

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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TO: Wade Bryson, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Juneau Animal Rescue request to lease CBJ property for less than fair market value
DATE: January 23, 2025

Juneau Animal Rescue (JAR) has reached out to the CBJ Manager's Office a number of times over the years requesting that land be made available in order to build a replacement facility for the property currently located at 7705 Glacier Highway. More recently JAR submitted a proposal to lease a fraction of the CBJ parcel located at 10020 Crazy Horse Drive, for less than fair market value. According to the applicant, the current facility is no longer functioning to meet the needs of the community and if this land lease is successful, it will provide JAR with an advantage as they work on fundraising for a building.

Fractions of this CBJ owned property are already currently leased to the Southeast Alaska Foodbank, the FAA for weather monitoring equipment, and to Vertical Bridge for a communication tower. JAR is request is to lease an area that is currently unleased, and JAR believes that their use of the property will not negatively impact the existing uses. If a motion is passed by this Committee, it does not obligate the CBJ to provide any financial backing to this project and does not provide any indication of Assembly intent to provide future funding. JAR will be responsible for all aspects of the permitting processes.

While discussing the application with Kevin Ritchie, the JAR Facility Committee Chair, he stated that they have completed initial site visits and tests on the site but until they have an indication from the Assembly on if there is interest in CBJ leasing this site to JAR, they do not want to spend any more resources on the property. If JAR determines this site to be practical for their needs the next step in the lease process will be for the full Assembly to review the application as New Business and provide direction to the Manager to negotiate by providing a motion in accordance with 53.09.260

Staff request that the Lands, Housing, and Economic Development Committee provide a motion of support to the Assembly for leasing CBJ property to Juneau Animal Rescue for less than fair market value in accordance with 53.09.260 and 53.09.270

