

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Deputy Mayor and the Committee of the Whole
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: THRHA Request to Acquire City Property located at Pederson Hill
DATE: September 14 2022

At the August 29, 2022 LHED Committee meeting Jacqueline Kus.een Pata, the President & CEO of Tlingit Haida Regional Housing Authority (THRHA), answered questions regarding their request to acquire property located at Pederson Hill. The application requests that the Assembly consider the less than fair market value disposal of City property for the public purpose of developing City property to provide housing for "low-income tribal citizens" and "moderate income Juneau residents" under City code section 53.09.270.

The property that the THRHA is requesting consists of a roughly 11.5 acre parcel. This parcel has an approved preliminary plat that is known as Phase 1B and 1C of Pederson Hill. The preliminary plat shows 69 lots in total; however, the tract has not yet been subdivided. The application states that THRHA anticipates construction of roads and utilities would begin in 2023, with construction of homes beginning in 2024.

The property was recently appraised at \$635,000. The City has already invested time and money into the preliminary plat and design for the next two phases. Prior to developing Karl Reishus Blvd., the value of the City property with no access was estimated at \$10,000 per acre. While the THRHA did not specify the requested purchase price, it did indicate that the request is for less than fair market value. THRHA further indicated it was asking for the property at no cost. The property included in the request has not been offered for sale, nor has there been any competitive bid process to solicit projects for this property. Like many CBJ properties, the Land Management Plan categorizes this property as Retain/Dispose, which generally means that the property is a large tract that can be

disposed but includes areas that should be retained for parks and sensitive habitat.

The LHED Committee reviewed this request, provided a motion, and forwarded the application to both the Committee of the Whole and the Full Assembly. The Assembly reviewed this application at the September 12th meeting and passed a motion of support to work with the Housing Authority towards the disposal of City property in accordance with City Code 53.09.270.

53.09.270 - Disposals for public use.

(b) Disposal to nongovernmental agency. The sale, lease, or other disposal of City and Borough land or resources may be made to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the state or the City and Borough.

The next steps in the Assembly process will be for this application to be reviewed by the Planning Commission. After the Planning Commission review, and if the Assembly chooses to proceed with this application, the City Manager and the City Attorney will draft a Purchase and Sales Agreement and Ordinance for assembly introduction and public hearing.

No motion is being requested as this was forwarded to the COW for continued committee discussion and to provide the applicant the opportunity to answer assembly questions prior to continuing this application process.

Attachment:

1. August 5th, 2022 Jacqueline Kus.een Pate, President & CEO of Tlingit Haida Regional Housing Authority (THRHA) letter of interest to purchase Pederson Hill lots
2. Area maps
3. Appraisal Summary

