

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
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TO: Mayor Weldon and the Assembly
FROM: Dan Bleidorn, Lands and Resources Manager
SUBJECT: Hansen Gress Application to Purchase City property
DATE: November 18, 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 requested property is acquired, the applicant will consolidate the lots in order to create a property that conforms to City code.

This property is part of the City tideland holdings which are designated as retain in the 2016 Land Management Plan (LMP). In order to dispose of this property the Assembly must also update the LMP to re-designate the specific property to a dispose designation. If this application moves forward, as part of the negotiations the Manager will request a right of first refusal so that if the proposed property is sold in the future the City will have the opportunity to purchase the property.

The Docks and Harbors Board reviewed this application at the August 25th meeting and it provided a motion to advance this application. The Lands, Housing and Economic Development Committee provided a motion of support at the September 26 meeting. The LHED Committee did not discuss the need to update the LMP in order to proceed with this application, but it will have the opportunity to analyze it if the Assembly provides an affirmative motion to negotiate with the applicant.

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 is not practical to dispose of this property by competition after an invitation for further proposals as stated in 53.09.260.

