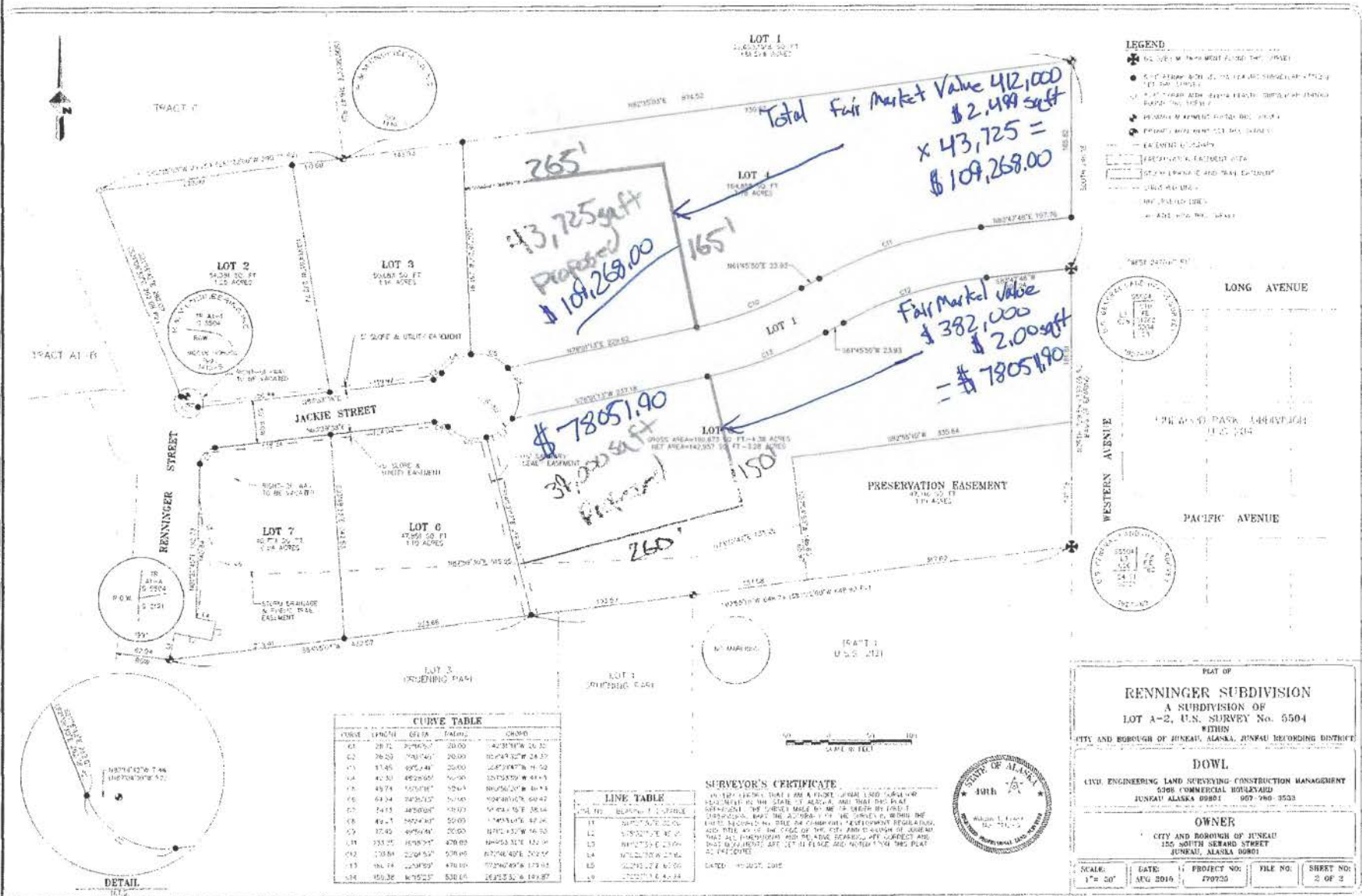


Renninger Subdivision Area Map



Renninger Subdivision Topographic Map



Dan Bleidorn

From: JG Construction LLC <jgconstruction@live.com>
Sent: Monday, February 5, 2024 1:38 PM
To: Dan Bleidorn
Cc: Katie Koester
Subject: Re: lot 4 Renninger subdivision

Thanks Dan,

In the building industry we would call lots like 1-2 and 3 buildable, no area is over 15 percent grade, they can drain Sewer to street without lift stations list goes on and on. Lots 4-5 are unbuildable by standard practice. Meaning lots 4-5 cons or reality of being developed are so low no builder would even consider them unless the price compensated for such hardships. All I've proposed is to take the appraised sq ft price and only buy part of lots at that value, not to mention lot 5 I'm offering to buy over 30,000 sq ft of it but you can only fill 12,169 sq ft of it.

I could list more pro-cons on the comparisons if you think it would help.

To be honest I thought it would be nice to actually build some housing up there as intended by the assembly when they created subdivision. In short It takes a ton of energy, time, money and skill to develop these style lots. I have at least three of these at the moment, but i am actively looking for easier land to build on.

Thanks for your time and consideration,

Jon

From: Dan Bleidorn <Dan.Bleidorn@juneau.gov>
Sent: Monday, February 5, 2024 11:46 AM
To: JG Construction LLC <jgconstruction@live.com>
Cc: Katie Koester <Katie.Koester@juneau.gov>
Subject: RE: lot 4 Renninger subdivision

Hi Jon,

I have your application tentatively scheduled for the 2/29 Lands Housing and Economic Development Committee at 5PM. Once I have all my information, I'll send you some recommended suggestions.

One thing I know will get questioned, is your valuation. If you are going to request the property without completing an appraisal, which is infrequent, be prepared to explain your valuation given the attached 2016 appraisal. Of the four lots that were sold in 2016, 3 were sold for appraised value and 1 was sold for the UAS/JDHS home building program at 50% appraised value and the land for this lot is in the Juneau Housing Trust name. The lots you are proposing to subdivide will be similar to those 4 lots, and I'm not certain your valuation will pass as fair market value.

Based upon my research and analysis, market value for the subdivision when the subdivision is completed, is as follows:

Lot	Size	Price/SF
Lot 2	54,381 SF	\$3.75
Lot 3	50,683 SF	\$3.75
Lot 4	164,858 SF	\$2.50
Lot 5	190,873 SF	\$2.00
Lot 6	47,851 SF	\$3.00
Lot 7	40,734 SF	\$3.00
Total		\$2.65 avg.

From: JG Construction LLC <jgconstruction@live.com>

Sent: Monday, January 29, 2024 12:02 PM

To: Dan Bleidorn <Dan.Bleidorn@juneau.gov>

Cc: Katie Koester <Katie.Koester@juneau.gov>

Subject: Re: lot 4 Renninger subdivision

Thanks Dan,

My time frame on developing property if I got it is this summer. Permits always seem to be an issue and we would need redrawing of lot lines expedited. I don't know how building housing would negatively impact the remaining CBJ property since it is unbuildable. The remainder of CBJ land still has that 50' platted road going in-between lot 4-5.

I appreciate you sending the analysis, it proves my point why no one has purchased the property. CBJ has it listed as if 200 plus units can be built on it. I don't think that is humanly possible. The lot is just over 200' deep and elevation rises over 90' in that distance.

Seems relatively easy for us to look at the topo and determine the exact amount of land that is actually buildable. Other issue is the ground, the engineer states needing to remove 5-6' of organic soil after trees stumps etc. Rough numbers If you figured 250'x150' that's over 7407 yards or over \$166k just in rock on lot 4. I do appreciate you taking time to look into this further, i think it's a great area for some much-needed housing in Juneau.

Please see my attached idea. I've added lower lot as well for example. I would be applying for an affordable cbj loan as well. Lot 4 my plan would be to build 4-5 4plex dwellings on the proposed lot. Lot 5 Army corps has given permission to fill 12,196sqft, my plan there would be to build two 4 plex buildings. That is all you could fit with parking spaces. It would be nice to actually see some rentals built on this land that was subdivided almost 10 years ago for the sole purpose of adding more housing.

Respectfully

Jon Geary

From: Dan Bleidorn <Dan.Bleidorn@juneau.gov>
Sent: Monday, January 29, 2024 9:14 AM
To: JG Construction LLC <jgconstruction@live.com>
Cc: Katie Koester <Katie.Koester@juneau.gov>
Subject: RE: lot 4 Renninger subdivision

Hi Jon,

What is your timeframe for developing the property? What type and how many housing units will you build? Would this project negatively impact the remaining CBJ parcel?

The attached Analysis was in my file. It was completed by the JEDC for some mega 200 unit project up there, which got nowhere. CBJ had nothing to do with the project referenced, JEDC was contemplating acquiring the property under the same CBJ code as your request. I told them CBJ needed copies of any information they collected on the property, thus it's in my file. I also asked Tamara Rowcroft from the Alaska Housing Development Corp for information because AHDC bought CBJ property here and manages the housing development around this property. I think that she can share more information on the site that will help you better understand the site conditions.

Based on our telephone conversation, I will follow up with an outline on how your request could move forward. I will include some basic terms and conditions, that are all subject to Assembly approval. There has been no activity on these properties for a long time, and I believe the Assembly will be interested in reviewing your proposal.

Thanks,
Dan Bleidorn

From: JG Construction LLC <jgconstruction@live.com>
Sent: Wednesday, January 17, 2024 3:10 PM
To: Lands_Office <Lands_Office@juneau.gov>
Subject: lot 4 Renninger subdivision

Hello,

I am inquiring about lot 4 in The Renninger Subdivision. I know it has been listed for a while. I am wondering if there is a process where I can offer less than the minimum asking price of \$412,000.

I am also open to idea of only purchasing the first 2 acres of lot. As you know it s a pretty difficult piece of land to develop and I am proposing to build more housing for Juneau which seems to be desperately needed.

Respectfully,

Jon Geary
Owner JG Construction

Sent from [Mail](#) for Windows