Presented by: The Manager
Introduced: May 19, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(AY)

An Ordinance Appropriating $1,800,000 to the Manager for the Telephone Hill Redevelopment Capital Improvement Project and Transferring $1,922,615 from the Pederson Hill Phase IB II Capital Improvement Project to the Telephone Hill Redevelopment Capital Improvement Project; Funding Provided by Lands Funds, General Funds, and Sales Tax Funds.

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

WHEREAS, on March 21, 2023, Telephone Hill was conveyed from the State of Alaska to the City and Borough of Juneau (CBJ) for the CBJ to facilitate redevelopment of the property; and

WHEREAS, the Telephone Hill site consists of 4.2 acres which includes Telephone Hill Park, the Shoppers Lot, the Downtown Transit Center, and the Downtown Parking Garage, which are located on 1.7 acres of property. The site includes an additional 2.5 acres consisting of 13 residential units on 19 individual properties; and

WHEREAS, during the May 5, 2025 Committee of the Whole meeting, the Assembly directed staff to deliver Notices to Vacate to residents the week of May 19, 2025, mandating all residential units be vacated by no later than October 1, 2025; and

WHEREAS, during the May 5, 2025 Committee of the Whole meeting, the Assembly provided direction to fund Phase 1 of Telephone Hill redevelopment, which consists of demolition, site development, replating into four developable lots, and road construction, with project work commencing no earlier than October 1, 2025; and

WHEREAS, total project cost of redeveloping Telephone Hill is estimated at $9 million, of which $5.4 million will be secured with passage of this ordinance to fund Phase 1 of the project.

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of $1,800,000 for the Telephone Hill Redevelopment Capital Improvement Project (D14-098).

Section 3. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that $1,922,615 be transferred:

From: CIP

D14-103	Pederson Hill Phase IB II	($ 1,922,615)

To: CIP

D14-098	Telephone Hill Redevelopment	$ 1,922,615

Section 4. Source of Funds.

Lands Funds	$ 1,758,350
General Funds	$ 1,000,000
General Sales Tax	$ 964,265

Section 5. Effective Date. This ordinance shall become effective upon adoption.

Adopted this 9th day of June, 2025.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk