



Port of Juneau

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From: Carl Uchytel
Port Director

To: Assembly

Via: (1) Docks & Harbor Board
(2) City Manager

Date: September 13th, 2024

Re: DIRECT NEGOTIATION LAND SALES, LEASES & EXCHANGES - GOLDBELT

The ownership for the uplands property of the Seadrome Building (76 Egan Drive) is a quilt work of small parcels owned by Goldbelt (dba Cultural Preservation, Inc.) and by CBJ (managed by Docks & Harbors). Encl (1) illustrates a few visual challenges, both to CBJ and Goldbelt, in providing the highest and best use for this valuable waterfront area. A couple of examples include CBJ not having access from Egan Drive to our property; and, Goldbelt, owner of the Seadrome Building, stymied in developing meaningful improvements due to the layout of the multiple parcels, each requiring setbacks.

Goldbelt is proposing an land exchange, potentially including purchase & sale of CBJ property, with Docks & Harbors for re-development of the Seadrome Building. Goldbelt's preliminary plans would be to raze and replace the existing building with a facility suited for the downtown waterfront.

In order to develop a Purchase and Sale Agreement, the Assembly must authorize the manager to commence negotiations:

Title 53.09.260(a) – Negotiated Sales, Leases and Exchanges states that “the proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations...”

If supported by Assembly motion, negotiations with Goldbelt will commence and a purchase & sales agreement or new lease will be returned to the Assembly for adoption by ordinance via the Docks & Harbors Board. There is no monetary commitments by CBJ with this motion for direct negotiations with Goldbelt.

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Encl (1): Seadrome Property map

