

Presented by: The Manager
Introduced: 09/18/2017
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-26

An Ordinance Authorizing the Manager to Dispose of Lot 4 and Lot 5 of the Renninger Subdivision.

WHEREAS, the City and Borough of Juneau recently subdivided a portion of USS 5504 into six buildable lots, known as Renninger Subdivision (Plat No. 2015-47); and

WHEREAS, this property has been included for disposal in the 2016 Land Management Plan, adopted May 23, 2016; and

WHEREAS, the Lands Committee, at its meeting on May 1, 2017, and the Planning Commission, at its meeting on July 25, 2017, both passed a motion of support for a sealed competitive bid sale of Lots 4 and 5 of the Renninger Subdivision and, if a sealed competitive bid sale is unsuccessful, an over-the-counter sale of the lots; and

WHEREAS, the disposal of Lot 4 and Lot 5 will assist the Assembly in meeting its goals of providing land for the creation of additional units to the Juneau community.

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 dispose of Lot 4 and Lot 5 of the Renninger Subdivision (Plat No. 2105-47, Juneau Recording District, State of Alaska).

Section 3. Title 53 and Land Management Plan. The sale of these lots are deemed to comply with the intent of, and meet or exceed the standards set forth in CBJ Title 53, which prescribes the process for disposing of City and Borough land, and CBJ Ordinance 2016-18, which adopted the City and Borough's Land Management Plan.

Section 4. Method of Sale. The lots shall be offered for sale by sealed competitive bid to the highest qualified bidder using the process provided for in CBJ 53.09.200 and 53.09.250, except as provided for herein.

Section 5. Minimum Bid. Minimum bids for each lot sold shall be \$412,000 for Lot 4; and \$382,000 for Lot 5.

Section 6. Bid. Bids must be accompanied by an earnest money payment in the amount of \$500.

Section 7. Competitive Bid Procedures. The qualified bidder having the highest bid amount will be named the apparent high bidder.

Section 8. Award.

(a) Apparent high bidders will be sent an "Award Notification" letter by certified mail. The letter shall provide the successful bidders 30 days to submit the following:

- (1) Completed Declaration of Intent;
- (2) A non-refundable \$150.00 document-handling fee;
- (3) Notwithstanding CBJ Title 53, a down payment equal to ten percent of the bid amount. The \$500 earnest money submitted with the bid shall be applied toward the down payment;
- (4) If a business or business entity, proof of current business license in the State of Alaska, and proof of signatory authority of the person submitting the bid;
- (5) Selection of title company to handle closing; and
- (6) Any other documents or items requested in the Award Notification letter.

(b) If a successful bidder fails to comply with the requirements in the Award Notification letter, the bidder shall forfeit the \$500 earnest money and all rights to the parcel, and the second highest bidder will then be awarded the opportunity to purchase the parcel.

(c) Notwithstanding CBJ Title 53, a bidder may purchase more than one parcel. Only the highest bid amount for each parcel will be made public. All other bids will remain confidential until after closing. Earnest money shall be returned to unsuccessful bidders.

Section 9. Title Insurance and Closing Costs. Purchasers shall be required to purchase title insurance and pay all closing costs.

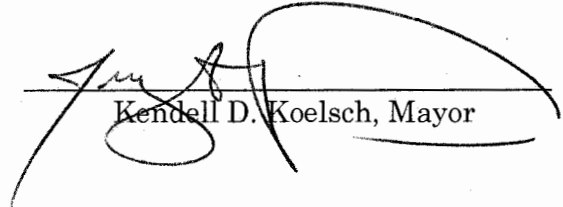
Section 10. Payment and Financing. Purchasers of City and Borough parcels may elect to use City and Borough financing, paying the balance owed over a period of ten years, in annual, quarterly, or monthly payments at an annual interest rate of ten percent. The City and Borough shall not subordinate its security interest to other lenders. No bidder or purchaser may sell or assign his or her interest in a parcel until the City and Borough has been paid in full.

Section 11. Reoffering. Should the competitive bid process fail to result in the sale of one or both lots, the Manager may offer the lots for sale by an over-the-counter sale, held in accordance with CBJ 53.09.200 and 53.09.240.

Section 12. Other Terms and Conditions. The Manager may include such other terms and conditions as may be in the public interest and in accordance with CBJ Title 53.

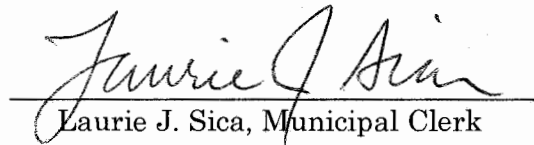
Section 13. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 16th day of October, 2017.



Kendell D. Koelsch, Mayor

Attest:



Laurie J. Sica, Municipal Clerk