

Presented by: The Manager
Presented: 06/12/2023
Drafted by: S. Layne

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-28

An Ordinance Authorizing the Manager to Convey Approximately 11.5 Acres of Property Located at Pederson Hill to Tlingit Haida Regional Housing Authority for Less Than Fair Market Value.

WHEREAS, Tlingit Haida Regional Housing Authority applied to purchase Lot 2B, Pederson Hill Subdivision II with the intention that it be developed as single-family homes with lot sizes and layout similar to the approved preliminary plat; and

WHEREAS, the City and Borough of Juneau (CBJ) is conveying the property on the express condition that it be developed as single-family homes with lot sizes and layout similar to the August 5, 2022, Letter of Interest from Tlingit Haida Regional Housing Authority; and

WHEREAS, the development of this property will include the public use and preservation lots similar to those included in the approved preliminary plat; and

WHEREAS, the Lands, Housing, and Economic Development Committee reviewed this proposed CBJ land disposal at the meeting on August 29, 2022, and passed a motion of support to the Assembly to direct the Manager to negotiate the sale of the CBJ property for less than fair market value; and

WHEREAS, the Assembly reviewed this application at the meeting on September 12, 2022, and passed a motion authorizing the Manager to enter into negotiations with Tlingit Haida Regional Housing Authority towards the disposal of CBJ property for less than fair market value; and

WHEREAS, the Manager has determined the fair market value of the CBJ property to be \$700,000.00.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Authorization to Convey. The Manager is authorized to negotiate and execute the sale of Lot 2B, Pederson Hill Subdivision II, Juneau Recording District, First Judicial District, State of Alaska, constituting 11.5 acres, more or less, as shown on the attached Exhibit A.

Section 3. Purchase Price. The purchase price of the property shall be the fair market value, which has been determined by the Manager to be \$700,000.00.

The payment of \$100,000.00 will be due at closing.

The remaining balance of \$600,000.00 will be due on December 31, 2033, but will be considered forgiven or paid in full once the following conditions are met, prior to payment being due on December 31, 2033.

- a) \$100,000.00 will be automatically forgiven if a final plat similar to what has been considered Phase 1B, which includes roughly 5.1 acres with 30 residential lots and two public use lots, is recorded within three years of the property conveyance.
- b) \$100,000.00 will be automatically forgiven if the Purchaser has received certificates of occupancy for 15 housing units within phase 1B five years of conveyance.
- c) \$200,000.00 will be automatically forgiven if a final plat similar to what has been considered Phase 1C, which includes roughly 6.4 acres with approximately 39 residential lots within seven years of conveyance.
- d) \$200,000.00 will be automatically forgiven if the Purchaser has received certificates of occupancy for 15 housing units within phase 1C within ten years of conveyance.

Section 4. Other Terms and Conditions. The Manager may include such other terms and conditions as may be in the public interest and in accordance with CBJ Title 53.

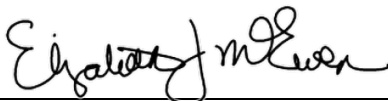
Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 10th day of July 2023.

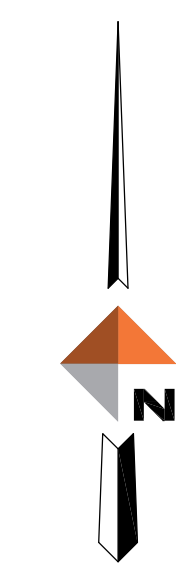


Beth A. Weldon, Mayor

Attest:

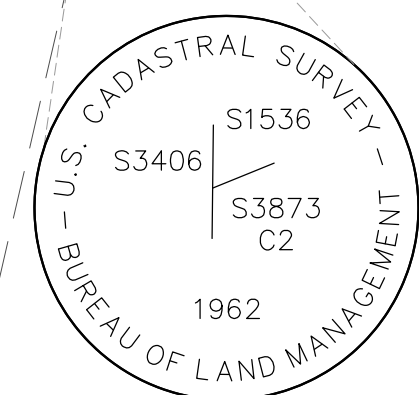


Elizabeth J. McEwen, Municipal Clerk



U.S.S. 4598
LOT 13

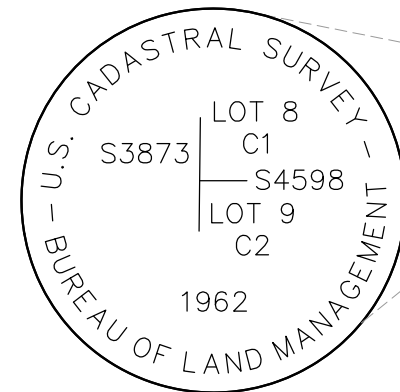
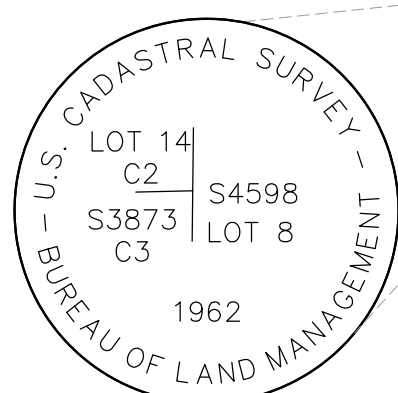
S89°59'03"E 1811.40'



TYPICAL PRIMARY
MONUMENT DETAIL
N.T.S.



TYPICAL SECONDARY
MONUMENT DETAIL
N.T.S.

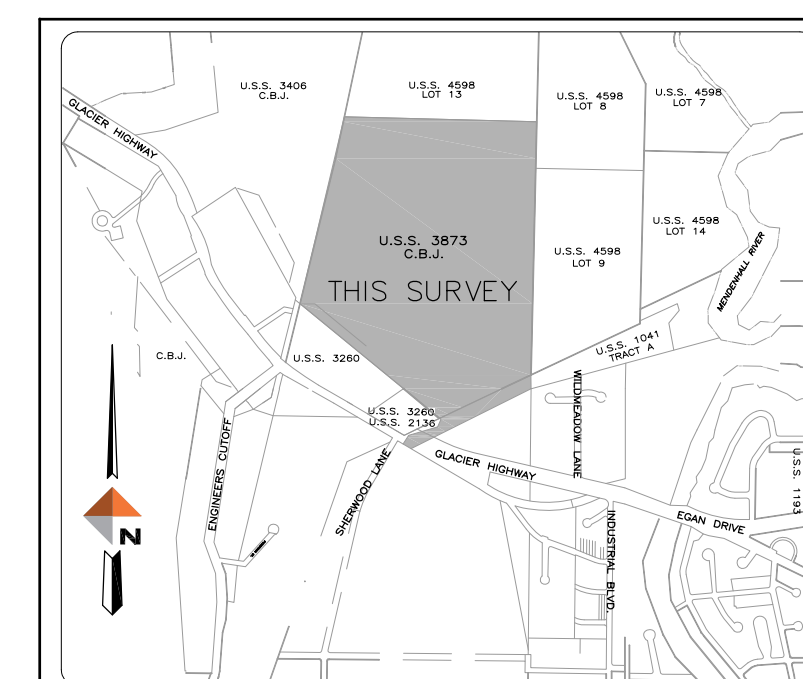


SHEET INDEX

- 1 - KEY MAP & SUBDIVISION BOUNDARY
- 2 - SOUTHWEST PLAT DETAIL
- 3 - NORTHWEST PLAT DETAIL
- 4 - NORTHEAST PLAT DETAIL

LEGEND

- ⊗ B.L.M. MONUMENT FOUND THIS SURVEY.
- ⊗ FOUND 3.25" ALUMINUM PRIMARY MONUMENT (7712S).
- ⊕ 3.25" ALUMINUM PRIMARY MONUMENT (14828S) SET THIS SURVEY.
- ⊕ 3.25" ALUMINUM PRIMARY MONUMENT (14828S) FOUND THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (14828S) SET THIS SURVEY.
- ⊗ 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (14828S) FOUND THIS SURVEY.
- ⊙ 3/4" IRON PIPE MONUMENT FOUND THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (7712S) FOUND THIS SURVEY, UNLESS OTHERWISE NOTED.
- SURVEYED PROPERTY LINE
- - - UNSURVEYED PROPERTY LINE
- — — PHASE LINE
- - - DRAINAGE & UTILITY EASEMENT CREATED THIS PLAT
- - - EXISTING ACCESS, DRAINAGE & UTILITY EASEMENT
- - - PHASE 1A & 1B



VICINITY MAP
SCALE: N.T.S.
SOURCE: CBJ BASEMAP SERIES

OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT CITY AND BOROUGH OF JUNEAU, AK IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AS LANDS MANAGER, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, TRAILS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATE: _____, 2017

GREG CHANEY
CBJ LANDS MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT } ss.

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____, 2017, BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED GREG CHANEY TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE LANDS MANAGER FOR THE CITY & BOROUGH OF JUNEAU, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES:

NOTES

1. THIS SURVEY CLOSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49.15.452.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. RECORD INFORMATION DERIVED FROM OFFICIAL PLAT OF PEDERSON HILL SUBDIVISION II, PHASE 1B, A SUBDIVISION OF TRACT 1, PEDERSON HILL SUBDIVISION II, PHASE 1A, PLAT No. 2017-XX, JUNEAU RECORDING DISTRICT.
4. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
5. DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS.
6. WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.

CERTIFICATION OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION No. _____, DATED _____, 2017, AND THAT THE PLAT SHOWN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

CHAIRMAN
CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION

ATTEST:

CLERK
CITY AND BOROUGH OF JUNEAU

PRELIMINARY

PLAT
PEDERSON HILL SUBDIVISION II, PHASE 1C
A SUBDIVISION OF
LOT 2C, PEDERSON HILL SUBDIVISION II, PHASE 1B
US SURVEY No. 3873
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT JUNEAU

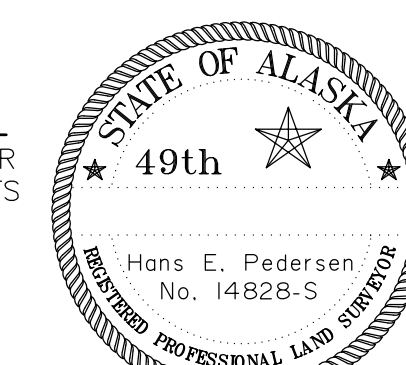
DOWL
AECL848
CIVIL ENGINEERING—LAND SURVEYING—CONSTRUCTION MANAGEMENT
5368 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

OWNER
CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

SCALE: 1" = 100'
DATE: OCT. 2017
PROJECT NO: J70687
FILE NO:
SHEET NO: 1 OF 4

SURVEYOR'S CERTIFICATE

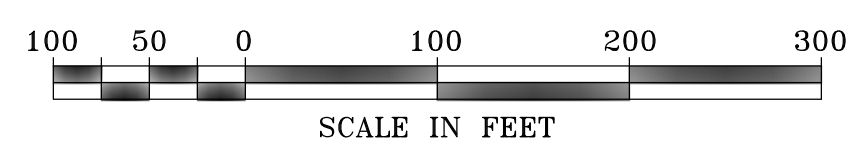
I, HANS E. PEDERSEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



DATED: OCTOBER 2017

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N63°28'00"E BETWEEN A FOUND B.L.M. STONE MONUMENT AND FOUND G.L.O. IRON PIPE AS DETAILED ON THIS PLAT AND DEPICTED UPON RECORD PLAT OF U.S.S. 3873, DATED SEPTEMBER 12, 1963, JUNEAU RECORDING DISTRICT.



U.S.S. 3406
C.B.J.

SHEET 3

SHEET 4

LOT 2A
PEDERSON HILL SUBDIVISION II, PHASE 1A

U.S.S. 4598
LOT 8A

U.S.S. 4598
LOT 9

PHASE 1A

PHASE 1B

PHASE 1C

LOT 2B

YAN STREET

GUWAKAAN STREET

KEISHISH LANE

BASIS OF BEARING
N63°28'00"E 962.08'

GLACIER HIGHWAY

SHEET 2

U.S.S. 1041

U.S.S. 3260
LOT 2

LOT 1
PEDERSON HILL
SUBDIVISION

EMERGENCY ACCESS
EASEMENT
2017-003530-0

N78°13'43"E 0.91'
FROM MON TO COR
YELLOW PLASTIC CAP
MARKED 6650S

S39°14'35"W 80.05'
N50°45'25"W 50.00

N23°38'49"E 83.11'

N73°40'56"E 298.79'

N59°31'07"W 82.74'

N33°07'26"W 115.24'

N73°40'56"E 298.79'

S63°29'20"W 382.11'

N50°45'25"E 479.20'

N109°24'45"W 245.40'

N87°03'35"E 425.62'

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