

# 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:** CBJ Capital Ave and Village Street Properties  
**DATE:** April 11, 2024

On December 18, 2023, the LHED Committee reviewed an application from LeMann Bluff, representing the owners of 361 Distin Ave. The application included the request to acquire three CBJ properties and vacate a ROW adjacent to the applicant's property. The application stated that the objective was to acquire the properties from CBJ in order to consolidate them with 361 Distin and to prevent the properties from continuing to be illegal dumping grounds. (Attachment 1: Application Map).

The discussion on December 18 included the Committee's request for additional information and to begin the process to have the Planning Commission provide a recommendation on the disposal. The Planning Commission process includes public notice which informs neighboring property owners of the potential disposal. On December 18, 2023, the LHED Committee passed a motion to forward this application to the full Assembly for review, which is tentatively scheduled as new business in May. (Attachment 2: 12/18/23 Memo and minutes).

### Background

The four CBJ properties were acquired by foreclosure. Lot 5 was acquired by the CBJ in 1987. In 1989 the Assembly adopted Ordinance 1989-23, An ordinance establishing the City and Borough's determination to retain Lot 5 for a public purpose. The packet material from the 1989 ordinance retaining Lot 5 for public use states that the property should be retained by the CBJ "until such time as the Juneau Indian Village adopts a redevelopment plan for this area". (Attachment 3: 1989 Manager's Report). Lots 2 and 3 were acquired by foreclosure by CBJ in 1995. Lot 7 was acquired by the CBJ in 2012, but there is some potential ambiguity as to the ownership at the time of writing this. This property was not included in the original application, and required additional research. The Planning Commission review of the disposal request is scheduled for May 7th.

On March 29, 2024, Lands staff met with William Ware, the Chief Development Officer for Central Council of the Tlingit and Haida Indian Tribes of Alaska (Tlingit and Haida). This meeting was regarding Tlingit and Haida interest in acquiring these same properties from the CBJ. Tlingit and Haida owns a number of properties on Capital Ave and in the Indian Village (Attachment 4: Tlingit and Haida Ownership Map). Mr. Ware expressed the Tlingit and Haida goal of acquiring the properties in the Indian Village for consolidated regional development, including the CBJ properties. Prior to the LeMann

application, this property was not being actively pursued by Tlingit and Haida. As a response to the application, Tlingit and Haida requests that the Assembly consider disposing of the property to it with the goal of restoring Tlingit and Haida ownership of the Indian Village. Tlingit and Haida is the largest landowner on Village Street but does not own the properties directly adjacent to the CBJ properties.

In March 2024 the building at 361 Distin was sold to new owners, who are interested in continuing the application process for acquiring the properties initiated by LeMann Bluff. In a telephone conversation in April, the new owners reached out to the Lands Office to inquire about continuing the application process.

In February 2024, Lands Division staff, working with the CDD Code Compliance Officer, hired a contractor to clean the illegal dumping from the property. The total cost for the cleanup was approximately \$14,251. (Attachment 5 Cleanup pictures).

At this point, there are competing applications to acquire the CBJ properties. Additionally, there could be a beneficial public policy to consolidate multiple lots, instead of just the CBJ parcels. If the CBJ properties are consolidated with the Distin property, future consolidation of the properties on Village Street may be negatively impacted. (Attachment 6 example consolidation Maps)

**Staff recommend that the Lands, Housing and Economic Development Committee consider the competing interests and provide a motion to work with Tlingit and Haida towards a redevelopment plan and sale.**

Attachments:

1. Lemann Application Map
2. 12/18/23 Memo and Minutes
3. 1989 Manager's Report
4. Tlingit and Haida Ownership Map
5. Cleanup Pictures
6. Example Consolidation Maps