

# MEMORANDUM

CITY/BOROUGH OF JUNEAU

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**TO:** Michelle Hale, Chair of the Assembly Lands, Housing, and Economic Development Committee

**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*

**SUBJECT:** Moline Investment Management Request to Purchase City Property Located at Pederson Hill

**DATE:** August 3, 2022

In early July, the Lands and Resources Division received an application to purchase city property from Moline Investment Management. The city property included in this application is located northwest of Karl Reishus Boulevard and is located adjacent to what is commonly known as Pederson Hill Phase 1 development. The property in the application is not included in Phase 1, and the Assembly has not provided any specific direction to the Manager for developing this area as part of the current Pederson Hill development. The area has been considered by the Assembly as a future phase of development once Pederson Hill Phase 1 is complete.

Prior to submitting the completed application, Charlie Moline met with CDD and Lands staff in order to discuss the disposal process, the applicant's goals, zoning, and development constraints. It was determined at that meeting that in order to complete this project the applicant would also need to apply for, and receive, a rezone because the property is currently zoned D10SF and the proposal is for D10 development. The application states that the proposed project will develop the property for multifamily housing utilizing tax credits to provide housing to residents at 60% AMI and below for 15-20 years.

## **53.09.260 - Negotiated sales, leases, and exchanges.**

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. 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 for the lease, sale, exchange, or other disposal of City and Borough land.

The next step in the process is for this application to be forwarded to the Assembly as New Business to make a determination under 53.09.260. In order to dispose of this property, the Assembly must adopt an ordinance authorizing the sale after the Planning Commission has had the opportunity to review it.

**Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support to negotiate for disposal of City property to Moline Investment Management for the purpose of utilizing tax credits to provide housing to residents 60% AMI and below of 15-20 years.**

Attachments:

1. 53.09.260 - Negotiated sales, leases, and exchanges
2. Property Application and map

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*(b) Review and approval process. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.*



Moline Request

Phase 1