

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Rob Edwardson, Chair of the Assembly Lands Committee
Daniel Bleidorn
FROM: Dan Bleidorn, Lands and Resources Manager
SUBJECT: Taku Terrace Association Request to Purchase City Property
DATE: June 18 2020

In June of 1970, the City of Juneau adopted Resolution 404 authorizing the lease of City property located adjacent to Evergreen Cemetery to John Rader. The resolution states that the "Counsel finds that the portion of Evergreen Cemetery... not suitable for cemetery purposes, was never used for such purposes, and will not be used because it is low swampy land, separated from the main part of the Cemetery by a high bank." Based on this finding, the property was leased in order to provide "some useful purpose."

The lease agreement was signed in June of 1970 and has a term of ninety (90) years. The lease states that the rent is to be evaluated every ten years and "the rental for any ten (10) year period shall not exceed by more than 20% of the amount paid during the immediately prior ten (10) year period." Currently Taku Terrace's lease rate is \$296.38 per month. Because of the 20% cap on the lease rate, this lease is not currently at fair market value. The last assessment of this property from 2000, determined the fair market value for the lease would have been \$1,852.50 per month.



On May 21, 2020, the Lands Office received a request from Taku Terrace Association declaring that there is interested in acquiring the property from the City. Private financing on the condos has become problematic because Taku Terrace Association does not own the land that the condos are built on. This property was listed in the 2016 Land Management Plan as "retain" which will need to be updated prior to a disposal of this property. If the Lands

Committee provides a positive motion to work with the original proposer, the next step in the process will be to have this request reviewed by the Planning Commission. The Planning Commission will evaluate for conformity with existing plans, including the Land Management Plan and provide a recommendation to the Assembly.

53.09.260 - Negotiated sales, leases, and exchanges states:

“The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals.”

Lands staff requests that the Lands Committee pass a motion of support to the Assembly to work with the original proposer (Taku Terrace Association) for the disposal of a fraction of U.S. Survey.





Application to Purchase City and Borough of Juneau Lands

The CBJ Lands and Resources Division has received your application. We will contact you shortly. Have questions? You can reach our mainline at (907) 586-5252 or email us at Lands_Office@juneau.org. Thank you.

Information you submitted (Print for your own records):

Business / Individual

Taku Terrace Association

Address

c/o JPR Management Services Inc, PO Box 211450
Auke Bay, AK 99821
Map It

Phone

(801) 791-5363

Email

c.christopher.burton@gmail.com

Site Address

1220 Glacier Ave

Legal Description

USS 655 FR [TAKU TERRACE CONDO LAND]

Provide Brief Description of Your Proposal

The HOA would like to discuss the possibility of purchasing the land currently leased from CBJ, negotiate a price and terms.

Provide a Map of CBJ Land you wish to Purchase

- Taku-Map-View.pdf

Have you mailed the \$500.00 filing fee?

Yes

Legal Representative of Business / Individual

