

July 24, 2020

To: City and Borough of Juneau  
ATTN: Scott Ciambor, Chief Housing Officer  
155 S. Seward Street  
Juneau, AK 99081

Re: Letter of Interest – Cold Weather Emergency Center

Mr. Ciambor,

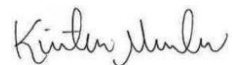
My name is Kristen Murdock and I represent DCI Commercial, LLC. This letter represents our express interest to be considered in the CBJ's search for a cold weather emergency shelter. Please see below for property details.

- Address: 1108 F Street, Juneau, AK 99801
- Assessor's Tax Parcel Number(s): 1C060U050022; 1C060U050023; 1C060U050024; 1C060U050025
- Current Owner of Record: DCI Commercial, LLC
- Name of Property: Bill Ray Center
- Description: 2-story commercial office building with 22,055 square feet
- Current Use & Zoning
  - Use: Vacant and currently for rent
  - Zoning: Light Commercial (LC)
- Assessed Value: \$1,159,500
- Date of Last Appraisal: July 2018

Additionally, I've included a survey of the property (with the portion we're interested in selling hatched in red) and a potential concept drawing for the emergency shelter. This first iteration includes space for 61 cots on the ground floor in addition to new construction in the SW corner to accommodate shower, laundry and bathroom space.

Thank you for your consideration and please do not hesitate to contact me for further information. I can be reached by phone at (360) 318-4841 or email at [kmurdock@dcj-properties.com](mailto:kmurdock@dcj-properties.com).

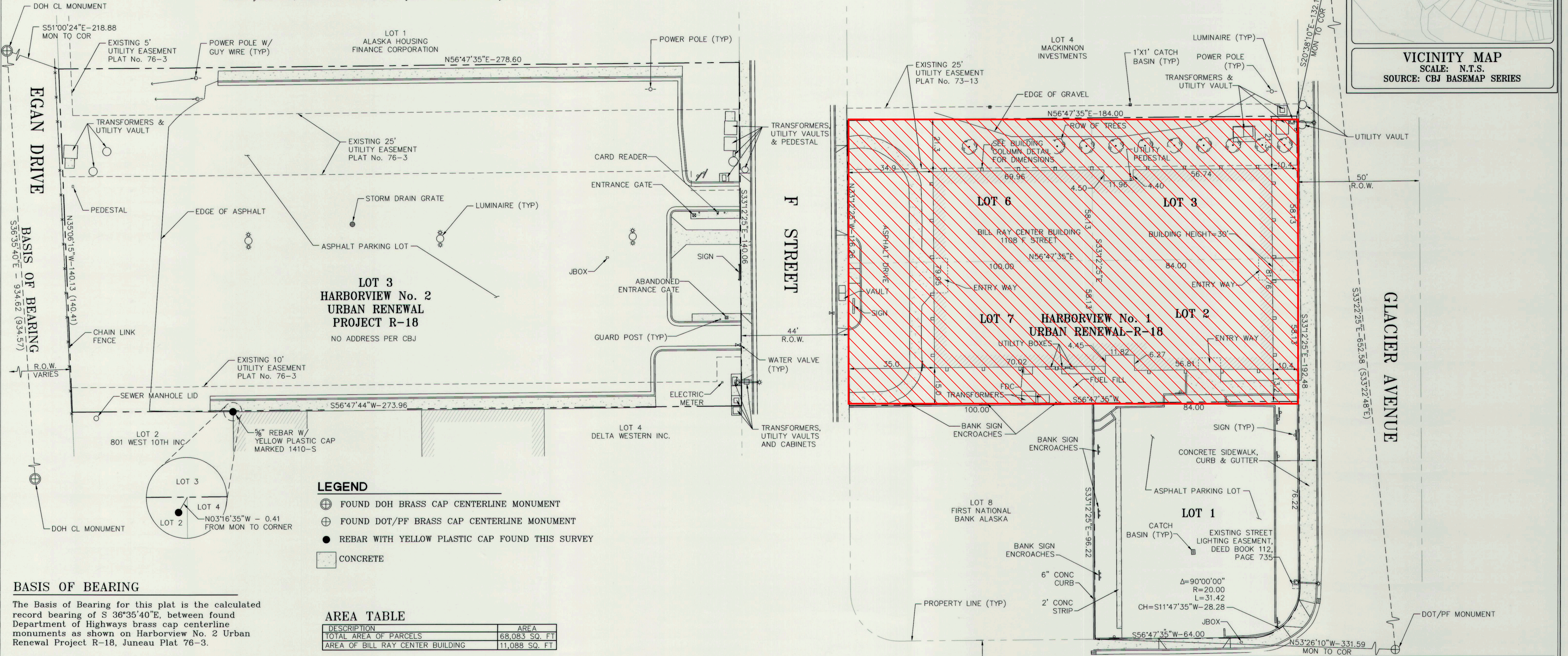
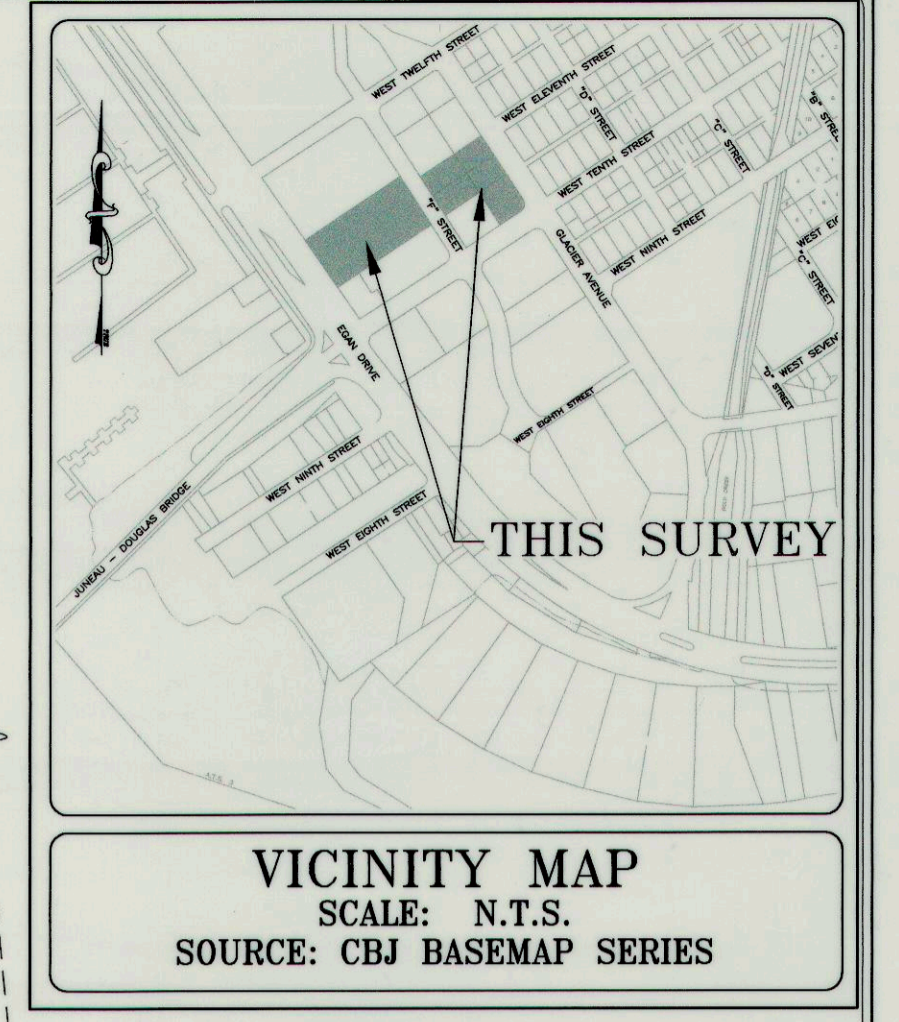
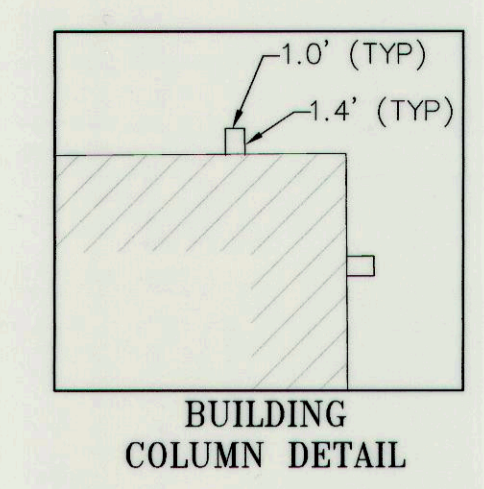
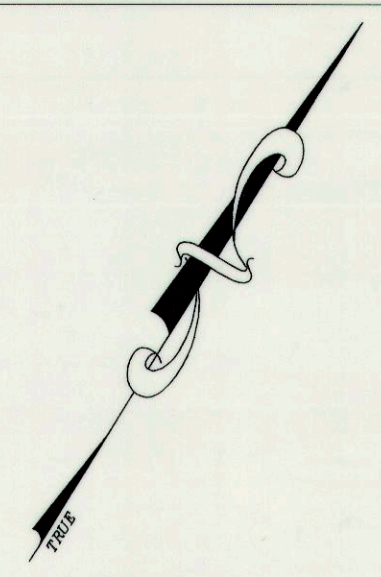
Sincerely,



Kristen Murdock

**NOTES**

1. Subject to easements and restrictions of record.
2. Record information derived from Harborview No. 1 Urban Renewal-R-18 plat of Resubdivision & Street Vacation of Blocks 229 & 230, Casey Shattuck Addition to the City of Juneau, Plat No. 73-13, Harborview No. 2 Urban Renewal Project R-18 plat of Resubdivision & Street Vacation of Block 233, Casey Shattuck Addition to the City of Juneau, Block 59,62 & Portions of Block 55,56,57,60,63,64,65 Tideland Addition to the City of Juneau, Plat No. 76-3, Juneau Recording District, Juneau, Alaska.
3. Sanitary sewer disposal and domestic water provided by City and Borough of Juneau Public Utilities.
4. Where record information differs from measured, record information is shown in parentheses.
5. All distances are measured in U.S. Survey Feet.
6. Parcel is zoned Light Commercial (LC), minimum building setbacks:  
Front yard-25', Street Side-17', Side yard-10' and Rear yard-10'.



- LEGEND**
- ⊕ FOUND DOH BRASS CAP CENTERLINE MONUMENT
  - ⊕ FOUND DOT/PF BRASS CAP CENTERLINE MONUMENT
  - REBAR WITH YELLOW PLASTIC CAP FOUND THIS SURVEY
  - ▣ CONCRETE

**AREA TABLE**

DESCRIPTION	AREA
TOTAL AREA OF PARCELS	68,083 SQ. FT
AREA OF BILL RAY CENTER BUILDING	11,088 SQ. FT

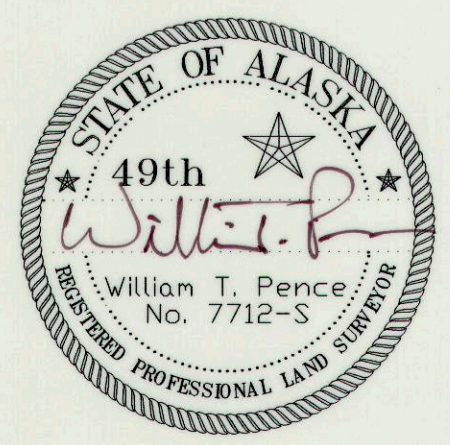
**BASIS OF BEARING**

The Basis of Bearing for this plat is the calculated record bearing of S 36°35'40"E, between found Department of Highways brass cap centerline monuments as shown on Harborview No. 2 Urban Renewal Project R-18, Juneau Plat 76-3.

**SURVEYOR'S CERTIFICATE**  
TO THE UNIVERSITY OF ALASKA:

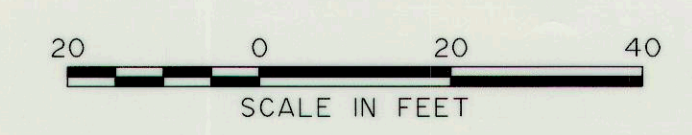
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD OF DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6B, 7A, 7C, AND 8 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 3/27, 2013  
 WILLIAM T. PENCE  
 7712-S  
 REGISTRATION NO.



**FLOOD ZONE NOTE**

By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 020009 700 B, which bears an effective date of February 4, 1981 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



ALTA/ACSM LAND TITLE SURVEY  
**LOT 3, BLOCK 6A, HARBORVIEW No. 2**  
**URBAN RENEWAL PROJECT R-18 & LOTS**  
**1,2,3,6 & 7, BLOCK 5, HARBORVIEW No. 1**  
**URBAN RENEWAL PROJECT-R-18**  
 CITY AND BOROUGH OF JUNEAU, ALASKA  
 Juneau Recording District, Juneau, Alaska

**DOWL HKM**  
 CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT  
 5368 COMMERCIAL BOULEVARD  
 JUNEAU ALASKA 99801 907-780-3533

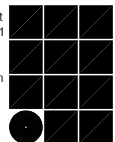
SCALE: 1" = 10'	DATE: MAR. 2013	PROJECT NO: J70579	FILE NO: C-636	SHEET NO: 1 OF 1
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**Conceptual Design**  
**BILL RAY CENTER**

**A2**

522 West 10th Street  
 Juneau, Alaska 99801  
 907.586.1070  
 AECC137  
 jensenyorbawall.com



**Jensen**  
**Yorba**  
**Wall**  
 Inc.

# Introduction

7/23/20

Introducing The Breakwater Inn & Restaurant to sell to CBJ for cold weather emergency Shelter.

We are proud to present our property to sell to CBJ for cold weather emergency shelter using CARES ACT fund.

Take an advantage of this property to use a shelter for this cold winter to protect those people who need extra cares. This property has everything you need, housing, offering foods, rehabbing, curing those people who need relaxation with the best view in town, bus stop to transfer to downtown or valley, airport, even walking distance to grocery store.

We have full kitchen system ready to feed people, recreation area, and also possible approximate 5,000 square feet extended bunk bedroom available in first floor just in case there are more people who need help at COVID-19 pandemic in this winter year of 2020.

Not just offering, but educating people who need to be get back on their own feet.

Juneau city may purchase this property to turn into treatment and homelessness resources facility, or even city use, senior housing, court system use, historical center for tourist (great highway location), Seasonal city worker transition home, Police or Fire Department training facility, &etc..

But most likely the criteria you have applied for emergency shelter meets perfectly with our property.

Our management started with hiring people from half way house , because we believe everybody deserve second change to be changed their lives to be better places.

So does to homeless or people who need housing, not isolated from the community but stay within the community.

Discover the benefits and the potential that you can get from purchasing this property.

All in one place... great location.

Thank you

1. Address: 1711 Glacier Ave. Juneau AK 99801
2. Assessor's tax Parcel #: 1C020J050030
3. Current owner of record : CNH holding LLC, 100% ownership, Fee simple
4. Name of the property: The Breakwater Inn & Restaurant, Lounge
5. Brief Description

\* Lot size: 0.52 acres,

\* Leasable area : 22,583(SF)

\* Number of Building: 1

\*Number of Stories: 3

\* Price:: \$ 2,853,800 (Negotiable), previously presented by Marcus & Millichap

\*Room count: Total 49 (29 with Kitchenettes) with toilet and shower EA.

Individual heating system (secure for COVID-19 than central system)

Fire sprinkler system.

\*Amenities: \* 4 Storage rooms, Maintenance room, Laundry room , 24 hr Deli at lobby, Food & Beverage facilities: Restaurant & Lounge, Bus stop, walk-in cooler storage room , 24 hr security system, on site manager, meeting room, room service, Harbor view.

\* Approximate 5,000 SF inactive space: This space can be converted to extra Bunk bed room with 2 bathrooms, kitchen foundation set up .

\* The ground level spaces to be utilized as an administrative office

\*Elevator for goods handling \* 53 parking space

It has a reception desk in lobby and entry area faced on Glacier Avenue with bus stop right in front of Hotel. There are 4 entry total through the building and 2seperate entry through ground banquet room area which has entry directly to the laundry room.

5. Current use and zoning : Waterfront-Commercial

6. Assessed value : \$1,220,000

( lot and building only , business & BDL not included ,Improvement has made)

Compare with property at 307 S. Franklin St. 4,800SF (3story) \$4,9000,000

7. Date of last appraisal : March, 2015

Email will be sent out with information and pictures.

Contact information: (907) 586-6303 ask for Gina



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: [corporations@alaska.gov](mailto:corporations@alaska.gov)  
Website: [Corporations.Alaska.gov](http://Corporations.Alaska.gov)

AK Entity #: 10027477  
Date Filed: 04/10/2019  
State of Alaska, DCCED

FOR DIVISION USE ONLY

**Limited Liability Company**  
2019 Biennial Report

For the period ending December 31, 2018

Web-4/10/2019 12:51:39 PM

- This report is due on January 02, 2019
- \$100.00 if postmarked before February 02, 2019
- \$137.50 if postmarked on or after February 02, 2019

**Entity Name:** CNH HOLDING LLC  
**Entity Number:** 10027477  
**Home Country:** UNITED STATES  
  
**Home State/Province:** ALASKA

**Registered Agent**

**Name:** James Hargett  
**Physical Address:** 1711 GLACIER AVE, JUNEAU, AK 99801  
**Mailing Address:** 1711 GLACIER AVE, JUNEAU, AK 99801

**Entity Physical Address:** 1711 GLACIER AVE, JUNEAU, AK 99801

**Entity Mailing Address:** 1711 GLACIER AVE, JUNEAU, AK 99801

**Please include all officials.** Check all titles that apply. Must use titles provided. Please list the names and addresses of the members of the domestic limited liability company (LLC). There must be at least one member listed. If the LLC is managed by a manager(s), there must also be at least one manager listed. Please provide the name and address of each manager of the company. You must also list the name and address of each person owning at least 5% interest in the company and the percentage of interest held by that person.

Name	Address	% Owned	Titles
Hyun Chi-Mott	1711 GLACIER AVE, JUNEAU, AK 99801	100.00	Member
James Hargett	1711 GLACIER AVE, JUNEAU, AK 99801		Manager

**Purpose:** To own and operation of existing Motel located in Juneau AK.

**NAICS Code:** 721110 - HOTELS (EXCEPT CASINO HOTELS) AND MOTELS

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

**Name:** James Hargett



BREAKWATER INN  
JUNEAU, ALASKA

## PROPERTY OVERVIEW

Exclusively presents for sale Breakwater Inn in Juneau, Alaska. A three-story 49 room full service hotel sits on a open harbor water view less than a mile from Juneau Downtown and one and a half miles from the Juneau Cruise Ship Terminal.

Juneau is the Capital of Alaska with the government sector as the largest employer with nearly 7,000 people and total population of 36,000 thousand residents. Over a million out-of-state visitors visit annually, of which 93 percent are cruise passengers. Popular activities are visiting Mendenhall Glacier, nature hiking, kayaking, whale watching, wildlife viewing, hunting and fishing.

Hotel rooms provide spectacular waterfront views with full dining and bar. All harbor view rooms have private decks and mountain view rooms have kitchenette units.

The property has incredible potential opportunities to increase revenue as the property is under performing compared to comparable hotels in the area. Extended stay accounts for only 46 percent of occupancy and only 6.7 percent of occupancy accounts for daily room charge while local occupancy is at above 60 percent, which provides significant opportunity to increase the occupancy and increase revenue. The banquet room that is about 3,000 square feet is inactive which can be opened for extra revenue. Also, the ground level has spaces to be utilized as retail business to provide services for the Juneau Douglass High School right next door.



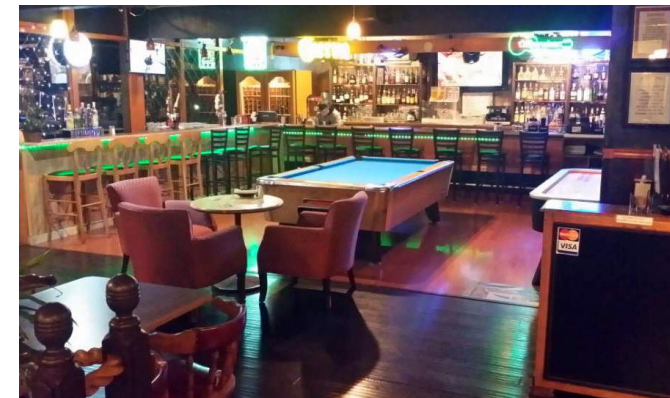
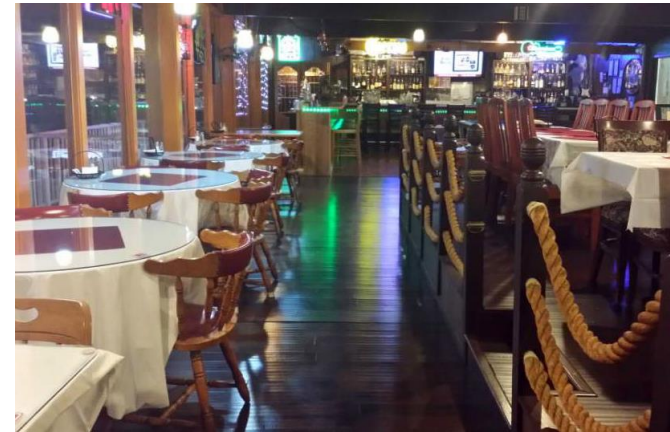




ACTUAL VIEW FROM THE RESTAURANT

## LOCATION SUMMARY

Breakwater Inn, is ideally located half way between Juneau International Airport and Downtown Juneau. It is the second largest city by area in the United States. The city is many things: a mountain town, a coastal community and the most scenic capital city in the United States. It is not only America's "Last Frontier," but also a natural wonder, wildlife hot spot and cultural jewel. It is rich in history, art, music and Native heritage; an outdoor enthusiast's paradise, a shopper's trove and a food lover's dream - not just the state capital, but the beating heart of Southeast Alaska. Over a million people visit Juneau to experience it's stunning, natural beauty, including glaciers, national parks and the tallest mountain in North America, Denali (formerly Mount McKinley). Juneau is the most visited city in Alaska, with visitors contributing over 25 percent of Juneau's annual sales tax.



**PROPERTY DETAIL**

**VITAL DATA**

Name of Property	Breakwater Inn
Property Address	1711 Glacier Ave, Juneau, Alaska 99801
Price	\$2,400,000
Cap Rate	
Proforma Cap Rate	
Owership	
Price/Room	
Room Count	49
Average Daily Rate	
Occupancy	
RevPAR	
Price \$/ SQ FT.	

\*16% occupancy for daily stay

**BREAKWATER INN**

Assessor's Parcel Number	10020-J05-0030
Franchise	Independent
Franchise Available	
Lot Size (Acres)	0.52
Gross Leasable Area (SF)	22,580
Year Built	1969
Number of Buildings	1
Number of Stories	3

**ROOM BREAKDOWN**

Kings	29 (15with Kitchenettes)
Double Double	14 (11 with Kitchenettes)
Queen Queen	4 (1 with Kitchenette)
Bunk Bed with	1
Queen Master Suite	1
<b>Total Number of Rooms</b>	<b>49 (29 with Kitchenettes)</b>

**ACCESSIBILITY**

Highway	Alaska Route 7
Airport	Juneau Int'l Airport - 7miles
Juneau (Downtown)	Downtown - 1 miles

### Full Hotel Amenities List

- Balconies with Mountain or Harbor Views
- Restaurant and Bar
- Meeting Room
- Banquet Area
  
- Delicatessen and Convenience Store
- Complimentary with and Cable with HBO
- On-site Management Suite
- Variety of Room Types,
- including rooms w/ Kitchenettes
  
- Room Service
- 24-hour Front Desk Service
- Refrigerator / Microwave / AM-FM Radio
- Store Your Catch in our Freezer/Refrigerator
  
- Wake-up Calls
- Free Airport Shuttle
- Copier / Fax Machine
- Lounge / Handicap Room
  
- Alarm Clock / Hair Dryer / Iron
- Secure Room Entry by Electronic Key
- Security / Fire Alarm / Smoke Detectors
- Telephone

### Room Types

#### 2 Double Bed Room w/ kitchenette

- This Mountain View unit has two double beds and two comfortable chairs
- Kitchenette includes under the counter refrigerator, two burner stove top, microwave, coffee pot
- Pots, pans, utensils, table and chair. Cable TV

#### 1 King Bed Room w/ Kitchenette

- This Mountain View unit has one King beds and two comfortable chairs
- Kitchenette includes under the counter refrigerator, two burner stove top, microwave, coffee pot
- pots, pans, utensils, table and chairs. Cable TV

#### 2 Double Bed Room w/ Harbor view and Balcony

- This Harbor view unit has two Double Bed and two comfortable chairs Harbor View
- Private deck balcony, cable TV and microwave, coffee pot.

#### 1 King Bed Room w/ Harbor view and Balcony

- This Harbor View unit has one King bed and two comfortable chairs Harbor View
- Private deck balcony, cable TV and microwave, coffee pot

#### Spacious Family Suite Room w/ Mountain View

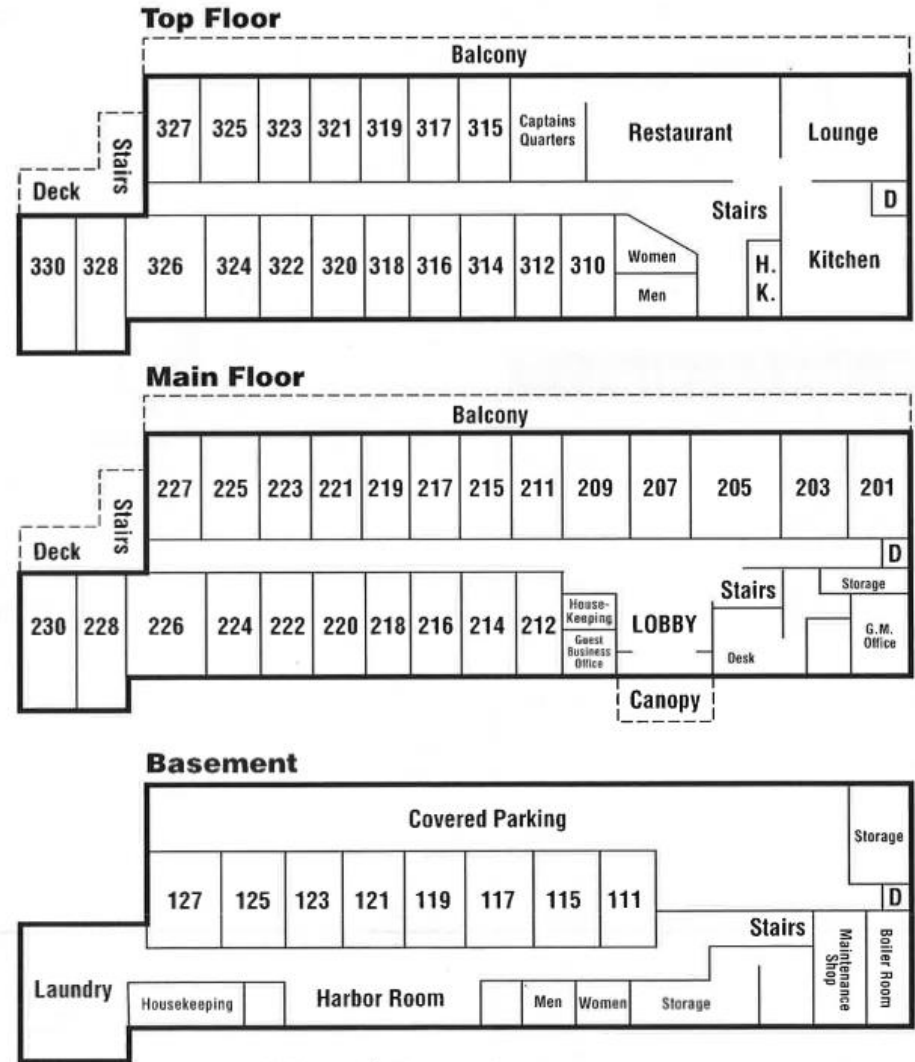
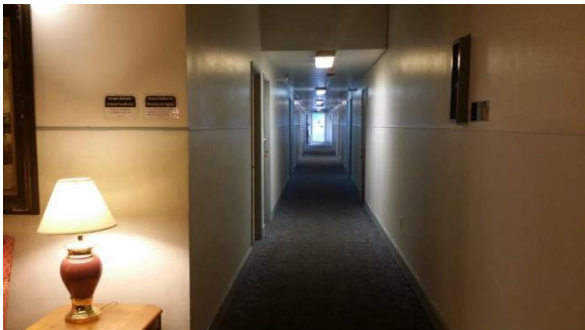
- This spacious Mountain View suite unit has two Double bed and two comfortable chairs
- Dining table and sofa cable TV and microwave, coffee pot

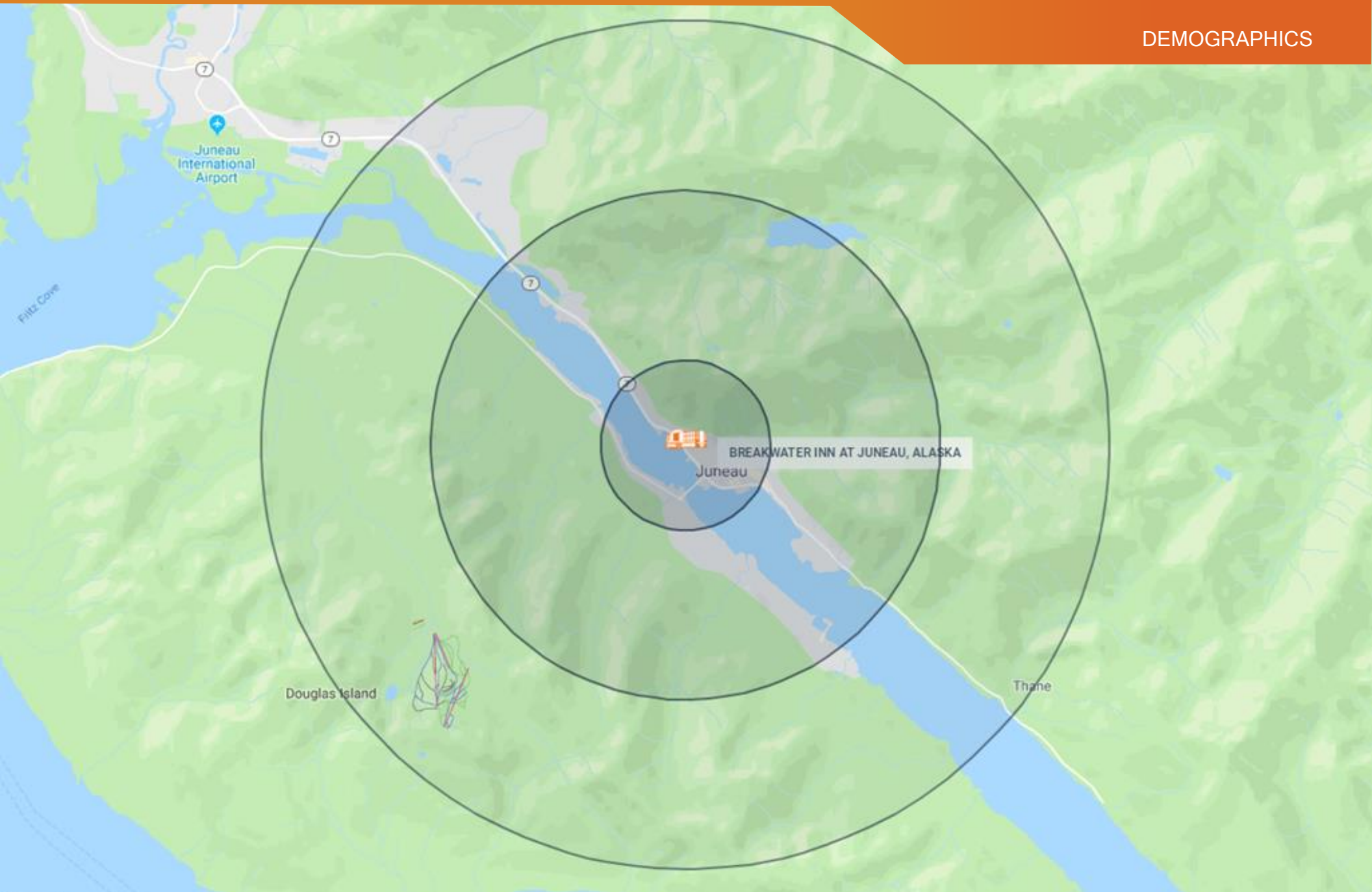
#### Family Room bunk Bed w/ 2 Double Beds

- This Mountain view unit has one Bunk bed, two Double bed, two comfortable chairs
- One Sofa bed, cable TV, microwave and coffee pot (Up to eight People)



1711 Glacier Avenue,  
Juneau, AK 99801







**Wright Services**  
**5454 Shaune Drive**  
**Juneau, AK 99801**

Scott Ciambor  
Chief Housing Officer  
City and Borough of Juneau  
Juneau, AK 99801

RE: Facility for Warming Shelter

Dear Scott,

Wright Services, Inc. represents several properties in the Juneau market and as such has interest in discussing with City and Borough of Juneau the possibility of providing a property for the warming shelter location.

One such property has been used extensively though out the pandemic as a shelter for several residents with no other options for housing. This partnership, while not perfect, has benefitted both Juneau and Wright Services. A continuing relationship may assist Juneau in facing the uncertainty of our future.

This property located at 435 W Willoughby Ave, known as the Driftwood Hotel, may be an answer. This parcel # 1C60K660020, owned by Driftwood Hotel LLC and is located in a mixed use zone and on the bus line. Currently the property operates as a hotel with two restaurants on site. The CBJ Assessor's database lists the property at \$3,154,900.00 currently. The building is additionally fully furnished and operating as three separate entities, two restaurants and sixty-two hotel rooms and suites. The last appraisal was performed when current owner purchased the hotel in 2014.

Understandably, we hold this property in high regard and have expectations of both present and future value being rendered at this location. Please consider our offer carefully and allow us to present our idea for the Borough's consideration.

A handwritten signature in black ink that reads "Charles Collins". The signature is fluid and cursive.

Charles Collins  
General Manager