

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Michelle Hale, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Telephone Hill Pending Lease Request
DATE: August 23, 2022

At its August 1st meeting, the Assembly discussed leasing the Telephone Hill properties to its current residents after the properties are conveyed to the City. Based on the discussion regarding a "Soft Landing", the Assembly is interested in leasing these properties after conveyance. To date, neither the Assembly nor the City Manager has received lease applications for these properties.

Conveyance is expected to occur in early November; therefore, if the Assembly and this Committee are interested in leasing upon conveyance, the lease process needs to begin as soon as possible. The Assembly's lease process will take time and, if this process does not begin soon, leases will not be ready for execution upon conveyance.

The purpose of this request is to encourage residents of Telephone Hill to contact the City Manager's Office in order for the City to have a complete list of residents and obtain residents' current contact information. (It has been over fifteen (15) years since the most recent lease with the State expired, and the State's Telephone Hill lease has been month-to-month ever since.)

If this Committee provides a motion in favor of leasing property at Telephone Hill, this request will go to the full Assembly for a motion of support to work with the original proposers, after which the City Manager and City Attorney will draft terms and conditions that will be reviewed by this Committee prior to an ordinance being introduced and set for public hearing at the full Assembly.

Given the uniqueness of this situation, the Assembly could provide a motion of support to work with the original applicants under CBJC 53.09.260(a) with the understanding that the City Manager is expecting lease applications in the next few weeks.

Based on the August 1, 2022 Assembly discussion, this process could move forward with the following general understandings:

1. This section of City code is for fair market value leases.
2. Applications will only be accepted from current residents of the Telephone Hill properties.
3. Completed applications must be received by the City Manager.
4. The Assembly will need to adopt an ordinance for the leases' terms and conditions.
5. Each property will need a lease agreement.
6. All residents wishing to remain after conveyance shall execute leases with the City.

Staff requests that the Lands, Housing, and Economic Development Committee provide a motion of support for leasing property at Telephone Hill as described above and forwarding this to the full Assembly as new business.

Attachment:

1. City Code 53.09.260 - Negotiated sales, leases, and exchanges.

CBJC 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.