

Presented by: The Manager
Presented:
Drafted by: R. Palmer III

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2999

A Resolution Accepting Telephone Hill at No Cost from the State of Alaska.

WHEREAS, in 1984, the City and Borough of Juneau and the State of Alaska, through the Department of Transportation and Public Facilities (DOT&PF), entered into a Cooperative Use Agreement for the properties known as Telephone Hill in which the City provided \$2,000,000.00 for the State’s purchase of Telephone Hill as a possible location for a new State Capitol; and

WHEREAS, in 2008, the Cooperative Use Agreement was amended in order for the City to build the parking garage and transit center, which capped the value of the CBJ investment at \$6.4M and allowed for the City to lease land located at Telephone Hill to build the parking garage and transit center with the intent that the State would work with the City to convey ownership at a future date; and

WHEREAS, the Property Disposal Directive Report released by the Governor’s Office on June 6, 2019, listed this property as one to consider for divestment by the State; and

WHEREAS, the Alaska Legislature enacted HB349, §4 (2022), which directs the Alaska Department of Natural Resources to convey—without cost—Telephone Hill to the City & Borough of Juneau; and

WHEREAS, there are approximately twelve dwelling units on Telephone Hill, which are occupied by approximately seventeen tenants who have been on month-to-month leases with the DOT&PF; and

WHEREAS, the City & Borough of Juneau recognizes the DOT&PF gave tenants 30-day notices of eviction on July 28, 2022; and

WHEREAS, given the recent enactment of HB349, the City & Borough of Juneau is beginning a public planning process to redevelop Telephone Hill and intends to have the properties inspected for tenant health and safety, for condition assessment, and for environmental hazards.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

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Section 1. Acceptance of Donation. Consistent with CBJC 53.04.030, the City & Borough of Juneau accepts the donation of the Telephone Hill properties identified in HB349, §4 (2022).

Section 2. Release and Satisfaction of Debt. In exchange for receiving the Telephone Hill properties at no cost, the City & Borough of Juneau acknowledges the State of Alaska, and its departments, satisfied any and all obligations originating from the \$2M initial investment by the City & Borough of Juneau, and the City & Borough of Juneau releases and waives any current or future claim arising out of or related to the original \$2M investment.

Section 3. Tenant Soft Landing. The City & Borough of Juneau requests the State of Alaska, and its departments, not actively enforce the eviction proceedings initiated by the July 28, 2022, eviction notices. The City & Borough of Juneau intends on requiring new short-term leases for any holdover tenants while the public planning process for redevelopment occurs.

Section 4. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2022.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk