- Deferred maintenance of CBJ and JSD facilities
- Replacement of public safety equipment for JPD and CCFR
- Redevelopment of Gastineau Avenue, Telephone Hill, and North State Office Building Parking Garage
- Affordable housing initiatives, including further development of Pederson Hill
- Harbor expansion and maintenance
- Childcare support
- Lemon Creek multi-modal path
- Relocation of City Museum
- Contribution to the Restricted Budget Reserve
- Information technology upgrades

PROPOSITION NO. 3

Authorization to Extend the Temporary 1% Areawide Sales Tax Effective October 1, 2023, for a Period of Five Years.

Shall the City and Borough of Juneau, Alaska, continue to levy and collect a temporary 1% areawide sales tax on the sale price of retail sales, services, and commercial rentals within the City and Borough for an additional five years, effective October 1, 2023, until September 30, 2028. If this proposition is approved, the total sales tax would remain at five percent.

☐ **Extend the 1% sales tax for five years? YES.**

☐ **Extend the 1% sales tax for five years? NO.**

PROPOSITION NO. 4

Explanation

Referendum Short Title: Repeal CBJ 15.05.105

This referendum petition proposes to repeal City and Borough of Juneau Code section 15.05.105 which relates to the confidentiality and disclosure of real estate values in transactions and would include the repeal of Ordinance 2020-47(am) entitled "An Ordinance Regarding Disclosure of Real Estate Values in Transactions" and Ordinance 2022-13 entitled "An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction."

PROPOSITION NO. 4

Shall the City and Borough of Juneau, Alaska Code 15.05.105 be repealed as follows:

Section 1. Repeal of CBJ 15.05.105. Ordinance No. 2020-47(am) entitled "An Ordinance Regarding Disclosure of Real Estate Values in Transactions" and Ordinance No. 2022-13 entitled "An Ordinance Repealing the Confidentiality Provision for Real Estate Transaction Disclosures and Establishing a Penalty for Failure to Disclose a Real Estate Transaction," which are codified at City and Borough of Juneau Code Sections 15.05.105 and 03.308.070, are hereby repealed.

☐ **Repeal CBJ Code 15.05.105? YES.**

☐ **Repeal CBJ Code 15.05.105? NO.**

S A M P L E



155 South Seward St.
Juneau, Alaska 99801

PRESORTED STANDARD
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PERMIT NO.61

POSTAL CUSTOMER

JUNEAU, ALASKA



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

Juneau Vote Center Hours and Locations

City Hall Assembly Chambers

155 South Seward Street

Weekdays, Sept. 19 - Oct. 3

8 am to 4:30 pm

Election Day, Oct. 4

7 am to 8 pm

Mendenhall Valley Public Library

3025 Dimond Park Loop

Weekdays, Sept. 19 - Oct. 3

10 am to 6 pm

Saturdays, Sept. 24 & Oct. 1

12 pm to 4 pm

Election Day, Oct. 4

7 am to 8 pm

**Secure Ballot Drop Boxes are open from September 19, 2022
until 8 pm on October 4, 2022 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