

CITY AND BOROUGH OF JUNEAU

Over-the-Counter Land Sale Brochure

Renninger Subdivision Lots 4 & 5



Lands Manager Greg Chaney and Deputy Lands Manager Dan Bleidorn mark Lot 4 in the Renninger Subdivision.

The 2 large, multi-family zoned lots available for purchase in the Renninger Subdivision are accessed via Jackie Street, located near Dzantik'i Heeni Middle School. Electric, cable, telephone, sewer, and municipal water service extend to each lot.



City and Borough of Juneau Assembly

Mayor Ken Koelsch
Mary Becker, Norton Gregory
Maria Gladziszewski, Loren Jones, Jesse Kiehl,
Jerry Nankervis, Beth Weldon, Rob Edwardson

PURCHASER QUALIFICATIONS



- √ Both individuals and businesses may purchase either or both of the CBJ parcels offered in this brochure. Individuals must be at least 18 years of age when registering for the sale. There is no Alaskan residency requirement for non-business purchasers.
- √ A business or a business entity wanting to participate in this land sale must be licensed to do business in the State of Alaska.
- √ No person or business entity may apply for, or purchase, a parcel offered for sale if they have defaulted on a prior purchase of CBJ property within the five years preceding this sale.
- √ To qualify for a parcel, the registrant or authorized agent must be present at the over-the-counter sale.
- √ Participants in all previous land sales may participate in this land sale.
- √ Any CBJ employee who performed work for the CBJ on the Renninger Subdivision may not participate as a bidder in this land sale in accordance with CBJ 01.45.040. This prohibition extends to the employee's spouse, dependents, and any regular member of the employee's household. CBJ employees who are interested in participating in the land sale and are uncertain whether they might have a conflict of interest are advised to consult with the CBJ Attorney prior to submitting a bid.

OVER-THE-COUNTER-SALE PROCESS

If there are multiple individuals and/or businesses waiting the day and time the lots are first made available to purchase, City staff will have each party randomly choose a card from a deck of playing cards. Whomever chooses the card with the highest value will be granted the first opportunity to purchase the lot(s). Otherwise, the lots will be made available first come until sold.

Determining Party with First Right to Purchase

Each party draws a card from a deck of cards. The party with the highest ranking card gets first option to buy according to the below scale. Face value of the card is primary, if two cards of the same face value are drawn, the suite breaks the tie.

Face Value Card Ranking

Ace (Highest)

King

Queen

Jack

10

9

8

7

6

5

4

3

2 (Lowest)

Suite Card Ranking

Spades (Highest)

Hearts

Diamonds

Clubs (Lowest)

PURCHASING THE LOT(S)



For each parcel, the person determined to be first-able to purchase the lot(s) will be asked to submit the 2018 Over-the-Counter Land Sale Declaration of Intent and Agreement to Purchase form along with a \$500 **earnest money payment** in the form of a personal check, cashier's check, certified check, or money order payable to "City and Borough of Juneau" the day of. The \$500 amount will be applied to the purchaser(s) final payment at closing. **Please note:** *if the purchaser(s) wish not to proceed with the sale once it has been initiated, purchaser(s) will forfeit the \$500 earnest money payment.*



Along with the 2018 Over-the-Counter Land Sale Declaration of Intent and Agreement to Purchase form and \$500 payment, the purchaser must submit:

1. A signed acknowledgement and release form related to the development of wetlands under the US Army Corps of Engineers permit;
2. If a business or business entity: proof of current license in the State of Alaska, and signatory authority of the person submitting the bid; and
3. Any other documents or items required in the 2018 Over-the-Counter Land Sale Declaration of Intent and Agreement to Purchase form.



If the first purchaser fails to comply with the requirements in the *2018 Over-the-Counter Land Sale Declaration of Intent and Agreement to Purchase Form*, the purchaser shall forfeit the \$500 earnest money and all rights to the parcel, and the second-able purchaser will then be awarded the opportunity to purchase the parcel for the fair market value amount; the same purchase procedure and requirements will apply.

CBJ FINANCING

- ✓ Purchasers may elect to either make a lump sum payment for parcels bought in the sale or elect to use CBJ financing.
- ✓ Under CBJ financing, purchasers must make a down payment equal to at least 10% of the lot at closing, paying the balance owed over a period of 10 years in annual, quarterly, or monthly payments at an interest rate of 10%. Then, regardless of which payment frequency is selected, payments must be made in advance. There is no prepayment penalty.
- ✓ The CBJ reserves the right to direct loan payments to a bank of its choice. In that event, purchasers using the CBJ's financing option will be responsible for paying the bank service fees, if any.
- ✓ The CBJ will not subordinate its security interest to other lenders. **No purchaser may sell or assign their interest in a parcel until the CBJ has been paid in full.**
- ✓ Purchasers are responsible for all closing and recording costs and obtaining title insurance.

GENERAL CONDITIONS

**WATER,
ELECTRIC,
SEWER,
CABLE, &
TELEPHONE**

As apart of this subdivision's development, the CBJ installed water, electric, sewer, cable, and telephone utilities to each lot.

**TITLE,
RESTRICTIONS,
& RESERVATIONS**

- ✓ The CBJ received final plat approval from the Planning Commission in August 2015.
- ✓ The Renninger lots will be conveyed by a quitclaim deed.
- ✓ Questions about water rights can be answered by Alaska Department of Natural Resources (DNR) staff at (907) 586-3400.
- ✓ The CBJ will convey its property subject to all existing reservations of record.
- ✓ Purchasers of CBJ land are required to obtain title insurance. The City will provide a list of title insurance companies upon a successful bid.

IMPROVEMENTS



Purchasers are responsible for properly locating improvements on their property and obtaining all necessary permits. Improvements must comply with all building setback requirements and all other applicable federal, state, and local regulations and permit requirements. Contact the CBJ's Community Development Department at (907) 586-0715 for information about setbacks and zoning regulations that apply to individual parcels.



Portions of the subdivision may encompass areas with steep slopes. Some parts of individual lots may not be suitable for development.



Potential bidders should physically inspect the property, prior to placing their bids, to ensure the property satisfactorily meets their needs and development goals.

WETLANDS

- √ Land encompassed within the Renninger Subdivision includes areas identified as wetlands under the jurisdiction of the U.S. Army Corps of Engineers (Corps). Dredging or filling of these wetlands requires a Corps permit.
- √ The CBJ received a Corps fill permit, POA-2013-695, for the Renninger Subdivision lots. The permit allows fill to be placed in certain wetland areas in order to accommodate development **except for Lot 4**. In accordance with the permit, the quantity of fill that can be placed on wetlands varies from lot to lot. The quantity of fill permitted for each lot is specified in the “Parcel Descriptions and Maps” section of this brochure. The Corps permit also specifies where fill may be placed on each lot. The permit is available online at www.juneau.org/lands, under “Land Sales.” Purchasers will be given a copy of the permit at closing and asked to sign an acknowledgement and release related to the development of wetlands. The current fill permit is valid until **June 30, 2020** and may be extended with Corps approval.
- √ Purchasers have the choice of filling their lot(s) in accordance with the conditions of Corps permit POA-2013-695, or independently seeking their own permit from the Corps. Purchasers who elect to develop their lots, based on the stipulations of POA-2013-695, must strictly adhere to the permit conditions. Violation of the permit conditions will be deemed to be wetland fill activity performed without a Corps permit, and may be prosecuted and/or subject to federal enforcement actions.
- √ Property owners whose development plans call for placing more wetland fill than permitted for their lot, or placing fill in an alternate location or configuration than provided for in Corps permit POA-2013-695, must apply to the Corps and receive a separate permit prior to commencing any fill activities.

SPECIAL CONDITIONS


In addition to the General Conditions that apply to all of the lots offered for sale, there are also Special Conditions that apply to specific lots. The CBJ has made its best effort to include descriptions of conditions and restrictions that might be of interest to potential bidders. There might be other restrictions and conditions not included in the list below that apply to the subdivision lots. Potential bidders are encouraged to consult title and legal specialists for any advice on these matters.


Lot 4: There is a small confined drainage on the southeast portion of the property. The crossing of this drainage has been permitted by the US Army Corps of Engineers.


Lot 5: The southeastern portion of this lot has a no-disturbance preservation easement. This easement was a stipulation of the Corps Permit and protects the valuable habitat closest to Switzer Creek. The southwestern portion of this lot has storm drainage and trail and sewer easements. The US Army Corps permit for this lot allows filling 0.28 acres of the lot near the Jackie Street cul-de-sac. A new fill permit would probably be required to achieve maximum density.




DISCLAIMER

 This brochure is intended for informational purposes only and does not constitute an offer to sell. It is not intended to provide legal advice on title or any other matter related to this land sale. Purchasers are encouraged to consult with an attorney and/or other professionals for any required advice. It is possible that after publication of the brochure, modifications may be necessary. It is the purchaser's responsibility to keep informed of any changes or corrections. Amendments to this brochure will be posted on the Lands and Resources website under "Land Sales" and are available by writing to the City and Borough of Juneau, Attn: Lands and Resources Office, 155 S. Seward Street, Juneau, Alaska 99801, or by calling (907) 586-5252.

 Land offered by the CBJ will be sold "as is" with no guarantees expressed or implied. Parcels include areas with steep slopes which may limit development options to a fraction of the overall parcel. It may not be feasible to construct a driveway, with suitable grade, to all portions of a given parcel. Parcels have designated wetlands which have restrictions on potential development. All potential purchasers are strongly urged to read this brochure, examine the survey plat and preliminary title document, and inspect the land thoroughly before participating in this over-the-counter sale.

 The CBJ reserves the right to adjourn, postpone, or vacate this sale, in whole or in part, at any time prior to or during the offering, when such action is deemed necessary to protect the interests of the CBJ. Parcels may be withdrawn at any time prior to or during the land sale process.

 Maps shown in this brochure are intended to provide a graphic illustration of the lots to be sold and should be used only for general orientation purposes. They are not survey plats.

The CBJ reserves the right to waive technical defects in this brochure.

FAQs & HOW TO FIND US

Need a land sale brochure?

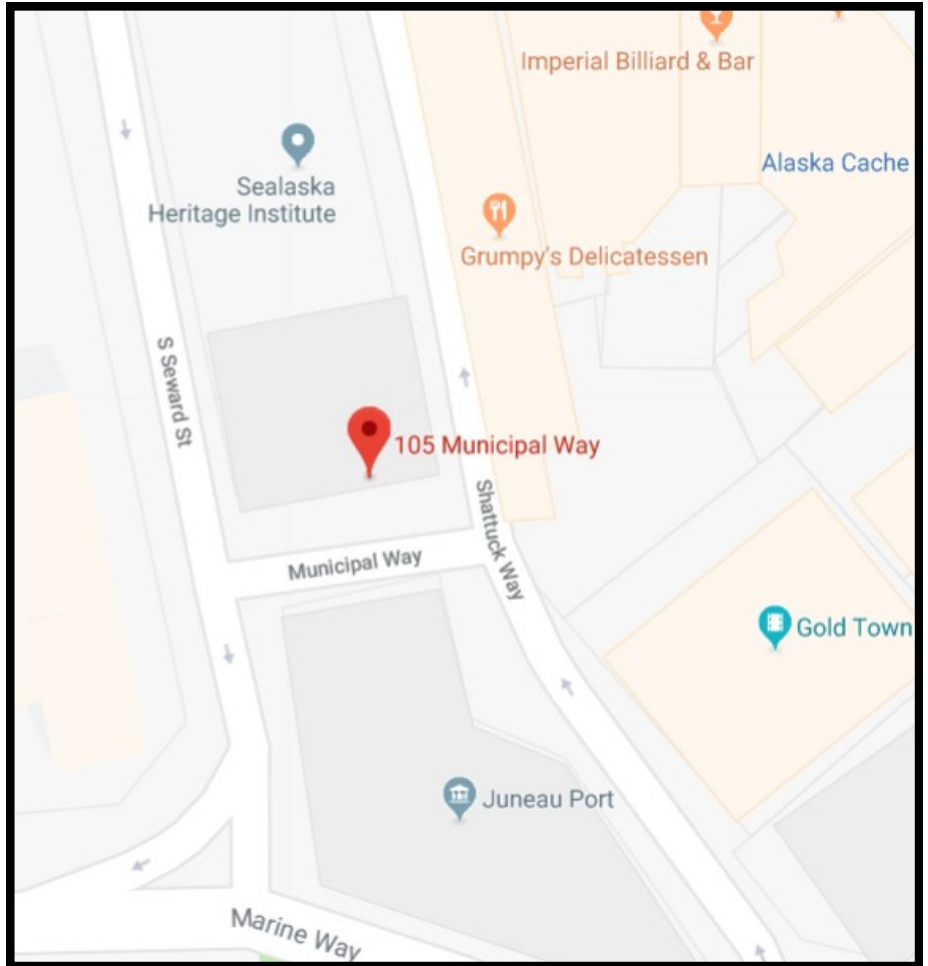
- The Sales Brochure and 2018 Over-the-Counter Land Sale Declaration of Intent and Agreement to Purchase Form are available online under “Land Sales” at: www.juneau.org/lands.
- Copies are also available at the CBJ Lands and Resources Division office, 105 Municipal Way, 3rd floor, Juneau, AK 99801

Have questions about wetlands and the Corps of Engineers permit?

Contact the Corps of Engineers at (907) 790-4490.

Have questions about zoning and building codes?

Call the Community Development Department at (907) 586-0715 or visit the Permit Center located on the 4th floor of the Marine View Building at 230 S. Franklin Street.

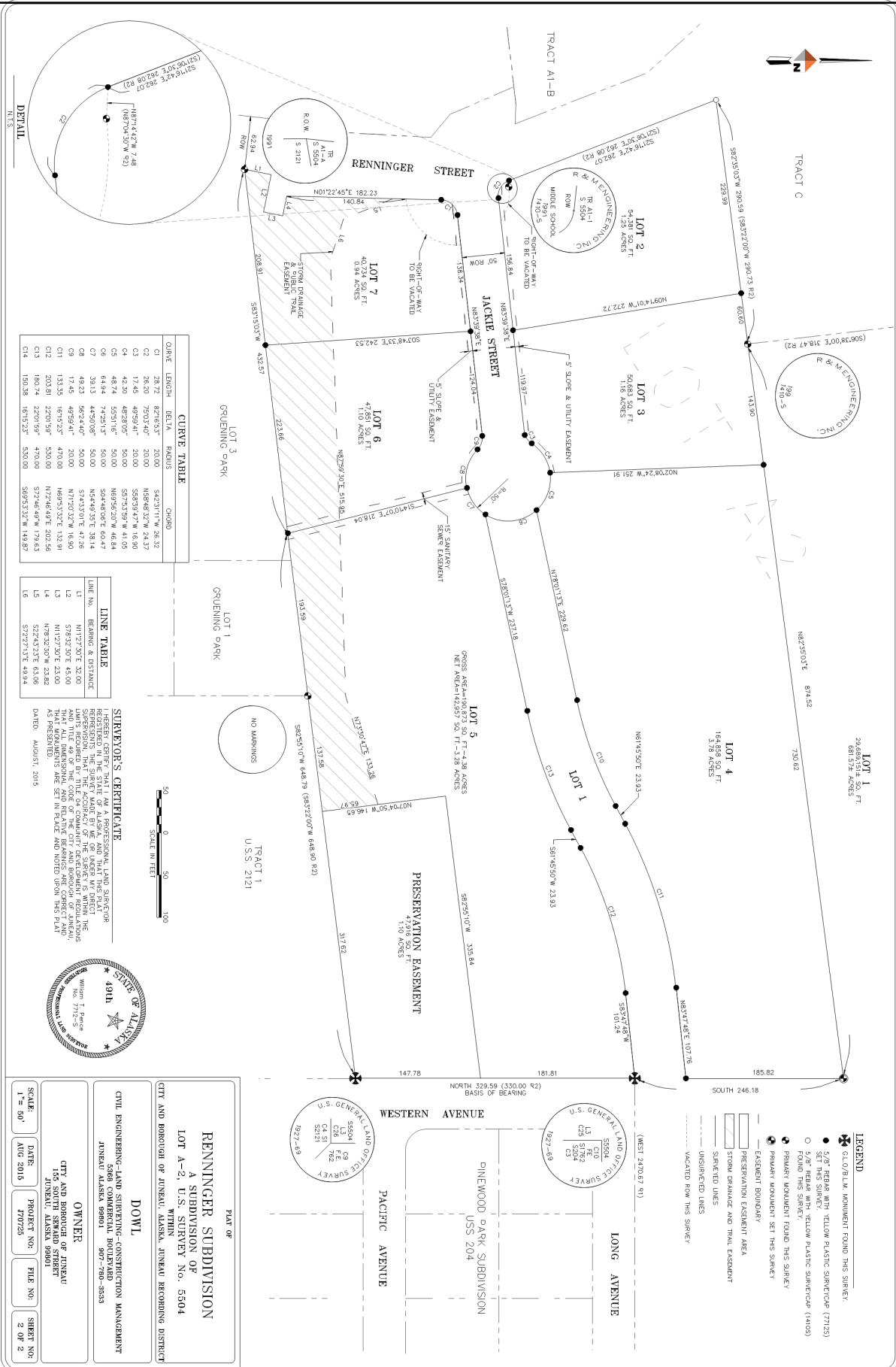


Have other questions?

Call the CBJ Lands and Resources Office at (907) 586-5252 or stop by the office located on the 3rd floor of the Municipal Way Building, 105 Municipal Way.

Parcel Descriptions and Maps

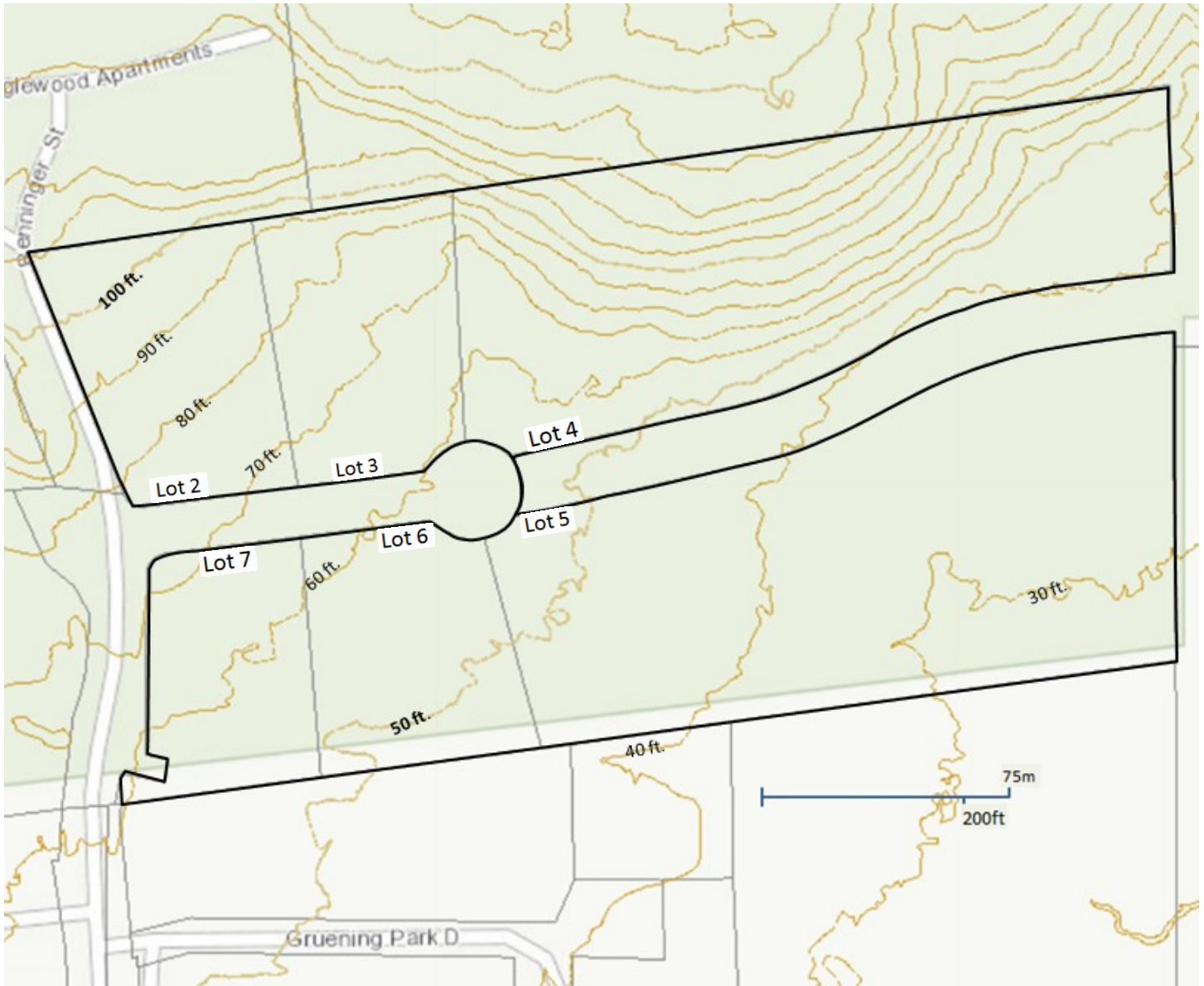
Renninger Subdivision Area Map



Renninger Subdivision Area Map

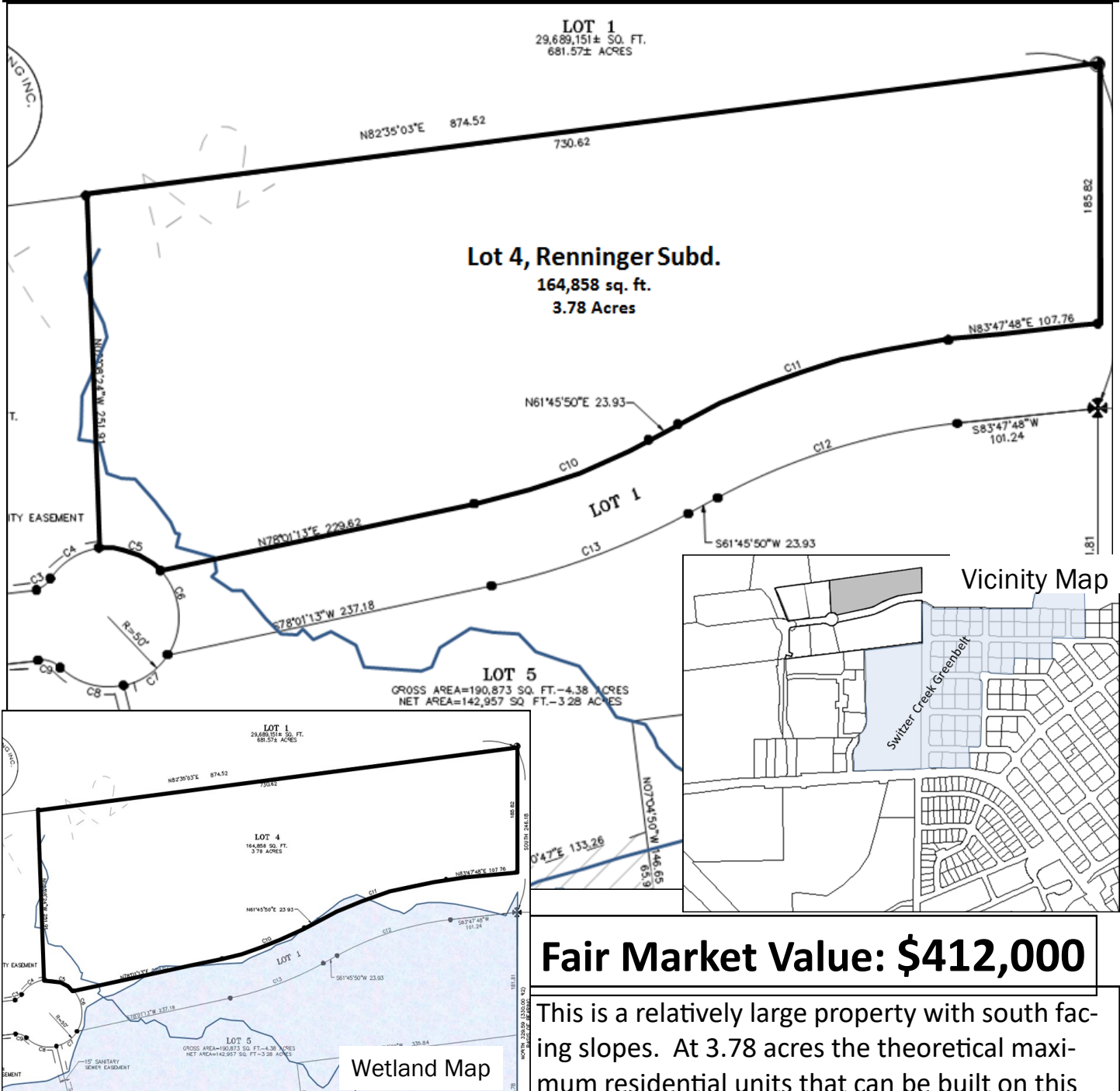


Renninger Subdivision Topographic Map



Legal Description: Lot 4 Renninger Subdivision

Acreage: 164,858 Sq. Ft. 3.78 Acres



Fair Market Value: \$412,000

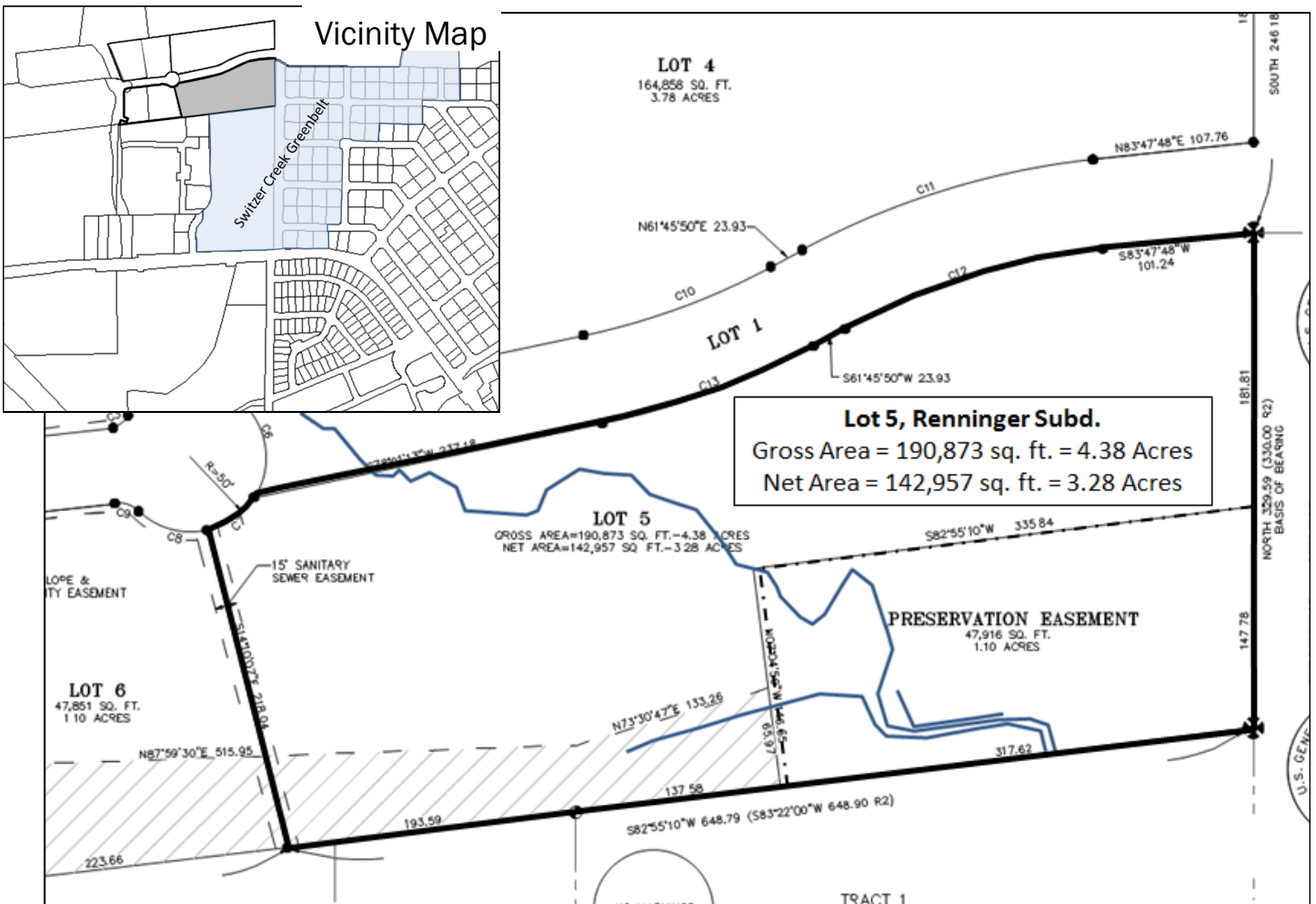
This is a relatively large property with south facing slopes. At 3.78 acres the theoretical maximum residential units that can be built on this lot is 57. Topography may make developing the maximum density allowed on this lot challenging.

Wetlands: This lot has roughly 1,167 square feet of wetlands located on this southern property line. The Army Corps of Engineers has not permitted the filling of wetlands on this lot.

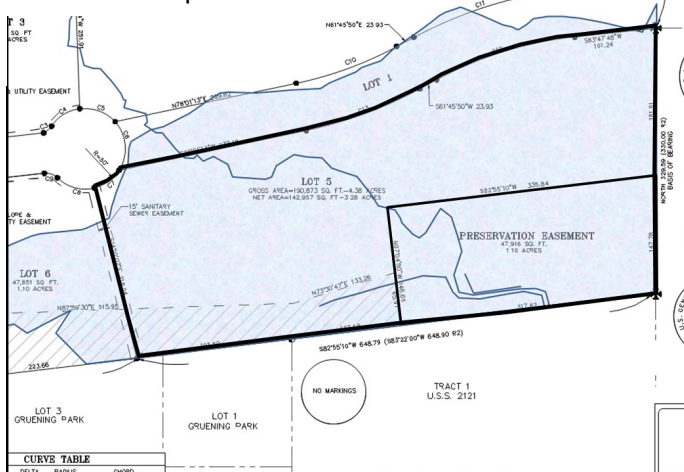
Special Conditions: There is a small confined drainage on the southeast portion of the property. The crossing of this drainage has been permitted by the US Army Corps of Engineers.

Legal Description: Lot 5 Renninger Subdivision

Acreage: 190,873 Sq. Ft. 4.38 Acres



Wetland Map



Fair Market Value: \$382,000

At 4.38 acres the theoretical maximum residential units that can be built on this lot is 66.

Wetlands: This lot is predominantly wetlands. The Army Corps of Engineers has permitted the filling of 0.28 acres or 12,196 square feet of wetlands on this lot.

Special Conditions: The southeastern portion of this lot has a no-disturbance preservation easement. This easement was a stipulation of

the Corps Permit and protects the valuable habitat closest to Switzer Creek. The southwestern portion of this lot has storm drainage and trail and sewer easements. The US Army Corps permit for this lot allows filling 0.28 acres of the lot near the Jackie Street cul-de-sac. A new fill permit would probably be required to achieve maximum density.