

# MEMORANDUM

CITY/BOROUGH OF JUNEAU

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**TO:** Mayor Weldon, Acting Chair of the Assembly LHED Committee  
**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*  
**SUBJECT:** Ivy Apartments Request for Temporary Use of CBJ Land  
**DATE:** November 22, 2024

In October 2023, the owners of Ivy Apartments (formerly the Fozbee Building) located at 361 Distin Ave applied to acquire this CBJ property through a negotiated sale. The application states that they are requesting to buy this property because they are the adjacent property owners and that the CBJ property is mostly undevelopable hillside. At the December 18, 2023, LHED meeting, the Committee passed a motion to forward this application to the full Assembly to be reviewed 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 in accordance with 53.09.260(a).

After the LHED motion, adjacent property owners expressed interested in the acquisition of this property from CBJ, including the Central Council of the Tlingit & Haida Indian Tribes of Alaska and the owners of the adjacent property at 701 Capital Ave. At the April 15, 2024 meeting the LHED Committee provided a motion to consider the competing interests and provide a motion to work with Tlingit and Haida towards a redevelopment plan and sale.

The applicant is still interested in acquiring the property but given the timeline for considering a disposal and the previous assembly direction to consider Tlingit and Haida, the Ivy Apartments is requesting temporary access to the CBJ property. This access is being requested in order to facilitate exterior remodeling and modernization of the building. The existing building is close to the property line and the use of the CBJ property is needed to remodel the exterior of the building.

**Staff request that the Lands, Housing, and Economic Development Committee provide a motion of support for Ivy Apartments to temporarily access CBJ property to remodel their building.**

