

Presented by: The Manager
Introduced: 06/15/2005
Drafted by: John Stone and
J.W. Hartle

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2317

**A Resolution Approving the Purchase of the Real Property,
Known as ATS 357, Lot 1, at Above Appraisal Value, for
Constructing a Commercial Loading Facility in Auke Bay.**

WHEREAS, in 2002, the voters of the City and Borough of Juneau approved the construction of a commercial loading facility in Auke Bay, consisting of a drive down float and uplands staging and parking area; and

WHEREAS, such facility would primarily serve the commercial fishing industry; and

WHEREAS, in 2005, after thoroughly investigating all sites in Auke Bay that are available to fulfill the intended purpose of the commercial loading facility, the Docks and Harbors Board selected the site known as ATS 357, Lot 1, as its preferred alternative, based upon serious consideration of property size, zoning and property issues, highway access, vessel approach and maneuvering conditions, wind and wave environment, utility availability, environment issues, public input, and development costs; and

WHEREAS, the site known as ATS 357, Lot 1, was listed for sale in November 2004; and

WHEREAS, the Board hired an appraiser who established the value of ATS 357, Lot 1, at \$111,000 in November 2004; and

WHEREAS, with the assistance of a registered real estate agent, the Board negotiated a purchase price of \$365,000 for the purchase of ATS 357, Lot 1; and

WHEREAS, the Board desires to purchase ATS 357, Lot 1, at the negotiated purchase price; and

WHEREAS, pursuant to CBJ 85.02.060, the Docks and Harbors Board cannot purchase land without approval by the Assembly by resolution, and consideration by the Planning Commission; and

WHEREAS, pursuant to CBJ 53.04.020, the Assembly must approve a purchase of land at a price higher than appraisal; and

WHEREAS, the Board believes paying more than the appraised value is justified because the parcel best fulfills the public need concerning the commercial loading facility; and

WHEREAS, the Board believes paying more than the appraised value is justified because the parcel is one of the last remaining undeveloped parcels in Auke Bay that is zoned waterfront commercial; and

WHEREAS, the Board believes paying more than the appraised value is justified because the total development costs, including land acquisition costs, for the commercial loading facility at this parcel are among the lowest of all available sites; and

WHEREAS, the Board believes paying more than the appraised value is justified because the primary purpose of the facility is to service Juneau's commercial fishing fleet, which strongly support the project at this site, and from which substantial economic benefit is returned to the community through fisheries business tax and other local spending; and

WHEREAS, the Board believes paying more than the appraised value is justified because this parcel is next to the new seafood plant in Auke Bay, which will allow both facilities to benefit from each other; and

WHEREAS, the Board believes paying more than the appraised value is justified because the only other economically feasible alternative for the commercial loading facility would prohibit the Docks and Harbors Board from constructing a new twin lane recreational boat launch ramp and parking area in inner Auke Bay, the loss of which would reduce public recreational boating access for the citizens of Juneau, increase harbor congestion, and reduce pedestrian and boating safety.

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

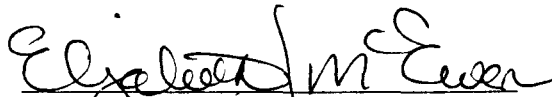
Section 1. The Assembly approves the purchase of the real property known as ATS 357, Lot 1, at above appraised market value for the price of \$365,000.

Section 2. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 15th day of June, 2005.


Bruce Botelho, Mayor

Attest:


Elizabeth J. McEwen, Deputy Clerk