

Presented by: The Manager
Presented: 06/12/2023
Drafted by: S. Layne

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-28

An Ordinance Authorizing the Manager to Convey Approximately 11.5 Acres of Property Located at Pederson Hill to Tlingit Haida Regional Housing Authority for Less Than Fair Market Value.

WHEREAS, Tlingit Haida Regional Housing Authority applied to purchase Lot 2B, Pederson Hill Subdivision II with the intention that it be developed as single-family homes with lot sizes and layout similar to the approved preliminary plat; and

WHEREAS, the City and Borough of Juneau (CBJ) is conveying the property on the express condition that it be developed as single-family homes with lot sizes and layout similar to the August 5, 2022, Letter of Interest from Tlingit Haida Regional Housing Authority; and

WHEREAS, the development of this property will include the public use and preservation lots similar to those included in the approved preliminary plat; and

WHEREAS, the Lands, Housing, and Economic Development Committee reviewed this proposed CBJ land disposal at the meeting on August 29, 2022, and passed a motion of support to the Assembly to direct the Manager to negotiate the sale of the CBJ property for less than fair market value; and

WHEREAS, the Assembly reviewed this application at the meeting on September 12, 2022, and passed a motion authorizing the Manager to enter into negotiations with Tlingit Haida Regional Housing Authority towards the disposal of CBJ property for less than fair market value; and

WHEREAS, the Manager has determined the fair market value of the CBJ property to be \$700,000.00.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Authorization to Convey. The Manager is authorized to negotiate and execute the sale of Lot 2B, Pederson Hill Subdivision II, Juneau Recording District, First Judicial District, State of Alaska, constituting 11.5 acres, more or less, as shown on the attached Exhibit A.

1 **Section 3. Purchase Price.** The purchase price of the property shall be the fair
2 market value, which has been determined by the Manager to be \$700,000.00.

3 The payment of \$100,000.00 will be due at closing.

4 The remaining balance of \$600,000.00 will be due on December 31, 2033, but will be considered
5 forgiven or paid in full once the following conditions are met, prior to payment being due on
6 December 31, 2033.

- 7 a) \$100,000.00 will be automatically forgiven if a final plat similar to what has
8 been considered Phase 1B, which includes roughly 5.1 acres with 30 residential
9 lots and two public use lots, is recorded within 3 years of the property
10 conveyance.
11 b) \$100,000.00 will be automatically forgiven if the Purchaser has received
12 certificates of occupancy for 15 housing units within phase 1B 5 years of
13 conveyance.
14 c) \$200,000.00 will be automatically forgiven if a final plat similar to what has
15 been considered Phase 1C, which includes roughly 6.4 acres with approximately
16 39 residential lots within 7 years of conveyance.
17 d) \$200,000.00 will be automatically forgiven if the Purchaser has received
18 certificates of occupancy for 15 housing units within phase 1C within 10 years
19 of conveyance.

20 **Section 4. Other Terms and Conditions.** The Manager may include such other terms
21 and conditions as may be in the public interest and in accordance with CBJ Title 53.

22 **Section 5. Effective Date.** This ordinance shall be effective 30 days after its adoption.

23 Adopted this _____ day of _____, 2023.

24 _____
25 Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk