

Presented by: The Manager

Presented: 03/20/2023

Drafted by: S. Layne

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-19

An Ordinance Authorizing the Manager to Convey Approximately 4,814 Square Feet of Tidelands Located on a Fraction of Lot 3, Block 51, Tidelands Addition Adjacent to 1000 Harbor Way to 1000 Harbor Way, LLC for Fair Market Value.

WHEREAS, 1000 Harbor Way, LLC (“applicants”) are owners of certain real property located at 1000 Harbor Way with the legal description of Lot 5, Block 51, Tidelands Addition; and

WHEREAS, the City and Borough of Juneau (CBJ) owns real property adjacent to 1000 Harbor Way, described as a fraction of Lot 3, Block 51, Tidelands Addition; and

WHEREAS, the applicants request additional land under and around their existing building in order to make major structural and architectural improvements to the aging building; and

WHEREAS, the Docks and Harbor’s Board reviewed this application at the August 25, 2022 meeting and provided a motion to advance this application; and

WHEREAS, the Lands, Housing, and Economic Development Committee reviewed this proposed CBJ land disposal at the meeting on September 26, 2022, and forwarded this application to the Assembly with a motion to work with the original proposer in accordance with CBJC 53.09.260; and

WHEREAS, the Assembly reviewed this application at the November 21, 2022 meeting and provided a motion to authorize the City Manager to negotiate the disposal of City property to the applicants; and

WHEREAS, the Planning Commission reviewed this proposed disposal of the CBJ property at their meeting on January 24, 2023, and passed a recommendation that the Assembly approve the disposal; and

WHEREAS, fair market value of the CBJ property has been determined by appraisal to be \$24.62 per square foot or \$118,510 more or less.

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

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Authorization to Convey. The Manager is authorized to negotiate and execute the sale of approximately 4,814 square feet of tidelands located on a fraction of Lot 3, Block 51, Tidelands Addition, 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 appraisal to be \$24.62 per square foot. Applicants will be responsible for all surveying, platting, closing costs, and recording fees.

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 CBJC Title 53.


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

Adopted this 17th day of April, 2023.



Beth A. Weldon, Mayor

Attest:



Elizabeth J. McEwen, Municipal Clerk

1	1000 Harbor Way, LLC (Hansen Gress)	4,041 SF
2	Land leased from CBJ proposed to be purchased	4,178 SF
3	Additional CBJ land to be purchased	<u>636 SF</u>
	Total Area	8,855 SF

