

# MEMORANDUM

## CITY/BOROUGH OF JUNEAU

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**TO:** Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee  
**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*  
**SUBJECT:** Mayflower Island Update  
**DATE:** February 21, 2024

Mayflower Island is located in Gastineau Channel, off the coast of Douglas Island; north of Douglas Harbor, Savikko Park and Sandy Beach. The Island is 3.18 acres and has a 6,600 square foot building that was originally constructed in 1950. The island has vehicular access at the end of Savikko Road and is served by CBJ water and sewer. There is a communications tower located on the island that has been used by the Department of Interior.



In 2023 CBJ staff met with the Douglas Indian Association (DIA) and the Bureau of Land Management (BLM) with regards to language that was included in the P.L. 104-134, Omnibus Consolidated Rescissions and Appropriations Act of 1996 which became law April 26, 1996 that states that "the Secretary is authorized to convey, without reimbursement, title and all interest of the United States in property and facilities of the United States Bureau of Mines in Juneau, Alaska, to the City and Borough of Juneau, Alaska." Mayflower Island is slated for disposal by the BLM. DIA has requested that BLM convey the property to DIA, rather than the CBJ.

For the past few years, the CBJ has not pursued the conveyance of this property from the BLM in order to allow those conversations with DIA to take place.

At a December 1<sup>st</sup>, 2023, meeting DIA and CBJ learned that the final BLM process has been determined and if the CBJ decides to not accept the property from BLM, it will be categorized as surplus and auctioned off by the General Services Administration (GSA).

There is no funding in the CBJ budget to cover expenses, utilities, and maintenance for this property. At this time CBJ has no identified use for the property, with the notable exception of retaining the existing communication tower. This tower location is ideal to provide needed support for the CBJ network connectivity.

There are many options for how the Assembly can respond to the BLM including:

1. Do not accept the property from BLM. If CBJ fails to take any action BLM will disposal of the property through a fair market competitive process. CBJ would not be involved in the disposal process.
2. Accept the property from BLM in order to utilize it for a public purpose. This could include a future disposal with terms and conditions determined by the Assembly through public process.
3. Accept the property from BLM with the intent to facilitate conveyance to DIA.

If the Assembly passes a motion to accept the property in any capacity, the next step will be for the City Attorney to draft a resolution in accordance with 53.04.030 53.04.030 - Real Property Acquisitions - Grants and gifts. "Real property to be acquired as a grant or as a part of a program of grants or which is offered to the City and Borough as a gift, or at less than fair market value and which is not required for an approved project, may be accepted only upon the approval of the assembly by resolution." There are many potential complications with option three that would need to be addressed by CBJ, DIA and BLM prior to a resolution being drafted, including any restrictions related to the historical status of the property or restrictions that BLM could place on the property at the time of transfer.

**Staff request that this topic be forwarded to the COW and that DIA be invited to take part in the Assembly discussion and conversation on how to proceed with the acquisition of Mayflower Island from the Bureau of Land Management.**

**Attachemenets:**

1. Area Maps