

# 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:** Staff Report  
**DATE:** July 14, 2023

Telephone Hill: Engineering hosted a kickoff meeting with the consultants for the initial planning and design services for Pederson Hill. Meetings have included discussion on community and stakeholder engagement, goals and objectives, and project milestones. Engineering, Lands, and CDD will continue to have regular meetings with the consultants as they begin to provide results. The survey and section 106 review are underway, and staff and consultants are now preparing for stakeholder meetings and a public open house on the **July 26<sup>th</sup>** which will be at the **Juneau Arts and Cultures Center** from **5-7 pm**.

Pederson Hill- Moline: According to the applicant the value of tax credits has decreased since the assembly first reviewed this, and this project is delayed. Staff are working with Moline Investment to bring an update and likely a request for direction from this Committee in August. Moline completed a rezone which is expected to have increased the value of the City property. The ~10 acres included in this application has not been subdivided from the large ~101-acre parcel and this is a critical next step towards development.

Pederson Hill - THRHA: After LHED Committee reviewed this, the Assembly adopted an Ordinance authorizing the sale of Pederson Hill to THRHA. Staff will continue to provide updates on the progress of development of this property through the 10-year term of the agreement.

Second Street & Franklin: The Lands Division has been in communication with DNR staff and also working on the application for CBJ to acquire the state parking garage which is adjacent to the CBJ property located at the corner of Second Street and Gold Street. If the City can acquire the State property, there would be enhanced potential by consolidating the lots and develop the site as one large property. Land transfers from the SOA can take many years.

Fiscal Year 2024: July began the new fiscal year. For this new fiscal year, the Land Fund has been used as a funding source of a total of \$1,200,000 for a number of activities. \$700,000 will be utilized for pits and quarries management, infrastructure maintenance and expansion. \$50,000 is allocated for the Zero Waste Subdivision Plan. The first step in this subdivision will be to close out the existing mineral extraction permits for the south Lemon Creek gravel pit, which is the future location of this subdivision. The remaining \$450,000 is allocated towards perusing development of City property in Auke Bay. The Lands Division will be working with the Engineering Department to determine when there will be staff resources to begin to work on this CIP. No Land Fund money was included for maintenance of the Douglas Pioneer Road, but this is an expenditure for FY25-29 and is on the 6-year CIP plan.