

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
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TO: Michelle Hale, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Hansen Gress Application to Purchase City property
DATE: September 22, 2022

Hansen Gress recently purchased the building and property located at 1000 Harbor Way. A portion of this building is located on leased City land with the legal description of Tidelands Addition Block 5, Lot 5. Hansen Gress submitted an application to acquire the City property in order to be able to "make major structural and architectural improvements to the aging building". The applicants are having difficulties redeveloping the property because the building is not completely on its own property. If the property is acquired, the applicant will consolidate the lots in order to create a property that conforms to City code.

The Docks and Harbors Board reviewed this application at the August 25th meeting and it provided a motion to advance this application. If a motion in favor of disposing of this property is provided by this committee, the next step in the disposal process is to move this to the full Assembly as a new business topic in accordance with 53.09.260:

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. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land. 53.09.260 (a).

If the assembly provides a motion to work with the original proposer, the application will be reviewed by the Planning Commission. The final terms and conditions are subject to approval by the assembly by ordinance. Since the applicant owns the building on top of the land, it has stated that it is not practical to dispose of this property by competition after an invitation for further proposals.

Staff request that the Lands, Housing, and Economic Development Committee forward this application to the Assembly with a motion to work with the original proposer in accordance with city Code 53.09.260.

