

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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TO: Michelle Hale, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Land Acquisitions and Disposals 2011-2022
DATE: August 4 2022

In August, the Lands Office received a citizen request for information on the properties that the CBJ has taken off the tax roll by acquisition since 2011. As part of this data collection staff created a spreadsheet of the properties that the CBJ has acquired and the properties that the City has disposed of during this timeframe.

The majority of acquisitions do not result in the loss of tax revenue such as acquisitions from the State (not taxed), land trades (tax neutral) and foreclosures (most are re-sold and are tax neutral). Of the 23 city acquisitions since 2011, there are 4 properties still owned by the CBJ. The estimated total value is \$440,000 based on the cost at the time of acquisition. This amount includes the \$200,000 property BRH acquired and removed from the tax roll, a high-risk floodplain property, a neighborhood park, and a property acquired for the educational home building program.

In the same timeframe, the Assembly has disposed of over 50 properties. Again, there are some tax revenue properties such as land trades, disposals to State agencies and disposals to non-profits that do not pay property taxes. The total sale price for these properties is estimated to be 8.5 million dollars. Based on information from the assessor's database the current value of these properties, which excludes the non-taxed properties, is estimated to be over 12 million dollars.

Total numbers and calculations do not include the numerous land disposals to the Alaska Department of Transportation (ADOT) for Right of Way widening. Over the past 10 years, the ADOT has acquired several small fractions of property along many rights of Way throughout the borough.

