

Presented by: The Manager
Introduced: 03/18/96
Drafted by: J.R.C.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1811

A Resolution Authorizing the Manager to Negotiate the Disposal of a Large Tract of Land on the North Side of Douglas Island near Outer Point for the Development of a Golf Course and Setting Forth the Terms, Conditions and Other Matters Related to the Disposal.

WHEREAS, the City and Borough of Juneau is the owner of land on North Douglas Island which is considered suitable for the development of a golf course, and

WHEREAS, the city and borough has through a competitive process solicited proposals for the development of a golf course on the land, and

WHEREAS, through this process, Totem Creek Incorporated has been selected as a potential developer, and

WHEREAS, CBJ 53.09.260 provides that upon direction of the Assembly by motion, the Manager may commence negotiations for the lease, sale, or exchange or other disposal of city and borough land;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Authorization to Negotiate for the Disposal of Land. The Manager is authorized to negotiate for the disposal by lease or deed to Totem Creek Incorporated, sufficient land located generally in Sections 20 and 29, Township 41 South, Range 66 East, Cooper River Meridian, and contained within State Patent 14807 for the development of an 18-hole golf course as set out herein.

Section 2. Terms. The negotiations shall be in accord with the following conditions:

(a) Peterson Creek Protected. The CBJ shall retain ownership, or control through conservation easements or other means, of the wetland areas along Peterson Creek and its tributaries and other areas as necessary to protect water quality, fisheries, and wetland values. Further, any development shall include a system for catching run-off water and processing it to appropriate levels prior to discharge into the Peterson Creek watershed.

(b) Demonstration of Economic Feasibility and Financing. The sale may take place only after the economic feasibility and financing of the project have been demonstrated.

(c) Commencement of Land Clearing and Construction. No logging or other work shall take place until all required permits have been issued.

(d) Sale Price and Payment Terms. Notwithstanding any CBJ Code provision otherwise, the price of land and timber shall be not less than \$2,500 per acre. Full payment shall be received at closing.

(e) Use of Land. The land to be developed for the golf course may not be converted to other uses, except for compatible winter uses identified in the conditional use permit.

(f) Programs for Local Users. Programs for local users shall be established including the establishment of youth programs and preferential green fees for local residents.

(g) CBJ Repurchase Option. The CBJ shall have the option to repurchase the land if the golf course is not developed or is developed but fails.

(h) The Manager shall work with Totem Creek Incorporated to arrive at a golf course layout, environmental design, and environmental management program which shall be no less stringent than that required by the golf course certification program of the Audubon Society, taking into account the unique environmental characteristics of Southeast Alaska.

(i) The Manager may negotiate for such other terms and conditions as may be in the public interest and in accordance with CBJ 53.09.


Section 3. Further Review. Upon completion of negotiations, the Manager shall forward the proposed disposal to the Planning Commission and the Assembly for review in accordance with law. The conveyance, lease or other disposal shall be as authorized by the Assembly by ordinance.

Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 18th day of March, 1996.



Mayor

Attest:


Clerk