

Presented by: The Manager  
Presented: 08/18/2025  
Drafted by: Law Department

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2025-39**

**An Ordinance Authorizing the Negotiation and Execution of a Purchase of Two Floors of the Michael J. Burns Building and Formation of a Commercial Condominium Association.**

WHEREAS, the City and Borough of Juneau finds that it is necessary and in the best interests of our community to purchase office space to house government services; and

WHEREAS, the City and Borough of Juneau finds that it is necessary and in the best interests of staff to purchase office space to house government services; and

WHEREAS, the City and Borough of Juneau has worked closely with the Alaska Permanent Fund Corporation to establish a partnership which meets the needs of both the City and the Corporation.

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.** The City Manager is authorized under CBJC 53.04.020 to negotiate and execute the purchase of two floors of the Michael J. Burns Building and to form a commercial condominium association subject to the following essential terms and conditions;

- (a) The purchase price may not exceed fair market value (\$9,300,000);
- (b) Condominium Association membership will be designated by the City Manager and Executive Director of the Alaska Permanent Fund Corporation;

- 1 (c) The annual Association dues will be set at a price that reflects the cost of  
2 maintaining and improving the common areas of the condominium and  
3 sets adequate reserves for such projects;  
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5 (d) An amount of not more than \$2,700,000.00 will be placed in a fund for the  
6 benefit of and the use by the Association for condominium capital projects;  
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8 (e) Other terms and conditions as may be in the public interest.

9 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its  
10 adoption.

11 Adopted this 22 day of September, 2025.

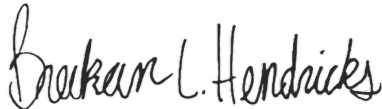
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Beth A. Weldon, Mayor

14 Attest:

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Breckan L. Hendricks, Municipal Clerk  
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