

CBJ Sealed Bid Land Sale No. 2024-001

Sale of Foreclosed Property

520 Sixth Street Juneau

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The City and Borough of Juneau, in connection with the foreclosure process for property tax year 2019 is selling the property located at 520 Sixth Street in Downtown Juneau by Sealed Competitive Bid. The property was conveyed to the City and Borough of Juneau by Clerk's Deed and the legal description is: Juneau Townsite Block 109 Lots 3,5 & 6FR; with a Parcel Code Number of 1C040A090030 and a physical address of 520 Sixth Street, Juneau, Alaska.

AS 29.45.460 provides that tax-foreclosed property conveyed to a municipality and not required for a public purpose may be sold. This property is not required by the City and Borough for a public purpose. According to the City and Borough's real property tax assessment rolls, **Priscilla Corpuz** is the last record owner of the property, and has buyback rights until the day prior to the opening of the Sealed Bids, **July, 09, 2024**.



City and Borough Assembly

Mayor Beth Weldon,
Michelle Bonnet Hale, Wade Bryson, Alicia Hughes-Skandijs, Greg
Smith, Christine Woll, 'Wáahlaal Gídaag,
Paul R. Kelly, and Ella Adkison

520 Sixth Street Juneau Foreclosure



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GENERAL CONDITIONS

TITLE, RESTRICTIONS & RESERVATIONS



IMPROVEMENTS



WATER, ELECTRIC, SEWER, CABLE & TELEPHONE

- The City and Borough of Juneau has determined that a public purpose does not exist for the property. The Manager has been authorized by Ordinance 2023-36(b) to dispose of the property, located at **520 Sixth Street Juneau (Juneau Townsite, Block 109 Lots 3, 5, & 6FR)**, by sealed competitive bid in accordance with CBJ 53.09.250.
- The City and Borough Assembly adopted Ordinance 2023-36(b); an Ordinance Authorizing the Sale of Foreclosed Property Located at 520 Sixth Street by Sealed Competitive Bid Auction on February 5, 2024.
- This property is being sold “as is” and the City does not make any guarantees on the land, structures or anything else.
- The Sellers (CBJ) have located two known liens on the property which will be paid utilizing the proceeds from this sale. Any unknown outstanding liens will be the responsibility of the purchaser. The Seller is selling the Property in “As-Is” condition, with all faults. The Buyer acknowledges and accepts that Buyer is purchasing the Property in its current condition and without any representations, guarantees, or warranties from Seller, either expressed or implied, as to suitability or condition.
- Full payment for this property is due at closing. The City does not offer financing on foreclosure properties.
- Purchaser(s) acknowledge(s) that the property is being sold as-is and in its current condition and without any guarantees or warranties. Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.
- AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller’s agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller. Purchaser(s) acknowledge(s) that the CBJ has limited information about the Foreclosed Property and will not provide further disclosures.



This property has water, electric, sewer, cable, and telephone utilities but the condition of each is unknown. Water and sewer have been turned off for months.



Purchasers of CBJ property in this sale will be responsible for paying any closing costs and recording fees.

QUALIFICATIONS TO PARTICIPATE

COMPETITIVE BIDDING INFORMATION



- Both individuals and businesses may bid on the CBJ parcel offered in this foreclosure land sale. Individuals must be at least 18 years of age by the date of the bid opening, **July, 09, 2024**. There is no Alaskan residency requirement for non-business bidders.
- A business or a business entity wanting to participate in this land sale must be licensed to do business in the State of Alaska.
- Bids will not be accepted from bidders who have defaulted on a prior lottery, auction, over-the-counter or other purchases of CBJ property within the past five (5) years.
- Participants in all previous land sales may participate in this land sale.
- Any CBJ employee who performed work for the CBJ on this foreclosure may not participate as a bidder in this land sale in accordance with CBJ 01.45.040. This prohibition extends to the employee's spouse, dependents, and any regular member of the employee's household. CBJ employees who are interested in participating in the land sale and are uncertain whether they might have a conflict of interest are advised to consult with the CBJ Attorney prior to submitting a bid.

SUBMITTING A BID

1. All bids must be submitted on the CBJ "Bid Form" provided for this sale. The form must be filled out in its entirety. Photocopies of the form are acceptable.
2. More than one name may appear on a bid, but all of those named on the bid must meet the bidder qualifications. All names appearing on the bid must be the same as those names that will, ultimately, appear on the deed issued by the CBJ. No names may be added to or deleted from the deed. For example, if a bidder wants a spouse's name to be included on the deed, the bidder must ensure that the spouse's name is on the bid form.
3. Each bid must be accompanied by an earnest money payment in the amount of \$500. The earnest money shall be returned to unsuccessful bidders.
4. Payment must be in the form of a personal check payable to the City and Borough of Juneau. Do not mail cash.
5. Bids must be submitted in a sealed envelope with the name and address of the bidder written on the outside of the envelope. The bidder must print and affix the bid label provided to the outside of the envelope. **Please see envelope examples on page 10.**
6. Bids will be accepted only at the CBJ Cash Office. Bids may be mailed or hand-delivered. Mailed bids must be date and time stamped in the CBJ Cash Office prior to **4pm on July, 09, 2024** and must be mailed to CBJ Cash Office, 155 Heritage Way, Juneau, Alaska 99801. To hand-deliver a bid, go to the CBJ Cash Office located at 155 Heritage Way. Note: the CBJ Cash Office is located in City Hall, first floor.

PLEASE
NOTE



In all cases the bids must be date and time stamped in the CBJ Cash Office no later than **4:00 p.m. Alaska Time, Tuesday July, 09, 2024**. *Bids received after this time will not be considered.*



SEALED COMPETITIVE BID

AWARDING THE BID



The qualified bidder having the highest bid amount will be named the apparent high bidder. Acceptable bids must be for at least the minimum bid price listed for the parcel in this sales brochure (**\$100,000**). If there are two or more identical high bids, the apparent high bidder will be determined by lottery.



Only the highest bid amount will be made public. All other bids, as well as the number of bids received for this parcel, will remain confidential until after closing. Earnest money shall be returned to unsuccessful bidders.



Apparent high bidders will be sent an “Award Notification” letter by certified mail. The letter shall provide the successful bidders until **Tuesday, July 30, 2024, 4:00 p.m., Alaska Time**, to submit the following:

1. Completed Declaration of Intent and Agreement to Purchase form;
2. A non-refundable \$200 document handling fee in the form of a personal check;
3. A down payment equal to at least ten percent of the bid amount. The \$500 earnest money submitted with the bid shall be applied toward the down payment;
4. If a business or business entity: proof of current license in the State of Alaska, and signatory authority of the person submitting the bid; and
5. Any other documents or items required in the Award Notification letter.
6. Remaining balance is due at closing



If an apparent high bidder fails to comply with the requirements in the award notification letter, or complies after the **July, 30, 2024 deadline**, the bidder shall forfeit the \$500 earnest money and all rights to the parcel, and the second highest bidder will then be awarded the opportunity to purchase the parcel for the amount stated in their bid. The same bid award procedure and requirements will apply.

PLEASE NOTE

Apparent high bidders must respond to the CBJ by **4:00 p.m., Alaska Time, March 20, 2018** with their down payments. In all cases the bids must be date and time stamped in the CBJ Cash Office no later than **4:00 p.m. Alaska Time, Tuesday July 09, 2024**. *Bids received after this time will not be considered.*

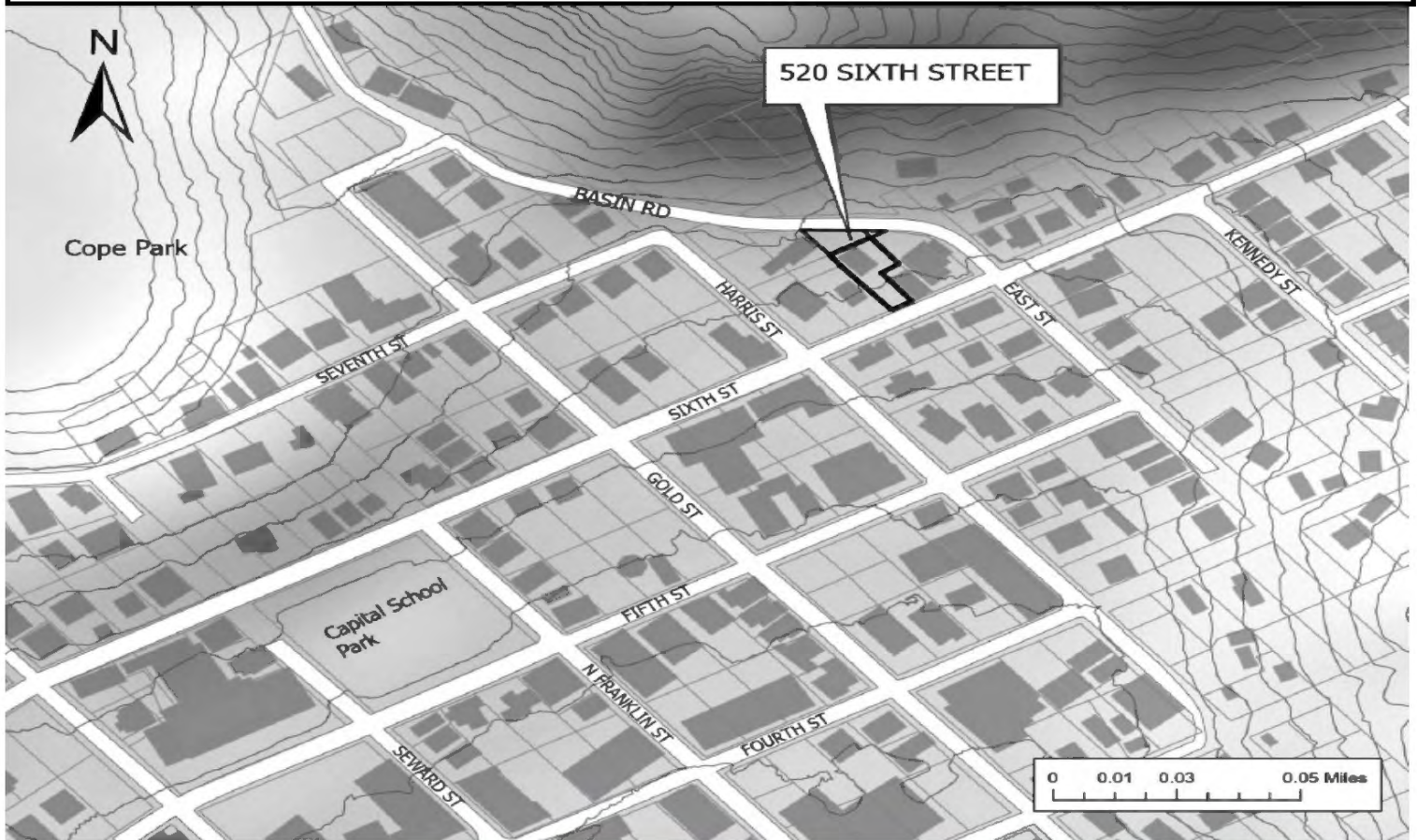


520 Sixth Street Juneau Foreclosure Sale

Legal Description: Juneau Townsite, Block 109 Lots 3,5,& 6FR

Living space: 780 Square feet

Acreage: 5,353 square feet



Minimum Bid:
\$100,000

Notes: This property is located at 520 Sixth Street and backs up to Basin Road to the north of the property. This house is two stories and was built in 1936. It is 780 square feet and the lot is 5,352 square feet. The Parcel Code number is 1C040A090030



ENVELOPE EXAMPLES

Hand-Delivering the Bid

Your Name

Your Address

IMPORTANT NOTICE TO BIDDER/PROPOSER

To submit your bid/registration:

1. Print your name and address on the upper left corner of your envelope.
2. Place this label on the lower left corner of your sealed envelope.

S E A L E D	BID/PROPOSAL NUMBER: <u>Bid / Lottery No. 24-001</u>	B I D P R O P O S A L
	SUBJECT: Lands Office Mail <u>Land Sale 24-</u> <u>Foreclosure Sale</u> <u>520 Sixth Street</u>	
	DEADLINE DATE: July 09, 2024	
	PRIOR TO 4:00PM ALASKA TIME	

CBJ Cash Office
105 Municipal Way, Room 300
Juneau, AK 99801

Mailing the Bid

Mailed bids must be date and time stamped in the CBJ Cash Office by 4 P.M. Alaska Time on July, 09, 2024.
A postmark by that date is insufficient.

Your Name

Your Address



IMPORTANT NOTICE TO BIDDER/PROPOSER

To submit your bid/registration:

1. Print your name and address on the upper left corner of your envelope.
2. Place this label on the lower left corner of your sealed envelope.

S E A L E D	BID/PROPOSAL NUMBER: <u>Bid / Lottery No. 24-001</u>	B I D P R O P O S A L
	SUBJECT: Lands Office Mail <u>Land Sale 24-</u> <u>Foreclosure Sale</u> <u>520 Sixth Street</u>	
	DEADLINE DATE: July 09, 2024	
	PRIOR TO 4:00PM ALASKA TIME	

CBJ Cash Office
155 Heritage Way
Juneau, AK 99801



DISCLAIMER

⚠️ This brochure is intended for informational purposes only and does not constitute an offer to sell. It is not intended to provide legal advice on title or any other matter related to this land sale. Bidders are encouraged to consult with an attorney and/or other professionals for any required advice. It is possible that after publication of the brochure, modifications may be necessary. It is the bidder's responsibility to keep informed of any changes or corrections. Amendments to this brochure will be posted on the Lands and Resources website under "Land Sales" and are available by writing to the City and Borough of Juneau, Attn: Lands and Resources Office, 155 Heritage Way, Juneau, Alaska 99801, or by calling (907) 586-5252.

⚠️ This property being offered by the CBJ will be sold "as is" with no guarantees expressed or implied. Parcels may include areas with steep slopes which may limit development options. All participants in this land sale are strongly urged to read this brochure, examine the survey plat and preliminary title document, and inspect the land thoroughly before submitting a bid. No entry to the house will be provided.

⚠️ The CBJ reserves the right to adjourn, postpone, or vacate this sale, in whole or in part, at any time prior to or during the offering, when such action is deemed necessary to protect the interests of the CBJ. Parcels may be withdrawn at any time prior to or during the land sale process. **The previous owner retains buyback rights until the day prior to the opening of the Sealed Bids.**

⚠️ Maps shown in this brochure are intended to provide a graphic illustration of the lot to be sold and should be used only for general orientation purposes. They are not survey plats.

The CBJ reserves the right to waive technical defects in this brochure.



HOW TO FIND US

Want to submit your bid by mail?

Mail Sealed Bids to:
CBJ Cash Office
155 Heritage Way
Juneau, AK 99801

Sealed Competitive Bids including those delivered by courier services, must be date and time stamped by **the CBJ Cash Office by 4:00 p.m. Alaska Time, Tuesday, July, 09, 2024.**

A postmark by the indicated date is insufficient. Late lottery registration and bids will not be accepted. Mail delivery times to Alaska may take longer than to other areas of the United States. Questions? Call CBJ Lands Office at (907) 586-5252

Prefer to submit your bid in person?

- Hand delivered **Sealed Competitive Bid** forms will be accepted only at the **Cash Office**.

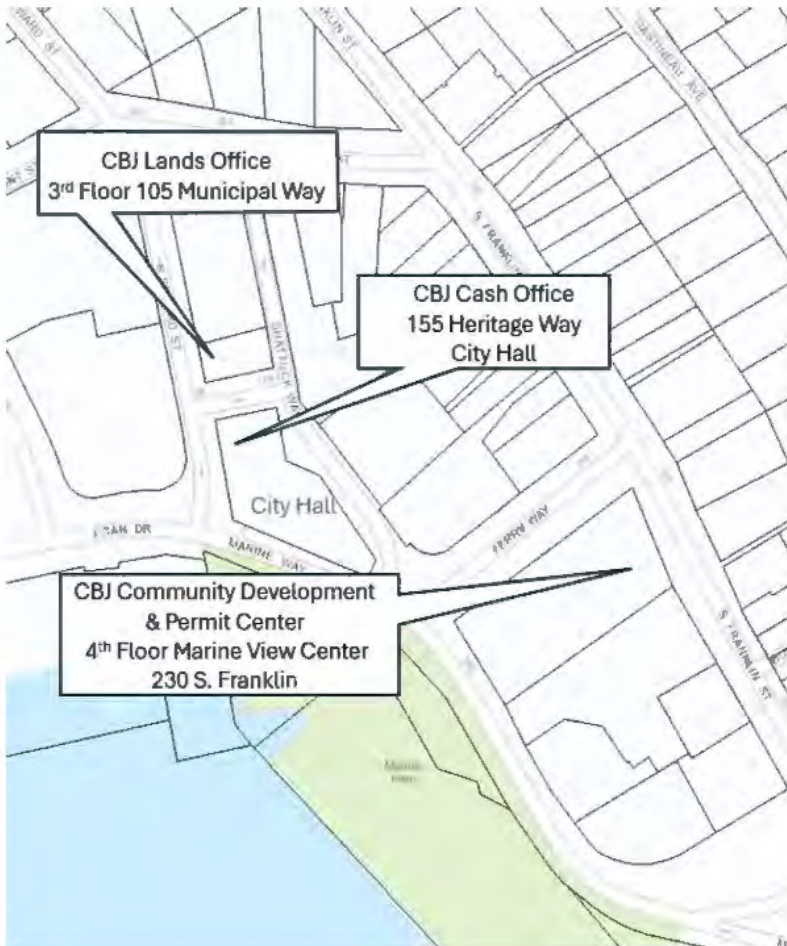
Note: The physical address of the Lands Office, Community development and the Permitting Center Offices are different from the mailing address.

Have questions about zoning and building codes?

- Call the Community Development Department at (907) 586-0715 or visit the Permit Center located on the 4th floor of the Marine View Building at 230 South Franklin Street.

Have other questions?

- Call the Lands and Resources Office at (907) 586-5252, email Lands_Office@juneau.gov or stop by the office located on the 3rd floor of the Municipal Way Building, 105 Municipal Way, Suite 300.



Need a sales brochure, or bid form?

- The Sales Brochure, Bid Form and Lottery Registration are available online under “Land Sales” at: www.juneau.org/lands
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- Copies are also available at the CBJ Lands and Resources Division Office, 105 Municipal Way, 3rd floor, Suite 300, Juneau, AK 99801