

Presented by: The Manager
Introduced: 01/10/2005
Drafted by: J.W. Hartle

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2296

A Resolution Authorizing the Manager to Negotiate the Disposal of Approximately Ten Acres of Land in the Lemon Creek Area to Home Depot, U.S.A., Inc.

WHEREAS, CBJ 53.09.260(a) provides authority for the Manager to negotiate land sales, if so directed by the Assembly; and

WHEREAS, the City and Borough owns approximately 30 acres of land in the Lemon Creek area which, since 1983, has been used as a gravel pit supplying gravel for CBJ construction projects; and

WHEREAS, the gravel reserves at the existing pit will likely be depleted in one to one and a half years, and CBJ is taking action now to begin developing new gravel sources further up Lemon Creek valley; and

WHEREAS, the 1999 Land Management Plan designated the existing gravel pit as land to be sold for private development once the gravel was removed; and

WHEREAS, portions of the existing gravel pit have already been depleted and could be made available for sale now; and

WHEREAS, Home Depot U.S.A., Inc., has examined the Juneau market, found the economic conditions favorable and has expressed its interest in building a store in Juneau; and

WHEREAS, Home Depot has submitted a letter to the City Manager requesting the opportunity to purchase approximately ten acres of the parcel; and

WHEREAS, the timing of Home Depot's request coincides with CBJ's plans to move its gravel operations to other locations and prepare to sell its existing gravel pit; and

WHEREAS, it is in CBJ's best interest that its property, when sold, be developed rapidly rather than held for speculation; and

WHEREAS, a negotiated land sale to Home Depot allows CBJ to respond in a timely way to a unique opportunity that will allow for rapid commercial development, generate sales and property taxes; and

WHEREAS, negotiations with Home Depot do not preclude CBJ's option to sell land to other businesses in the future, as CBJ has twenty additional acres in the same area that will soon be ready for sale and development; and

WHEREAS, the Assembly Lands Committee has considered this matter, and recommended to the Assembly that it consider a resolution authorizing the Manager to negotiate a sale to Home Depot, U.S.A., Inc.

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

Section 1. Authorization to Negotiate the Sale of City Land. The Manager is authorized to negotiate with Home Depot U.S.A., Inc., the sale of approximately ten acres of land within the City and Borough's existing gravel pit at Lemon Creek, consisting of portions of Lots 4 and 5, U.S. Survey 5504, and Tract A, a subdivision of U.S. Survey 7297, for the development of a Home Depot store.

Section 2. Purchase Price. The purchase price shall be fair market value.

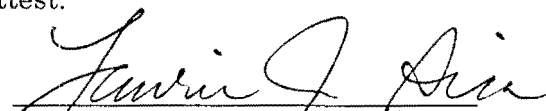
Section 3. Terms and Conditions of Sale. Upon completion of negotiations, the Manager shall forward the proposed terms and conditions of the sale to the Planning Commission and the Assembly for review in accordance with the provisions of CBJ 53.09. The conveyance shall be as authorized by the Assembly by ordinance.

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

Adopted this 10th day of January, 2005.


Bruce Botelho, Mayor

Attest:


Laurie J. Sica, Clerk