

Presented by: The Manager
Introduced: 04/24/2006
Drafted by: J.W. Hartle

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2352

A Resolution Authorizing the Manager to Negotiate the Sale at Fair Market Value of Approximately Twenty Acres of Land in the Lemon Creek Area to Alaskan Brewing Company.

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 three 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 have been made available for sale to Home Depot U.S.A.; and

WHEREAS, Alaskan Brewing Company has submitted a letter to the City Manager requesting the opportunity to purchase approximately 20 acres of the gravel pit to relocate and expand its operation (see Exhibit A) in the area depicted on Exhibit B; and

WHEREAS, the timing of Alaskan Brewing Company'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, rather than held for speculation; and

WHEREAS, a negotiated land sale to Alaskan Brewing Company allows CBJ to respond in a timely way that will allow for a planned expansion of the brewery, the generation of sales, jobs and property taxes, and continued diversification of the economy; and

WHEREAS, the Assembly Lands Committee considered this matter on March 20, 2006, and recommended to the Assembly that it consider a resolution authorizing the Manager to negotiate a sale to Alaska Brewing Company.

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

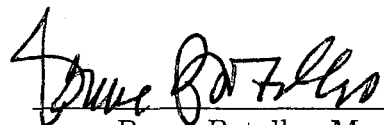
Section 1. Authorization to Negotiate the Sale of City Land. The Manager is authorized to negotiate with Alaskan Brewing Company, the sale of approximately 20 acres of land within the City and Borough's existing gravel pit at Lemon Creek, consisting of portions of Lots 4 and 5, U.S. Survey 5504, for the relocation and expansion of Alaskan Brewing Company.

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

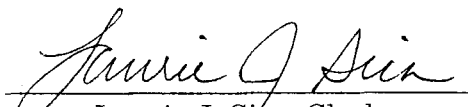
Section 3. Terms and Conditions of Sale. Upon completion of negotiations, the Manager shall forward the proposed terms and conditions of the sale to the Planning Commission and the Assembly for review in accordance with the provisions of CBJ 53.09. The conveyance shall require authorization by the Assembly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

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

Adopted this 24th day of April, 2006.


Bruce Botelho, Mayor

Attest:


Laurie J. Sica, Clerk