



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

August 31, 2026 at 5:00 PM

Assembly Chambers/Zoom Webinar

Assembly Lands Housing and Economic Development Worksession

<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. Draft 2026-05-04_Asembly-LHED_Minutes
Draft 2026-07-13_Asembly-LHED_Minutes

F. AGENDA TOPICS

1. Ordinance regulating electric and motorized bicycles on CBJ parks and trails
2. Request for direction on the disposal of the "Mt. Jumbo" building located at 4th and D St. Douglas
3. 2026 Disposal of CBJ lots by sealed bid
4. Hoke Request to Purchase CBJ Property Located at 223 North Franklin Street

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

H. NEXT MEETING DATE - SEPTEMBER 28, 2026

I. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.



ASSEMBLY LANDS HOUSING & ECONOMIC DEVELOPMENT COMMITTEE MINUTES

May 4, 2026 at 5:00 PM

Assembly Chambers/Zoom Webinar

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A. CALL TO ORDER

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We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

Members Present: Chair Alicia Hughes-Skandijs, Neil Steininger, Maureen Hall, Paul Kelly

Liaisons Present: Paulette Schirmer, PRAC liaison

Liaisons Absent: Jim Becker, Docks & Harbors Board liaison; Lacey Derr, Planning Commission liaison

Staff Present: Dan Bleidorn, Lands Manager; Greg Morris, Deputy Lands Manager; Katie Koester, City Manager

D. APPROVAL OF AGENDA – Mr. Bleidorn introduced Greg Morris as the new Deputy Lands Manager, then approved as presented.

E. APPROVAL OF MINUTES

1. April 13, 2026, Draft LHED Minutes – approved as presented

F. AGENDA TOPICS

1. Saldonett Request to Purchase CBJ Property Located at 2nd Street and Franklin Street

Mr. Kelly asked to confirm the process, our motion of support today takes us to the full assembly, and then the direction to enter negotiations will come from the Full Assembly? Mr. Bleidorn replied that was correct.

Mr. Kelly moved that the Lands, Housing, and Economic Development Committee pass a motion of support for disposal by direct negotiation with the original proposer and forward this application to the full assembly review in accordance with 53.09.260 (a). Motion passed unanimously.

2. Short-Term Rentals Follow-up

Chair Hughes-Skandijs recapped from the previous LHED meeting discussion.

Mr. Steininger commented that after our last meeting he met with the attorney to ask follow-up questions. If you recall, there are some questions during our last meeting, like what defines a hotel, I believe it was 5 rooms or more. I spoke to the attorney, and there's a lot on the attorney's plate right now, so we don't have a response to this request back, but I want to share it with the committee to make sure I've asked the attorney in a way that everybody supports. I had asked for a little more of a definitional document so that we understand what's the difference between a hotel, or a hostel, or a true bed and breakfast. All those different types of short-term transient housing-type operations that exist in Juneau within what zoning restrictions they have, where can they operate, what are the regulations to help us understand if you have an 8-unit apartment building and you're operating Airbnbs in each of those units, is that currently under code defined as a hotel or not. How does that work? I just feel like it would be helpful, at least for me, to understand what the current, regulatory landscape is. I just wanted to share with the committee and public that that's something that we've asked for, and in case nobody wants that information, we can tell Ms. Wright, she can stop working on it.

Ms. Hall said that she would prefer to wait until we have that information, because this would be a fairly a big change to how it's currently done, and she's not wholly convinced that this is a problem that needs to be solved. With around 300 short-term rentals, we're now collecting bed tax through the platform, we're able to keep an eye on how many we have. How does this limit our ability to flex up or down, depending on big events coming to town, like celebration, I think I'd like to learn a bit more before we move forward would be helpful.

Mr. Steininger asked to clarify what Ms. Hall had said, asking if she is saying to wait to take action, maybe have the discussion on the amendments that Mr. Kelly and I have put together, but wait to take any final action on this, moving the ordinance out of this committee until we get that additional information. Ms. Hall confirmed that was correct. Chair Hughes-Skandijs commented that she thinks we're all on the same page, and we'll look at these amendments, at least conceptually today.

Mr. Steininger moved his first amendment, Assemblymember Steininger Amendment to Ord 2026-XX before the body and noted that this is one of three, one of which has been mooted by the change in the ordinance that we're looking at. He noted that this is the larger of the three with the title, Registration and Permit Required. He moved that amendment and ask for unanimous consent, and spoke to that amendment.

Mr. Steininger spoke to his amendment and noted that it's the intent of this amendment to establish a fee for short-term rentals. There's three different categories of short-term rentals that are contemplated here in this amendment. The first are short-term rentals that are owner-occupied as somebody's primary residence. This amendment would apply no fee at all for owner-occupied short-term rentals, people that just need to rent out that room in order to make their mortgage work, things like that. Effectively they would still have to apply for a permit and all of those things, but there'd be no fee associated with it. The second piece under 2 would be a \$250 fee for any short-term rental located within a residential zoning district, so D1 through D18. That is, again, not the applicant's primary resident, with the fee adjusted by CPI every year. The concept here is to price in some of that externality of removing what would

otherwise be a dedicated residential unit and utilizing it as a commercial property by renting it out on a nightly basis rather than having it be a dedicated residential unit, and to try and price in a bit of the externality of changing the intended characteristics of neighborhood or a zoning district. Whether you can look at that either as pricing that in to allow us to spend money on other housing programs, or pricing that in to try and discourage the use of traditionally residential neighborhoods for commercial purposes of transient housing. The third is a graduated fee for non-owner-occupied short-term rental units owned by an individual or entity in any zoning district. So again, this is in addition to the fee under 2. This is graduated, and one of the things that came up in some conversations that I had about this is I'm seeking to not include any upper limit on the number of units an individual can own and operate. But what this would do by graduating it, is to discourage large holdings of a lot of short-term rental units, trying to work towards that public policy of ensuring that our housing units that are intended for housing remain as housing and aren't going under single ownership of one individual or something along those lines, or if they do, at least seeing a financial benefit to the city, which we could use for programs that could mitigate the impact on the availability of housing in Juneau. In some of the conversations that I had, this seemed like a more palatable way to work towards that end goal than a hard cap. It also would avoid some of the other issues that come with a hard cap of what you do about people that currently have many short-term rentals in Juneau. This would allow them to continue operating as they are, but they would simply have to pay a fee that would address some of the issues that we confront in availability of housing here in Juneau. And again, fees are adjusted by CPI. The fee amounts that I put in here, I based on googling to see what other jurisdictions around the country have, the highs and lows that I was able to find, I wouldn't call them precise or scientific, if we as a body feel like a different amount, or level, or tiers make more sense, it's trying to put the concept of the tiering and of the graduated fee on the table, as opposed to being married to any of these dollar amounts.

Ms. Hall asked with number one, no fee is due for a short-term rental, which is also the applicant's primary resident, what if the primary resident is what they wanted to rent out, maybe 3 or 4 rooms, how would that work? Are we just assuming that the applicant's primary resident would only have one additional unit? Mr. Steininger replied that he was thinking that it would just apply to one, but now that I read it, after you point that out, I don't see it says that on the page, so I'll be open to a conceptual amendment on that.

Chair Hughes-Skandijs asked Ms. Hall about her question. The way I read this is if somebody's got a house, and maybe they're renting a room in their house, or they've got duplex, they own the whole thing, and they're renting the other half of it, so in my mind, a primary residence would only be able to rent one thing. So, could you clarify what you mean by 2 or 3 or 4? Ms. Hall replied, say you have a four-bedroom home, you're using one bedroom, you decide to short-term rental the other three bedrooms. This may need to be amended to take into consideration someone might want to have more than one unit or are we considering that.

Mr. Kelly asked if that really needs to be amended, if somebody wants to rent out more rooms, I think it would be the same thing as renting out the other half of somebody's house, if somebody's comfortable having multiple rooms, in their own home, I'm not sure that we need to be overly burdened with regulating what people are doing in their own homes. I think it's important to keep focused on whatever our goals are, and I think somebody renting out multiple rooms in their own home is not going to affect housing greatly, unless all of those

rooms also be long-term rentals, so I'm not inclined to believe that we really need to amend that. I think that still meets the goals of what we're trying to accomplish.

Chair Hughes-Skandijs noted that Mr. Kelly's comments matches where she's thinking, if we're positive about someone renting out something that they themselves live in, and therefore it's being used for year-round housing, then however they want to split that up is okay with me, so I'm not interested in maybe they'll do it as one bedroom, maybe their house is neatly split, and they're trying to pitch it as, you know, almost a whole unit, but not accurately. I have no qualm with this. I may have some qualms with the first amendment. Mr. Kelly, you had said that you had potentially a change to this.

Mr. Kelly commented that his amendment, which is in the packet, might still be relevant to this. He was thinking of something that was a little simpler, that would maybe just encourage people to have more longer-term. I thought that perhaps if a unit is occupied for a good part of a year, so 280 days, obviously be easier to do that as just long-term renting. But people don't necessarily have to, maybe somebody could have tourist workers in the summer, legislative workers in the winter, and then each of those, I estimated out to be 17, 18 weeks, and then you'd need another 4 to 6 weeks to fill in order to meet that quota. This way, our issue is that we still have a unit that is occupied most of the year, it's still allowing for longer term visitors. My idea is not nearly as thorough as Mr. Steininger's, I was thinking that a way to encourage, but not require, more longer-term housing might be to actually waive the fee if a unit is occupied for the good part of a year. I think I can incorporate my concept into Mr. Steininger's amendment, especially since I like the part about no fee at all for somebody's primary residence.

Mr. Kelly moved to add Section IIII, that this fee will be waived if the applicant can show that in the year prior, the rental was occupied by one or more tenants for 280 days or more and ask for unanimous consent.

Ms. Hall objected for a question to the maker, have you talked to staff about what would be involved in monitoring this, collecting the information, and what the staff burden would be for this amendment. Mr. Kelly replied that he has reached out to staff and hasn't received a response, but it would be in the interest of the operator, in order to get this discount, they could provide some sort of proof, the burden of proof would basically be on the operators. That's how I'm imagining it. I think we do have the benefit of having staff here right now and asked Mr. Bleidron how he would see something like that working where the operator would be providing the burden of proof that a unit was occupied for 280 days or more. Mr. Bleidorn replied that he thought this would be a better question for the manager or the finance director, because it's basically creating a new program to identify certain types of housing units. Manager Koester asked to understand the question is on, Assemblymember Kelly's amendment for documenting the 280-day residency, and how difficult would that be? I think that it would be helpful to understand the intent of that, to be able to give you a concrete answer. There's no question that it presents just some implementation hurdles, like what would we use to document that, if the burden of proof is on the individual homeowner, what does that proof look like? There would be a lot of logistics to figure out what that program looks like, and we'd be happy to do that work, but, without fully understanding those logistics, I think it's difficult to give you a level of difficulty, but certainly the more you deviate from standard documentation, the more difficult implementing those types of programs is.

Mr. Kelly commented that he was imagining that a lot of it would already be documented by the short-term rental application. For instance, Airbnb would probably document a certain amount of that, if let's say, most of the rental was arranged through them. In the instance where it's not, I guess I'm imagining that it would be when you charge rent to somebody, there's probably billings, invoices, checks received, maybe lease agreements or something like that. If we relied mostly on the rental application itself, we also allowed for invoices, lease agreements, would something like that be overly burdensome for staff. Manager Koester replied that what it comes down to is we would be more likely to give the homeowner the benefit of the doubt in that documentation that they provide. We constantly come up against these types of things when we're asking people to document, and unless we have a very clear rule that you have to bring in X, the homeowner really would, in this instance of the business owner, probably get the benefit of the doubt. Now, we're talking about, what, 300 rentals, and obviously not all of those would be doing this, so let's say it's, like, 100 applications a year. When are those applications done? When are they reviewed? But I suspect it would be one of those things that is difficult to enforce, and if an applicant makes the effort of providing some of that documentation, especially if you're allowing for all of these things that they would probably meet those qualifications, without having developed the program.

Chair Hughes-Skandijs asked how would we document it, how would staff enforce that? I think that's possibly also at the heart of Ms. Hall's question, because we didn't have someone last time to talk about the policy implementation of those. Right now, there is no fee for registering a short-term rental, so it's going to be a somewhat significant staff burden, but basically for any changes we make to this, the way those are handled, anybody can register, but we don't charge anything. Is that accurate for staff? Ms. Koester confirmed.

Chair Hughes-Skandijs objected to the amendment because part of it is, even when I do the math on what 280 days is, of that I think it's great, for instance, we know we need legislative housing, it's great if someone's doing a short-term rental, I would much prefer that they're also meeting another need, either through legislative housing, or seasonal work at the same time, but maybe traveling medical workers, I know people have found the different niches that you can use during the off-tourism season, and I think that's to be preferred, but it still doesn't go high enough, which, to me, would be a year-round resident living in the house. I do think this is going to be harder to enforce, and I foreshadowed that I think it's already going to be a lift to get any kind of program created.

Mr. Steininger also objected because he sees the public policy reason for exempting owner-occupied housing from the fee structure, not necessarily as much exempting seasonally occupied rental housing from the fee structure, that's where my objection lies.

Mr. Kelly mentioned that everybody has spoken their positions on the record and the body could take a formal vote, or if there's no objection, he could just move to withdraw my motion. Chair Hughes-Skandijs allowed for Mr. Kelly to withdraw his motion, motion officially withdrawn.

Conversation returns to Mr. Steininger's amendments. Ms. Hall asked Mr. Steininger that he had done a little research around the country, these were some of the different things that were being done, and can see in a place, like maybe a ski resort town where everyone is doing that,

that might make sense, but was any of your research in similar locations to ours, where right now it's not a huge problem that the short-term rentals are creating? Mr. Steininger replied that it wasn't to that extent, it was looking at what types of fees other jurisdictions have, not necessarily researching their legislative history on the issues they face. One place I looked at, Miami-Dade, where they have a lot of tourist traffic, but they're housing stock is a lot different than Juneau's, certainly a much larger jurisdiction than ours. I would say that just because we currently have 300 or so short-term rentals doesn't mean that we shouldn't look to collect a fee or contemplate a situation in the future where you may have a single entity buying up a bunch of units, or an entity purchasing one building and transitioning it all to short-term rentals, or something along those lines. It's not necessarily trying to address a specific wrong I see in the market now, but trying to design something that might be adaptable to changes that we see, and try to encourage more long-term housing use to address the issues that we have.

Chair Hughes-Skandijs said that she doesn't have the table of permissible uses in front of her, but looking at Section 2 and was wondering where you've called out residential-specific zoning districts and believes we have instances of housing where something is zoned mixed use, or there are housing units that overlap with commercial zoning, for any zoning district, there's this progressive structure. If you could clarify for me the difference when I'm in the residential, one of the Ds, and how that works to Sections 2 and 3. Mr. Steininger replied that 2 and 3 are additive, if you own 10 units and you would then apply for the \$500 per short-term rental unit, say 5 of those were in D10 zoning, those 5 will get that additional \$250. It wouldn't apply to residential units and mixed use; it would only apply to residential units in D1 through 18.

Ms. Hall's commented that it just feels like we're making this super complicated and was not sure that are we ready to move it out of committee. She objected to say that there's been a fair amount of work done on this over the years and I objected because I don't feel like we have this quite nailed down, how we want to do this, the implications for how it would be monitored by staff, I just feel like it's still quite a burden on staff to have to suss out which zoning district someone is located in. I'm also not 100% sure on the fee structure, it seems a bit not based in what we need in this community right now. I also appreciate Mr. Steiniger's trying to think ahead to prevent someone coming in and turning a big complex into short-term rentals, so I will object to moving this amendment.

Mr. Kelly objected for the purposes of a question to staff. I think the answer to this is yes, but I just want to confirm we have data on all registered short-term rentals, does that data include the zoning districts? Mr. Bleidorn replied that it likely does not include the zoning district, but with the address, that's something we could have the city cartographer put together that information at that time. Mr. Kelly removed his objection.

Chair Hughes-Skandijs objected for discussion. She agreed with Ms. Hall and doesn't think we have this nailed down. I don't think we have a neat ordinance here that we've strengthened with amendments over the course of a couple of meetings that's ready to send out of the COW. I am also not convinced that this is a problem that everybody on this committee thinks needs to be solved, so I don't want to torture this committee. It may be that we need additional assemblymembers, not on this committee, to help get that to a clear idea of what makes sense. I appreciate all the thought that went into this thus far, and all the work that this committee has done to try to file down if we think there is a fix needed before trying to bring in the nine of us. Agenda space on the COW is a premium, those meetings are long, there's a lot for us to

discuss, so I do appreciate all the work that is there. I am not sure whether this approach is the right approach, but it depends on whether we are trying to limit growth, whether we are trying to take some of the units that are currently short-term rentals and send them back into being year-round dwelling units. I don't think, at this point, that we have a clear unity around what that is that we're trying to do. It is less about this particular amendment or ordinance, I just don't think we're there yet. I will say that, having been here for a longer portion of it, that to me, the problem statement is not that hard, knowing that how hard we've been trying to push the rock uphill on housing and knowing that we have 300 plus units that are not being used as year-round housing, then it becomes this thing that we have potentially control over through the means of regulation, and I'm not saying we'd want to shoot holes in the bottom of the boat if we think that those serve a purpose for our community, but it's this area that we have not touched and it is houses that are already built, that people are already staying in, that we have the means, especially if we're not going to have as much funding to adjust housing, then regulation becomes a better way of potentially moving the needle on housing. I think I might be looking at this in a slightly different lens, than some of you, which is that I would like to do something that returns some units back to year round.

Mr. Kelly commented that he appreciates that a lot of us here have talked about goals. I think Mr. Steininger was talking about a few of the different goals that he was trying to accomplish with this. I feel like my goal is similar to yours. I think that at least, anecdotally, what we've been told, and what I believe the numbers, if we can get a look at them, would support is that we currently have a steady amount of short-term rentals that serves some amount of purpose, and we are constructing a lot of housing in town. The reason why I support short-term rental regulation and my goal in doing so is not to return units necessarily, but all the units that we are building, that is a slow and laborious process that we're trying to go through to solve this problem of housing, and what I want to do is basically keep our hand on growth and make sure that the new housing that we are constructing, that we have the levers in place, that we're not going to see a lot of those go into short-term rental housing and then undo all of this work that we're working really hard on, and that it's taking a really long time to do. I think this amendment works for me in that regard, it would have that effect, and so I'm inclined to support it. It might be a little bit more of a heavy-wielding tool than I was considering, but I think with that goal in mind, I think this amendment will reach that, but I think I would also, in the end, like to see a more data brought to us, whether we decide to keep this in committee, or whether we decide to forward this on to the COW, I think before this reaches the full assembly, that we should make sure that what data we are collecting from our registrants is presented to either this committee or the next. I'll speak in support of this amendment and remove my objection.

Chair Hughes-Skandijs said we have an amendment and an objection. Mr. Bleidorn asked to clarify that this amendment was brought to us by Assemblymember Steininger as is written. Chair Hughes-Skandijs confirmed.

Roll:

Steininger - Yes.

Kelly - Yes

Hall – No

Chair Hughes-Skandijs – No

Amendment Fails.

Chair Hughes-Skandijs thanked the committee for the good work and good discussion, and I didn't think this concept is dead and left the rest of the amendments in committee.

G. STAFF REPORTS

1. Verbal Staff Report - USCG Cutter Homeporting Update

Mr. Bleidorn discussed this topic. He had a meeting on April 30th with the USCG, an information sharing session for the NEPA review process that they've started. This meeting was well attended by the city staff. It was to promote their process for following the National Environmental Policy Act. Everything this committee has heard to date was related to the housing that's needed. This process for NEPA is related to the shore side infrastructure that they're going to be building regarding this project. They provided some decent background information, they shared design and some concepts and their preferred alternative, and they're scoping and engaging with stakeholders right now. I just wanted to let you know that staff was involved in that, it was a very productive meeting. It was great to hear what they were planning. They also announced that Juneau is a candidate for a ship that they call an ASC, which is an Arctic Security Cutter. They didn't share too much information on that, it sounds like it's at the very beginning of the process, but they did say publicly at this meeting, so I thought I would share it with this group.

Mr. Kelly was wondering if we can get in a memo some of the details on what they're planning for their shoreside infrastructure. Mr. Bleidorn replied that he will provide that at the next LHED meeting.

Chair Hughes-Skandijs said she's been seeing NEPA reform with various federal agencies semi-recently, but has no idea how that affects military bodies, do you have any sense if this is an easier NEPA than they have had in the past. Mr. Bleidorn replied that looking at the slides they provided, it seemed like a very standard federal NEPA review process. I'm pretty schooled in NEPA programs, and it seemed like they were doing everything that was to be expected.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Ms. Schirmer reported from the PRAC that they discussed the work orders and what Trail Mix is going to be doing, as well as the budget and the necessary items that may need to go to deliberation for the \$2 million shortfall.

I. NEXT MEETING DATE June 1, 2026

J. SUPPLEMENTAL MATERIALS

- 1. Assemblymember Steininger Amendment to Ord 2026-_____ (CBJ Code 69.40)**

K. ADJOURNMENT – 5:57PM



ASSEMBLY LANDS HOUSING & ECONOMIC DEVELOPMENT COMMITTEE MINUTES

July 13, 2026 at 5:00 PM

Assembly Chambers/Zoom Webinar

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C. ROLL CALL

Members Present: Acting Chair Paul Kelly, Neil Steininger, Maureen Hall

Additional Members Present: (in the audience) – Mayor Weldon, Nano Brooks, Greg Smith (zoom)

Members Absent: Alicia Hughes-Skandijis

Liaisons Present: Paulette Schirmer, PRAC liaison

Liaisons Absent: Jim Becker, Docks & Harbors Board liaison; Lacey Derr, Planning Commission liaison

Staff Present: Dan Bleidorn, Lands Manager; Greg Morris, Deputy Lands Manager

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES

1. **May 4, 2026, Draft LHED Minutes** – approval of minutes held until next meeting

F. AGENDA TOPICS

1. **Juneau Housing First Collaborative request to lease CBJ property located off Shaune Drive for less than fair market value**

Mr. Steininger asked if there was some consideration for a sale of the property, but because we want to retain a portion for trail access and access back into Hidden Valley, that a sale didn't make sense. Has there been consideration of splitting the property into two, and then selling off the portion that would be used for this development and retaining the other portion. Mr. Bleidorn replied that we've talked with the applicant about that and that might be the direction we go in the future. Right now this lease would give us enough of authority to get a project off the ground and then introducing a subdivision and a sale is two other bulky steps that would need to be completed, something that could happen in

the future. Right now, working on a survey, subdividing, and making sure we have road frontage and it fits all the parameters of utilities and such, it didn't seem cost or time effective to do that now. But if this project is off the ground in the future and it's starting to be successful, and the city wants to have a less hands on approach as far as ownership of the underlying property, that might be something that the assembly considers.

Mr. Steininger asked about zoning, in combination with the other recent rezone that we had, adding a lot of housing units down at the end of the road, I know we have difficulties with pedestrian access, particularly people coming from the bus stop, which is a long ways away. Have there been conversations among staff if this goes through and the other development gets developed, that we end up with however many hundreds of units down the end of the road, what other changes we'll have to make in that area to address pedestrian concerns and additional traffic. Mr. Bleidorn replied that he hesitates to share too much information on the zone change, since that goes through the Planning Commission process first. I know that the applicant already has an existing use in this area, so it's not as far as some other properties would be from those services, but it's definitely something that the Planning Commission is going to have to consider when they re-evaluate the zone change. How would this change affect the feel of the neighborhood and is it safe? Does it also make sense with the existing surrounding uses? Those things will be discussed, and then prior to moving this forward and introducing an ordinance, all that will have to be worked out. If this progresses this evening, and if the Assembly provides that initial motion to work with the original proposer, this committee will be receiving updates as we get through those progresses of zone changes and other re-evaluations of things, because the application is subject to change based on review of those committees to make sure that it's still conforming with existing codes.

Mr. Steininger moved that the Lands, Housing, and Economic Development Committee pass a motion of support to lease a portion of parcel LND-0834 by direct negotiation with the original proposer for less than fair market value and forward this application to the full assembly to review in accordance with 53.09.260 (a) and 53.09.270. No objects, motion passes unanimously.

2. Ritter Request for an Access and Utility Easement Across CBJ Property Located on Pt. Stephens Rd.

Ms. Hall moved that the Lands Housing & Economic Development Committee forward this easement request to the full assembly with a motion of support.

Chair Kelly objected to ask if the alternative to this might be that we would sell that portion of property and why an easement was selected. Mr. Bleidorn replied that this property is to be retained by the city for parking for the marina and the peninsula. Disposal is probably something that we wouldn't recommend in favor of, I think the easement makes the most sense. One reason would be that it's kind of pre-existing, so even though we don't have a recorded easement, it's something that the applicant has been using for a number of years, and when they first approached us, the idea was if they didn't need to formalize this easement, it was existing and we weren't going after them for any reason. But they're interested in making it formal and legitimate. That's why we came to

the conclusion that this easement was appropriate to grant. Mr. Kelly removed his objection. **No further objections, motion passes unanimously.**

G. STAFF REPORTS

1. U.S. Coast Guard Cutter Homeporting Infrastructure Environmental Assessment Information Sharing Session Staff Report

Mr. Kelly asked if people want to submit questions, is there an email address or another means for them to do so? Mr. Bleidorn replied that he doesn't have the email address, it's a website that has the public outreach that the USCG is running, but I can find a way to share that with people if they would like to see it.

2. Stabler CUP - Verbal Update

Mr. Bleidorn updated the committee that the city has submitted an application to continue to use Stabler quarry for that use, so the current conditional use permit term is up and now we've reapplied. I wanted to make sure that you were aware that that was happening in case if members of the public reached out to you with questions or comments. The first step in that application is staff review, which is happening right now, then it is scheduled to be at the second meeting of July for the Planning Commission. Any questions, you can direct them to me.

Ms. Hall asked if the rock quarry is due to reach the end of its life, or could you explain the timeline a little bit why we're extending this? Mr. Bleidorn replied that all conditional use permits have a timeframe and we've worked through that timeframe. The last time we reevaluated this permit, we changed the size of the permitted area to increase it to cover future demand, and we haven't utilized that entire square footage yet, so we're not requesting to change the footprint of this permit, it's just to continue to extract rock from there for city purposes.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Ms. Schirmer noted from the last PRAC meeting that for public participation, people requested additional pickleball courts. We had a really good discussion on the Mountain Bike Alliance Trail that is by Glacier Elementary, and its status is mostly complete. We talked about the e-bikes, and that has moved on to the whole committee. We learned about the different classes of e-bikes, where these trails are and things like that. We went through the MOU with the State of Alaska, swapping properties We get the entire amount that's up by Perseverance instead of the two pieces on each end and not the middle. It worked out in everybody's favor. We've been doing the maintenance up there for a long time and they've been doing the maintenance on the cabin trail that we had. It's basically formalizing what's been done for probably close to a decade. We also went over the scheduling policy that's now more formalized for the Treadwell Arena and classifying the user groups. We also finalized our annual report for the PRAC.

I. NEXT MEETING DATE - AUGUST 3, 2026

J. ADJOURNMENT – 5:25PM



TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
CC: Dan Bleidorn, Lands and Resources Manager
FROM: Marc Wheeler, Parks & Recreation Director
DATE: August 3, 2026
RE: Ordinance regulating electric and motorized bicycles on CBJ parks and trails

The CBJ Parks and Recreation Department has fielded numerous complaints regarding users riding electric and motorized bicycles on CBJ parks and trails over the past several months. Residents have complained about users operating these vehicles at high speeds on shared trails and damaging trail and park surfaces. In particular, high speed electric motorized bicycles – or e-motos – have been increasingly used on CBJ parks and trails, creating significant public safety concerns. Some recent fatal accidents involving these devices have received high-profile media coverage, in [Washington](#) and [California](#).

There are no State of Alaska laws governing the use of electric bicycles. The Alaska State Legislature [passed a bill to regulate these devices in 2023](#) but Governor Dunleavy vetoed this legislation. Since then, there have been no efforts to pass similar legislation at the statewide level, leaving the matter to municipalities. In the lower-48, various states and municipalities have crafted legislation to regulate these devices. A common approach is to allow pedal-assist only e-bikes on trails and ban all other electric and motorized bicycles. These pedal-assist only e-bikes are commonly known as Class 1 e-bikes, and are only assisted by a motor while the cyclist is pedaling, while traveling up to 20 mph. Alaska State Parks addresses the use electric and motorized bicycles through regulation – [11 AAC 12.115](#), substantially mirroring this approach.

Currently, CBJ code – 67.01.090 – only addresses the use of motorized vehicles on CBJ parks and trails, stating that: “No person shall operate any motor-driven vehicle within any recreation area except on the roadways and parking areas designated for such motor vehicles and no person shall allow a motor vehicle owned or controlled by him or her to

be so operated” and provides for a \$150 fine for infractions thereof ([03.30.056](#)). On July 7, the Parks and Recreation Advisory Committee (PRAC) considered draft language regarding electric and motorized bicycles and voted to forward it to the Assembly for consideration. The attached draft ordinance mirrors the language considered by the PRAC. In effect, it allows only Class1 e-bikes on trails open to the use of bicycles and bans all other electric and motorized bicycles from CBJ parks and trails, except for those open to motorized vehicles (such as Montana Creek and the 35-mile OHV park). Violations of this ordinance would result in a modest fine (\$25). Effectively, this ordinance gives CBJ staff the ability to educate the public regarding the use of electric and motorized bicycles on CBJ parks and trails.

Attachments:

Ordinance Serial No. 26-XXX: An Ordinance Amending Title 67 to Add Prohibitions Related to Electric Bicycles in Parks and Recreation Areas and Providing for a Penalty.

Letter from Trail Mix, Inc. to the PRAC regarding e-bike legislation.

TRAIL MIX, INC.

Bringing people together for
Juneau's trails

📍 5723 Concrete Way, Juneau, Alaska 99801

📞 (907) 302-5695

✉ info@trailmixinc.org

🌐 www.trailmixinc.org



Dear Parks and Recreation Advisory Committee Members,

On behalf of Trail Mix, Inc., I am writing in support of the proposed ordinance establishing regulations for electric and motorized bicycle use in City and Borough of Juneau Parks and Recreation areas. Trail Mix supports allowing Class 1 electric bicycles on trails currently open to bicycles while prohibiting Class 2 and Class 3 electric bicycles in Parks and Recreation areas.

Juneau's trail system is designed and maintained for a variety of non-motorized recreational uses, and the higher speeds and increased power associated with Class 2 and Class 3 e-bikes have the potential to accelerate trail wear and tear and shorten the lifespan of trail infrastructure. These impacts increase maintenance needs and costs while diminishing the quality of the trail experience for all users. Both the Cope Park Pump Track and Under Thunder Bike Park have been a tremendous undertaking for professional trail crews and dedicated volunteers from Juneau Mountain Bike Alliance. Those trails were designed to be bike-specific and long-lasting; however, their lifespan will drastically decrease if they are frequently exposed to higher speed e-bikes and incorrect usage of the trail system. It has been observed that those with class 2 and class 3 e-bikes have utilized the power of their bike to access the Under Thunder Trails and ride the courses upwards, which is incredibly dangerous as the tracks are designated downhill only.

Additionally, higher-speed motorized bicycles can increase the likelihood of conflicts between trail users, including hikers, runners, dog walkers, and traditional cyclists. Many of Juneau's bike trails are narrow, have limited sightlines, and traverse steep or challenging terrain, creating safety concerns for both riders and other recreationists when higher-powered e-bikes are present. We believe this ordinance strikes an appropriate balance by allowing recreational access through Class 1 e-bikes while protecting trail resources, preserving user experiences, and maintaining public safety. Thank you for your consideration of this important measure.

Sincerely,

Meghan Tabacek
Executive Director
Trail Mix, Inc.

Presented by: The Manager
Presented:
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-XX

An Ordinance Amending Title 67 to Add Prohibitions Related to Electric Bicycles in Parks and Recreation Areas and Providing for a Penalty.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 67.01.090, Prohibited uses, is amended to read:

67.01.090 Prohibited uses.

(o) Electric or motorized bicycle use in parks and recreation areas.

(1) Other than that allowed in subsection (2), the use of any electric or motorized bicycles is prohibited in City and Borough of Juneau Parks and Recreation areas that are closed to motorized vehicles, unless otherwise posted.

(2) A person may ride a Class 1 electric bicycle on any City and Borough of Juneau Parks and Recreation trail that is open to the use of bicycles, unless otherwise posted.

(3) Class 1 Electric Bicycle means a bicycle equipped with an electric motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the speed of the bicycle reaches or exceeds 20 miles per hour.

Section 3. Amendment of Section. CBJC 03.30.056, Parks and recreation fine schedule, is amended to read:

03.30.056 Parks and recreation fine schedule.

Pursuant to sections 03.30.010—03.30.015 of this chapter, the following parks and recreation offenses are amenable to disposition without court appearance and may be disposed of upon payment of the fines listed to the municipal clerk. If a person charged with one of these offenses appears in court and is found guilty, the penalty imposed for the offense may not exceed the fine amount for that offense listed in the following schedule:

PARKS AND RECREATION FINE SCHEDULE

CBJ	Offense	No. of Offenses	Civil Fine

<u>67.01.090(o)</u>	<u>Electric or motorized bicycle use on trails and parks and recreation areas</u>	<u>Any</u>	<u>25.00</u>

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2026.

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Attest:

Beth A. Weldon, Mayor

Breckan L. Hendricks, Municipal Clerk

Recommended Amendment - At the Request of Eaglecrest Ski Area

An Ordinance Amending Title 67 to Add Prohibitions Related to Electric Bicycles in Parks and Recreation Areas and Providing for a Penalty.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 67.01.090, Prohibited uses, is amended to read:

67.01.090 Prohibited uses.

(o) *Electric or motorized bicycle use in parks and recreation areas.*

(1) Other than that allowed in subsection (2), the use of any electric or motorized bicycles is prohibited in City and Borough of Juneau Parks and Recreation areas, **Eaglecrest ski area trails, or Eaglecrest nordic trails**, that are closed to motorized vehicles, unless otherwise posted.

(2) A person may ride a Class 1 electric bicycle on any City and Borough of Juneau Parks and Recreation trail, **Eaglecrest ski area trails, or Eaglecrest nordic trails**, that is open to the use of bicycles, unless otherwise posted.

Presented by: The Manager
Presented: MM/DD/YYYY
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-XX

An Ordinance Amending Title 67, the Parks, Recreation, and Community Code, and Title 72, the Traffic Code, to Add Prohibitions Related to Motor-Driven Vehicles in Parks and Recreation Areas and Providing for a Penalty.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 03.30.051, Traffic fine schedule, is amended to read:

TRAFFIC FINE SCHEDULE

CBJ	Offense	No. of Offenses	Fine

72.02.400	Riding on roadways and paths	Any	<u>150.00</u> 55.00
72.02.425	Riding on <u>Class II or III electric bicycles, electric motorcycles, motorcycles, or motor driven cycles.</u>	Any	<u>300.00</u> 55.00

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Section 3. Amendment of Section. CBJC 03.30.056, Parks and recreation fine schedule, is amended to read:

03.30.056 Parks and recreation fine schedule.

PARKS AND RECREATION FINE SCHEDULE

CBJ	Offense	No. of Offenses	Fine

67.01.090(e)	<i>Motor vehicles, motor-driven cycles, and Class II or III electric bicycles prohibited</i>	Any	<u>300.00</u> 150.00

Section 4. Amendment of Section. CBJC 67.01.090, Prohibited uses, is amended to read:

67.01.090 Prohibited uses.

(e) ~~Motor-driven vehicle, motorcycle, motor-driven cycles, Class II or III electric bicycles prohibited.~~ No person may operate a motor vehicle, motorcycle, Class II or III bicycles, or motor-driven cycle on city and borough bike paths, shared-use pathways, sidewalks,

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2 trails, Eaglecrest ski area trails or Eaglecrest Nordic trails, unless otherwise
3 designated. No person shall operate any motor driven vehicle within any recreation area
4 except on the roadways and parking areas designated for such motor vehicles and and
5 no person shall allow a motor vehicle owned or controlled by him or her to be so
6 operated.
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8 ***

9 **Section 5. Amendment of Section.** CBJC 72.02.400, Riding on roadways and
10 paths, is amended to read:

11 **72.02.400 Riding on roadways and paths.**
12

- 13 (a) A person operating a bicycle must obey all posted speed and traffic control signs when
14 riding on roadways and paths.
- 15 (b) A person operating a bicycle upon a roadway shall ride as near to the right side of the
16 roadway as practicable, and shall give way to the right as far as practicable to a motor
17 vehicle proceeding in the same direction when the driver of the motor vehicle gives an
18 audible signal.
- 19
- 20 (b) Persons riding bicycles on a roadway may not ride more than two abreast except on
21 paths or parts of roadways set aside for the exclusive use of bicycles. Persons riding
22 bicycles two abreast may not impede traffic and, in a laned roadway, shall ride within
23 the farthest right lane.
- 24
- 25 (c) When a shoulder of the highway is maintained in good condition, an operator of a bicycle
shall use the shoulder of the roadway.

- (d) A person operating a bicycle on a trail, path, sidewalk or sidewalk area shall:
- (1) Exercise care to avoid colliding with other persons or vehicles;
 - (2) Give an audible signal before overtaking and passing a pedestrian; and
 - (3) Yield the right-of-way to any pedestrian.
- (e) A person riding a bicycle intending to turn left shall, unless the person dismounts and crosses as a pedestrian, comply with the provisions of section 72.02.200. The operator of a bicycle must give a signal by hand and arm continuously during the last 100 feet traveled unless the hand is needed in the control or operation of the bicycle. When stopped to await an opportunity to turn, a hand and arm signal must be given continuously by the operator.
- (f) No person may ride a bicycle upon a sidewalk in a business district or where prohibited by an official traffic control device.
- (g) No bicycle race may be conducted upon a roadway, except as provided under AS 05.35.

Section 6. Amendment of Section. CBJC 72.02.425, Riding on motorcycles and motor-driven cycles, is amended to read:

72.02.425 Riding on Class II or III electric bicycles, electric motorcycles, motorcycles, and motor-driven cycles.

- (a) Every person operating a Class II or III electric bicycle, electric motorcycle, motorcycle, or motor-driven cycle upon a roadway has all the rights, is subject to all of the duties, and is subject to all the penalties applicable to the driver of any other motor vehicle as

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2 set out in this chapter, in addition to special regulations in this article, except as to
3 those provisions of this chapter which by their nature have no application.

4 (b) Every person exercising the person's privilege to drive, or exercising any degree of
5 physical control of a Class II or III electric bicycle, electric motorcycle, motorcycle, or
6 motor-driven cycle upon a highway, vehicular way or area, or other public property in
7 this municipality, is required to have in the possession of the person a valid state
8 driver's license issued under the provisions of this chapter for the type or class of vehicle
9 driven, unless expressly exempted by law from this requirement.

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11 (c) No person may operate a Class II or III electrical bike, an electric motorcycle,
12 motorcycles, or motor-driven cycles on city and borough bike paths, shared-use
13 pathways, sidewalks, or trails, unless otherwise designated. No person may operate a
14 Class II or III electrical bike, an electric motorcycle, motorcycles, or motor-driven cycles
15 on Eaglecrest ski area trails or Eaglecrest Nordic trails, unless otherwise designated.

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17 (d)(a) A person driving a Class II or III electrical bike, an electric motorcycle, motorcycle or
18 motor-driven cycle shall ride on the permanent seat attached to the motorcycle, astride
19 the seat and facing forward.

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21 (e)(b) No person driving a Class II or III electrical bike, an electric motorcycle, motorcycle, or
22 motor-driven cycle may carry another person, nor may another person ride on a
23 motorcycle or motor-driven cycle, unless the vehicle has a permanent seat designed to
24 carry more than one person and is firmly attached to the vehicle. No passenger may ride
25 in a position that will interfere with the driving, ~~or control of a motorcycle or motor-~~
~~driven cycle~~ or the view of the driver.

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- 2 ~~(f)(e)~~ A person driving a Class II or III electrical bike, an electric motorcycle, motorcycle, or
- 3 motor-driven cycle must keep both hands on the handlebars of the vehicle.
- 4
- 5 ~~(g)(d)~~ No person riding a Class II or III electrical bike, an electric motorcycle, motorcycle, or
- 6 motor-driven cycle may attach himself or herself or the vehicle to another vehicle on the
- 7 roadway, except as necessitated by an emergency or as designed by the manufacturer of
- 8 the motorcycle for the attachment of a sidecar or other vehicle.
- 9
- 10 ~~(h)~~ A person cited for a violation of this section may have their Class II or III electrical bike,
- 11 electric motorcycle, motorcycle, or motor-driven cycle impounded pursuant to CBJC
- 12 72.23. A person convicted for violation of this section is guilty of an infraction
- 13 punishable by a fine of no more than \$300.

14 ***

15 **Section 7. Amendment of Section.** CBJC 72.28.010, Definitions of words and

16 phrases, is amended to read:

17 **72.28.010 Definitions of words and phrases.**

18 The following words and phrases, when used in this title, shall have the meaning

19 respectively ascribed to them in this section, unless the context clearly indicates otherwise.

20 Words or phrases used but not defined in this title which are defined in state laws or

21 regulations pertaining to the operation of vehicles shall have the meaning ascribed to them by

22 such state law or regulation, unless the context clearly indicates otherwise.

23 ***

24 Bicycle or Cycle includes the following:

- 25 (1) A two or three wheeled cycle which is human powered and propelled by pedals.

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2 (2) Class I electric bicycle means a bicycle equipped with fully operative pedals and
3 an electric motor that (A) provides assistance to the rider only when the rider is
4 pedaling; and (B) ceases to provide assistance when the bicycle reaches a speed of
5 20 miles per hour.

6 (3) Class II electric bicycle means a bicycle equipped with pedals, an electric motor,
7 and a throttle that allows the bicycle reaches a speed of up to 20 miles per hour.

8 (4) Class III electric bicycle means a bicycle equipped with pedals and an electric
9 motor that has the mechanical capability to exceed 20 miles per hour up to 28
10 miles per hour.

11 (5) Powered adaptive bicycle means a bicycle, tricycle, handcycle, or similar device
12 that

13 (A) Is designed or modified to be operated by a person with a disability; and

14 (B) Is equipped with an electric motor or other power source that assists or
15 substitutes for pedaling because of the operator's disability.

16 A powered adaptive bicycle is treated as equivalent to a Class I electric bicycle
17 for purposes of determining where it may be operated under this Code.

18 Electric motorcycle or motor-driven cycle means a two- or three-wheeled motor vehicle
19 propelled by a gas or electric motor that

20 (1) Does not have fully operative pedals that serve as the vehicle's primary means of
21 propulsion; or

22 (2) Has an electric motor rated at more than 750 watts; or

23 (3) Is capable of a throttle-controlled speed on level ground in excess of 20 miles per
24 hour.

(4) Is capable of pedal assisted speed on level ground in excess of 28 miles per hour.

Electric motorcycles and motor-driven cycles include cycles and vehicles marketed or commonly known as e-motos, gas-motos, motor-scooter, electric dirt bikes, electric mopeds and similar motorized cycles, regardless of whether the vehicle is licensed, registered, or otherwise legal for highway use under state law. For purposes of this code, electric motorcycles and motor-driven cycles are regulated as a motorcycle.

Motor vehicle means a vehicle which is self-propelled, excluding any vehicle solely moved by human or animal power.

Section 8. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager
SUBJECT: Request for direction on the disposal of "Mt. Jumbo" building located at 4th and D St. Douglas
DATE: August 27, 2026

During the May 20, 2026, Assembly Finance Committee meeting, the Assembly passed a motion to move Facilities Maintenance out of the Mt. Jumbo building, with the intent of disposing the property.

The Mt. Jumbo building, located at 4th and D St. in Douglas, is the former Douglas School built in 1937. It is a multi-use building with 2 stories of school/office space (9,000 gross sf), a partially finished basement (4,680 gross



sf) suitable for workshops and storage, and an attached gym building (5,100 gross sf). The school/office/storage space has been most recently used by Facilities Maintenance, and the gym is used as a drop-in and rental space for activities such as pickleball and parties.

An estimate from the CBJ Assessor's Office values the property between \$2.5M and \$2.64M, based on typical office rents in Juneau, and typical cost for the gym building in fair condition. City Code Title 53.09.200 outlines multiple options for disposal, including the methods of disposal "land may be conveyed by lottery, auction, over-the-counter sale, negotiated sale, sealed bid, land exchange, or other methods as the assembly may approve by ordinance." CBJ

code 53.09.200-53.09.270 provides direction for each of these disposal types; the code sections are provided below.

Regardless of the type of disposal process chosen, terms and conditions for each land sale shall be approved by the Assembly by ordinance. CBJ 53.09.200(e) states that "the sale price for City and Borough land shall not be



less than market value as determined by the manager." Per 53.09.200(f) the Manager will prepare a sales brochure detailing the terms and conditions of the sale. The public process for the disposal of CBJ property takes about 9 months. All disposals of CBJ property are authorized by the Assembly by ordinance.

Staff propose a competitive sealed bid process for this disposal with a minimum bid to be determined by appraisal. CBJ can hire an appraiser to value the property (\$20,000 estimate) however, the Assembly could determine to move forward with the sale at a minimum bid of \$2.5M based on the Assessor's estimate. Sealed bid is the most commonly used process for disposal by the CBJ and is more likely to net greater revenue and dispose of the property more quickly than other types of sales. The timeline to vacate the building is estimated to be completed in the next few months. If the assembly would like to place terms and conditions on the sale of the property, a request for proposals with a negotiated sale would be more appropriate.

Staff request that the Lands, Housing, and Economic Development Committee provide a motion of support for the sealed competitive bid sale of the Mt. Jumbo property with the minimum bid to be determined by appraisal and direct the City Attorney to draft an ordinance for introduction authorizing the sale.

Attachments:

1. City Code 53.09.200 – 53.09.270
2. Building Plans

ARTICLE IV. - DISPOSAL

53.09.200 - General.

(a) *Methods of disposal.* City and Borough land may be conveyed by lottery, auction, over-the-counter sale, negotiated sale, sealed bid, land exchange, or other methods as the assembly may approve by ordinance.

(b) *Inclusion in land management plan.* Except for property acquired by tax foreclosure or reconveyance agreement, real property should not be conveyed prior to inclusion in a land management plan.

(c) *Satisfaction of CBJ [53.09.260\(a\)](#).* Real property recommended for negotiated sale in the management plan adopted by the assembly not more than ten years prior to commencement of negotiations for a negotiated sale shall be deemed to have satisfied CBJ [53.09.260\(a\)](#).

(d) *Ordinance.* Terms and conditions for each land sale shall be approved by the assembly by ordinance.

(e) *Sale price.* Except as provided in CBJ [53.09.270](#), Disposals for public use, the sale price for City and Borough land shall not be less than market value as determined by the manager.

(f) *Sales brochure.* The manager shall prepare, and make available to the public, a sales brochure detailing the terms and conditions of sale for competitive land sales.

(g) *Qualification.* To qualify for a land sale, the applicant must be an individual 18 years of age or older at the time of registering for the sale or a business, licensed to conduct business in the State of Alaska. No person or business entity may apply for, or purchase, a parcel offered for sale if he or she has defaulted on a prior purchase of City and Borough property within the five years preceding the proposed sale. To qualify for a parcel, the registrant or authorized agent must be present at the lottery, auction, bid opening, or over-the-counter sale.

(h) *Agent.* An agent participating for another person or entity shall identify himself or herself as an agent, submit a written agency agreement, power of attorney, or other document showing the agent's authority, and shall identify the agent's principal. This information shall be available to the other participants.

(i) *Disqualification.* The manager may disqualify from participating in a land sale conducted under CBJ [53.09.210](#)—[53.09.250](#) lottery, auction, over-the-counter and sealed bid sales, any person who willfully violates the provisions governing bidder, applicant, or purchaser qualifications.

(j) *Public notice and marketing.* Not less than 45 days before the date of a land lottery, auction, sealed bid opening, or the commencement date of an over-the-counter sale, the manager shall place an advertisement providing notice and a description of the sale in a newspaper of general circulation in the municipality,

which shall run one day per week for at least four consecutive weeks. The manager may use whatever additional advertising media, format, or frequency he or she determines will best inform the public of the sale and most advantageously market the property.

(k) *Deposit.* Prior to the close of business on the day of the lottery, auction, or bid opening, the buyer or the buyer's agent shall provide the City and Borough a non-refundable down payment equal to five percent of the purchase price, submit any proof of buyer's qualification, and execute the purchase agreement and other required documentation as stated in the sales brochure. The deposit shall be in cash or by check or similar instrument. If the buyer fails to prove the buyer's qualifications or to tender the required down payment or to execute the necessary purchase agreement or other instruments to close the sale, or if the check does not clear, the sale is void, and all rights of the buyer in the property arising out of the sale are terminated. Unless specifically provided otherwise by the manager in writing, the buyer shall have no right of possession to the property until all necessary notes, security and other instruments necessary to close the sale have been executed and the sale closed.

(l) *Payment of balance.* The balance shall be paid over a period not to exceed ten years in equal annual, quarterly, or monthly payments of principal and interest with interest on the unpaid balance at a rate established by the assembly by ordinance. The manager may direct loan payments to a bank of his or her choice and establish service fees, the payment of which shall be the purchaser's responsibility. There shall be no prepayment penalty.

(m) *Subordination.* The manager shall not subordinate the security interest of the City and Borough to that of another lender.

(n) *Application form and registration fee.* The application shall be on a form provided by the City and Borough. A nonrefundable registration fee must accompany the application.

(o) *Tax foreclosed land.* Applicable provisions of state law shall govern the disposal of land acquired by tax foreclosure to the extent state law and this chapter are in conflict on such disposals.

53.09.210 - Lottery sales.

The nonrefundable registration fee for each lottery parcel applied for is \$25.00 and must accompany the application. An applicant may not file more than one application on any parcel. The manager shall conduct the lottery drawings in an order based on the number of applications per parcel, starting with the highest.

53.09.220 - Reserved.

53.09.230 - Auction sale.

(a) The auction shall be an outcry auction.

(b) *Registration.* Prior to bidding on any parcel, a bidder or the bidder's agent shall register with the auctioneer or the auctioneer's designee and be given a bidder identification.

(c) *Minimum bid.* The minimum acceptable bid shall be the market value as determined by the City and Borough manager.

53.09.240 - Over-the-counter sales.

(a) *Lands available.* Parcels may be made available for over-the-counter sales under such procedures as the manager may prescribe.

(b) *Sale procedure.* The manager shall establish a method of determining who has first and subsequent chance of purchasing parcels among those who are present at the time over-the-counter parcels are first available.

53.09.250 - Sealed competitive bids.

(a) *Registration.* The registration fee for participating in a sealed bid sale shall be \$500.00 per application. The registration fee shall be returned to unsuccessful bidders. For a successful bidder, the registration fee shall be applied toward the down payment of the lot for which the fee was paid.

(b) *Post bid negotiations.* If a significant factor in the award of the bid is to be the development proposal made by the bidder and if the bidders have been so informed either in the advertisement or on the bid form, the manager may negotiate with the best bidder or, in the manager's sole discretion, with the two best bidders.

(c) *Assembly approval.* The award of a bid in which the development proposal is a significant factor in the award is subject to approval by the assembly.

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.

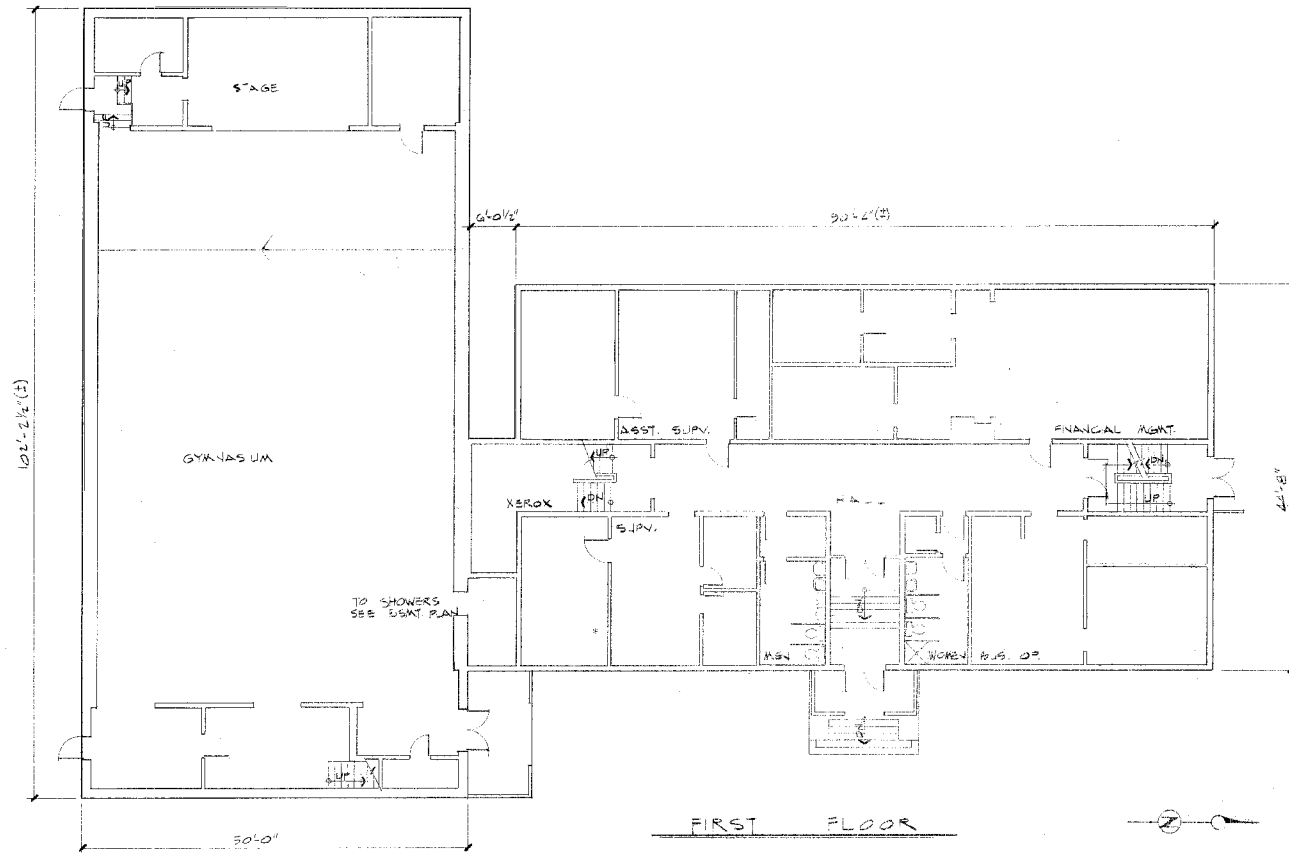
(b) *Review and approval process.* Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly 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.

53.09.270 - Disposals for public use.

(a) *Disposal to governmental agency.* The lease, sale, or other disposal of municipal land or resources may be made to a state or federal agency for less than the market value provided the assembly approves the terms and conditions of such disposal by ordinance.

(b) *Disposal to nongovernmental agency.* The sale, lease, or other disposal of City and Borough land or resources may be made to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the state or the City and Borough.

(c) The market value, as determined by the manager, of City and Borough land, interest in land or resources, which is granted to a governmental or nongovernmental agency under this section, shall be set forth in the authorizing ordinance. The City and Borough may require the grantee to provide an appraisal to determine the market value.



FIRST FLOOR



Kramer, Chin & Mayo, Inc.
 Consulting Engineers, Architects, Applied Scientists
 124 West Fifth Street, Juneau, Alaska 99801
 Phone (907) 586-6400

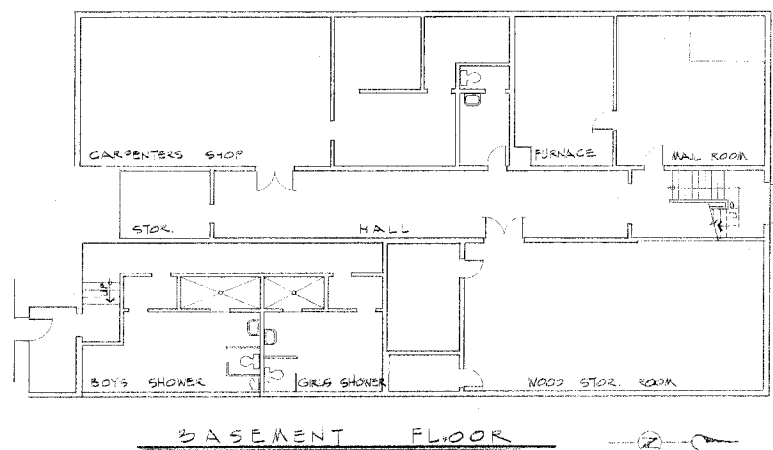
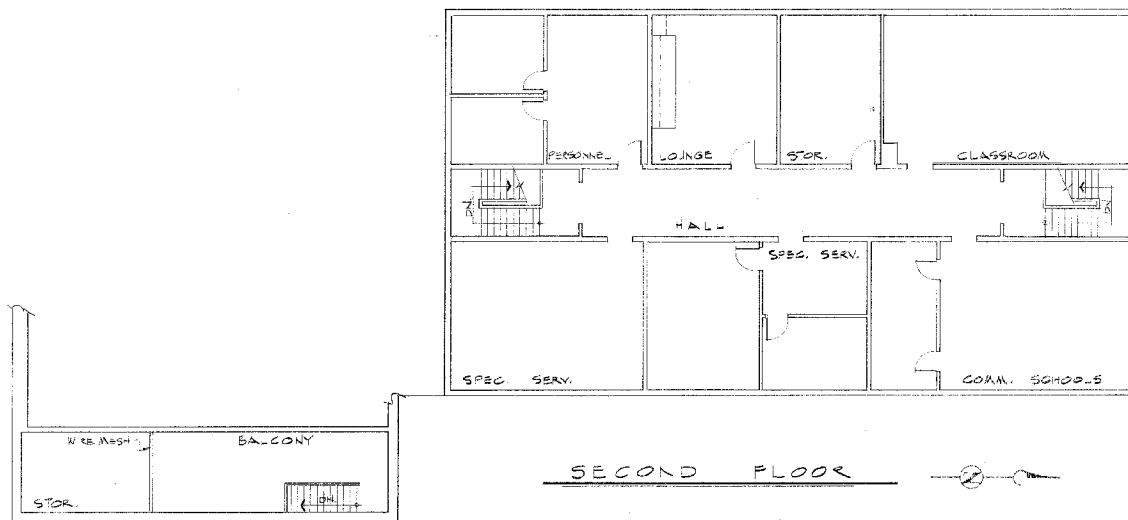
Date	Designed By
Scale	Drawn By <i>B.P.</i>
$\frac{1}{8} = 1'-0"$	Checked By
	Approved By

Revisions

EXISTING FLOOR PLANS MT. JUMBO SCHOOL
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FLOOR PLAN - FIRST FLOOR

Drawing Number
Sheet Number
1 OF 2



Kramer, Chin & Mayo, Inc.
 Consulting Engineers, Architects, Applied Scientists
 124 West Fifth Street, Juneau, Alaska 99801
 Phone (907) 586-8400

Date	Drawn by
Scale	Check by
1/8" = 1'-0"	Approved by

Revisions

EXISTING FLOOR PLANS MT. JUMBO SCHOOL
--

FLOOR PLANS - BASEMENT & SECOND FLOOR
--

Drawing Number
Sheet Number
2 OF 2

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: 2026 Disposal of CBJ lots by sealed bid
DATE: August 26, 2026

The Lands and Resources Division has reviewed the inventory of CBJ owned properties and identified four parcels appropriate for immediate disposal, consistent with CBJ 53.09.010, under which the policy for disposing of property includes "meeting the need of City and Borough residents for private ownership." CBJ 53.09.200 provides several disposal options. Sealed competitive bid — the method CBJ uses most often — tends to net greater revenue and close faster than the alternatives.

CBJ collects bids during the bidding period and opens them together. Under CBJ 53.09.200(e), the sale price may not be less than market value as determined by the Manager, and under 53.09.200(f) the Manager will prepare a sales brochure detailing each sale's terms and conditions. Terms for each sale must be approved by the Assembly by ordinance; the full public disposal process takes roughly six to nine months. Under CBJ 53.09.200(i), successful bidders may finance their purchase. CBJ financing terms are a maximum ten-year term, 10% due at closing, and a 10% interest rate.

Proposed Property Disposals:

16650 Pt. Lena Loop Rd. (Parcel 8B3301050080) is a 36,717 sf sloping, treed lot with frontage along Pt. Lena Loop Rd. It is listed as "Dispose" in the 2016 Land Management Plan, is zoned D3, is rectangular, and offers filtered ocean views. There is a 30-ft utility and pedestrian easement along the east side per plat 2006-49 recorded on August 31, 2006. **Staff request that the Lands, Housing, and Economic Development Committee pass a motion of support for obtaining an appraisal and forward this disposal to the Assembly.** If this Committee provides a motion, an appraisal will be completed prior to an ordinance being introduced to the Assembly.

USS 3545 Lot 212 Tract C (Parcel 6D1101010140) is a rectangular, 26,510 sf treed lot located approximately 270 ft past Ninemile Creek Rd. on North Douglas Highway. The parcel is zoned D1 and is listed as "Retain/Dispose" in the 2016 Land Management Plan: "Retain/Dispose [parcels] are appropriate for disposal, but there are sections (such as stream corridors, high-value wetlands, etc.) that may be retained for a public purpose."

Staff request that the Lands, Housing, and Economic Development Committee pass a motion of support for obtaining an appraisal and forward this disposal to the Assembly. If this Committee provides a motion, an appraisal will be completed prior to an ordinance being introduced to the Assembly.

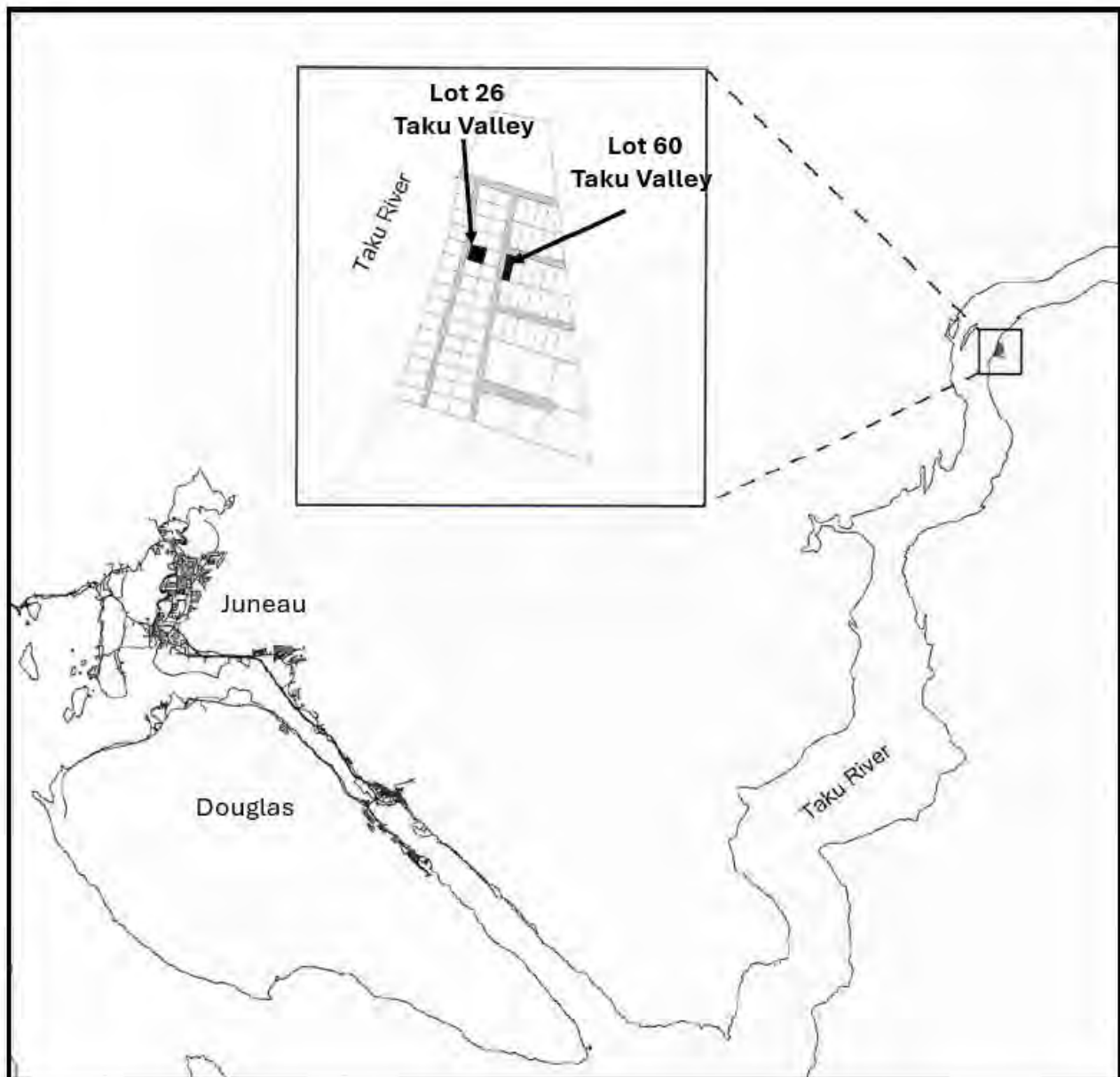
Taku Valley Subdivision Lot 26 (Parcel 3R0301010260) is a 23,522 sf treed lot zoned Rural Reserve, located across from the northern spur of Taku Glacier on the Taku River. It is listed as "Dispose" in the 2016 Land Management Plan. The parcel was transferred to CBJ in 1988 by Clerk's Deed for delinquent taxes. Based on 2023 aerial photos, the riverbank is an estimated 150 ft from the front lot line; the site has not been visited due to its remote location, and we are unaware of any structures or active erosion. Staff recommend disposing of this property by sealed bid without appraisal due to its low value. The Manager has determined the minimum bid for this lot to be \$6,000 based on the value of the adjacent properties. **Staff request that the Lands, Housing, and Economic Development Committee pass a motion of support and forward this disposal to the Assembly.**

Taku Valley Subdivision Lot 60 (Parcel 3R0301010600) is a 23,087 sf treed lot zoned Rural Reserve, located across from the northern spur of Taku Glacier on the Taku River. It is listed as "Dispose" in the 2016 Land Management Plan. Based on 2023 aerial photos, the riverbank is an estimated 600 ft from the front lot line; the site has not been visited due to its remote location, and we are unaware of any structures or active erosion. Staff recommend disposing of this property by sealed bid without appraisal due to its low value. The Manager has determined the minimum bid for this lot to be \$6,000 based on the value of the adjacent properties. **Staff request that the Lands, Housing, and Economic Development Committee pass a motion of support and forward this disposal to the Assembly.**

Attachments:

1. Aerial photos of proposed disposals
2. City Code 53.09.200





ARTICLE IV. - DISPOSAL

53.09.200 - General.

(a) *Methods of disposal.* City and Borough land may be conveyed by lottery, auction, over-the-counter sale, negotiated sale, sealed bid, land exchange, or other methods as the assembly may approve by ordinance.

(b) *Inclusion in land management plan.* Except for property acquired by tax foreclosure or reconveyance agreement, real property should not be conveyed prior to inclusion in a land management plan.

(c) *Satisfaction of CBJ [53.09.260\(a\)](#).* Real property recommended for negotiated sale in the management plan adopted by the assembly not more than ten years prior to commencement of negotiations for a negotiated sale shall be deemed to have satisfied CBJ [53.09.260\(a\)](#).

(d) *Ordinance.* Terms and conditions for each land sale shall be approved by the assembly by ordinance.

(e) *Sale price.* Except as provided in CBJ [53.09.270](#), Disposals for public use, the sale price for City and Borough land shall not be less than market value as determined by the manager.

(f) *Sales brochure.* The manager shall prepare, and make available to the public, a sales brochure detailing the terms and conditions of sale for competitive land sales.

(g) *Qualification.* To qualify for a land sale, the applicant must be an individual 18 years of age or older at the time of registering for the sale or a business, licensed to conduct business in the State of Alaska. No person or business entity may apply for, or purchase, a parcel offered for sale if he or she has defaulted on a prior purchase of City and Borough property within the five years preceding the proposed sale. To qualify for a parcel, the registrant or authorized agent must be present at the lottery, auction, bid opening, or over-the-counter sale.

(h) *Agent.* An agent participating for another person or entity shall identify himself or herself as an agent, submit a written agency agreement, power of attorney, or other document showing the agent's authority, and shall identify the agent's principal. This information shall be available to the other participants.

(i) *Disqualification.* The manager may disqualify from participating in a land sale conducted under CBJ [53.09.210](#)—[53.09.250](#) lottery, auction, over-the-counter and sealed bid sales, any person who willfully violates the provisions governing bidder, applicant, or purchaser qualifications.

(j) *Public notice and marketing.* Not less than 45 days before the date of a land lottery, auction, sealed bid opening, or the commencement date of an over-the-counter sale, the manager shall place an advertisement providing notice and a description of the sale in a newspaper of general circulation in the municipality, which shall run one day per week for at least four consecutive weeks. The manager may use whatever additional advertising media, format, or frequency he or she determines will best inform the public of the sale and most advantageously market the property.

(k) *Deposit.* Prior to the close of business on the day of the lottery, auction, or bid opening, the buyer or the buyer's agent shall provide the City and Borough a non-refundable down payment equal to five percent of the purchase price, submit any proof of buyer's qualification, and execute the purchase agreement and other required documentation as stated in the sales brochure. The deposit shall be in cash or by check or similar instrument. If the buyer fails to prove the buyer's qualifications or to tender the required down payment or to execute the necessary purchase agreement or other instruments to close the sale, or if the check does not clear, the sale is void, and all rights

of the buyer in the property arising out of the sale are terminated. Unless specifically provided otherwise by the manager in writing, the buyer shall have no right of possession to the property until all necessary notes, security and other instruments necessary to close the sale have been executed and the sale closed.

(l) *Payment of balance.* The balance shall be paid over a period not to exceed ten years in equal annual, quarterly, or monthly payments of principal and interest with interest on the unpaid balance at a rate established by the assembly by ordinance. The manager may direct loan payments to a bank of his or her choice and establish service fees, the payment of which shall be the purchaser's responsibility. There shall be no prepayment penalty.

(m) *Subordination.* The manager shall not subordinate the security interest of the City and Borough to that of another lender.

(n) *Application form and registration fee.* The application shall be on a form provided by the City and Borough. A nonrefundable registration fee must accompany the application.

(o) *Tax foreclosed land.* Applicable provisions of state law shall govern the disposal of land acquired by tax foreclosure to the extent state law and this chapter are in conflict on such disposals.

53.09.210 - Lottery sales.

The nonrefundable registration fee for each lottery parcel applied for is \$25.00 and must accompany the application. An applicant may not file more than one application on any parcel. The manager shall conduct the lottery drawings in an order based on the number of applications per parcel, starting with the highest.

53.09.220 - Reserved.

53.09.230 - Auction sale.

(a) The auction shall be an outcry auction.

(b) *Registration.* Prior to bidding on any parcel, a bidder or the bidder's agent shall register with the auctioneer or the auctioneer's designee and be given a bidder identification.

(c) *Minimum bid.* The minimum acceptable bid shall be the market value as determined by the City and Borough manager.

53.09.240 - Over-the-counter sales.

(a) *Lands available.* Parcels may be made available for over-the-counter sales under such procedures as the manager may prescribe.

(b) *Sale procedure.* The manager shall establish a method of determining who has first and subsequent chance of purchasing parcels among those who are present at the time over-the-counter parcels are first available.

53.09.250 - Sealed competitive bids.

(a) *Registration.* The registration fee for participating in a sealed bid sale shall be \$500.00 per application. The registration fee shall be returned to unsuccessful bidders. For a successful bidder, the registration fee shall be applied toward the down payment of the lot for which the fee was paid.

(b) *Post bid negotiations.* If a significant factor in the award of the bid is to be the development proposal made by the bidder and if the bidders have been so informed either in the advertisement or on the bid form, the manager may negotiate with the best bidder or, in the manager's sole discretion, with the two best bidders.

(c) *Assembly approval.* The award of a bid in which the development proposal is a significant factor in the award is subject to approval by the assembly.

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.

(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.

53.09.270 - Disposals for public use.

(a) *Disposal to governmental agency.* The lease, sale, or other disposal of municipal land or resources may be made to a state or federal agency for less than the market value provided the assembly approves the terms and conditions of such disposal by ordinance.

(b) *Disposal to nongovernmental agency.* The sale, lease, or other disposal of City and Borough land or resources may be made to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the state or the City and Borough.

(c) The market value, as determined by the manager, of City and Borough land, interest in land or resources, which is granted to a governmental or nongovernmental agency under this section, shall be set forth in the authorizing ordinance. The City and Borough may require the grantee to provide an appraisal to determine the market value.

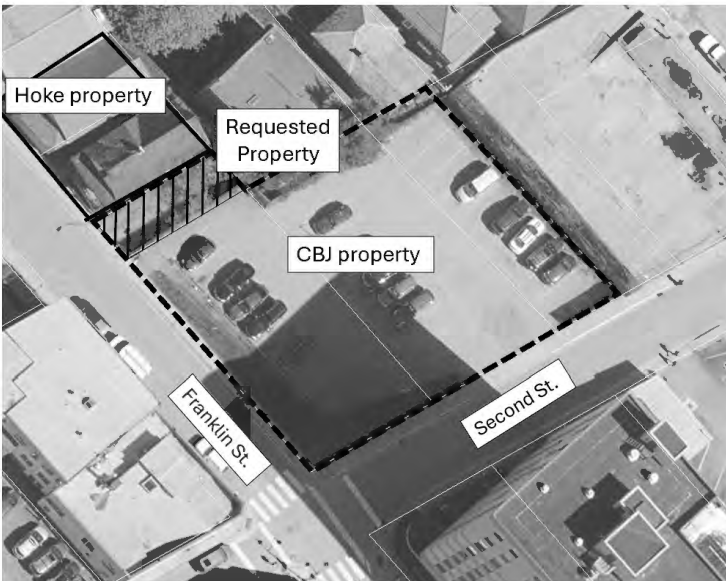
MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Hoke Request to Purchase CBJ Property Located at 223 North Franklin Street
DATE: July 22, 2026

The subject property is a CBJ-owned cleared vacant lot located at 223 North Franklin Street, just north of Second Street (Parcel 1C070A110140), legally described as the southeast 20 feet of Lot 8, Block 11, Juneau Townsite. The parcel measures approximately 20 feet along North Franklin Street by 50 feet deep, contains approximately 979 square feet, and lies within the Mixed Use (MU) zoning district. It is currently signed as permit parking however the spaces are not leased, and we have no records of past payments. It appears that the spaces are used as parking for the applicant's property at 229 North Franklin.



Alexander Hoke has applied to purchase the parcel and paid the \$500 filing fee. The applicant owns the adjoining properties 229 North Franklin Street which he purchased in 2022, and 315 Third Street. The application provides the following reasons in support of his request: his properties have no off-street parking, and the parcel would provide two parking spaces for his tenants; the home at 229 North Franklin has essentially no setback from the shared property line, so maintaining or repairing its

southeast wall requires trespassing on CBJ property; the parcel provides fire department access to the rear of the homes at 229 North Franklin and 315 Third Street, and access from the CBJ parking lot is obstructed by a five-foot wall; a sewer line serving 229 North Franklin runs diagonally beneath the parcel, and a rear storm drain line serving 315 Third Street also crosses the parcel. As an alternative, the applicant proposes that CBJ sell him

a ten-foot-wide segment of the parcel — half the lot — sufficient to maintain the home at 229 North Franklin and to provide emergency access to the rear of 315 Third Street.

There is currently a pending application before the Assembly to purchase and redevelop the entire Second and Franklin parking lot, including the subject parcel, as a multifamily housing project. Conveying the subject parcel would reduce the developable area of that site and would remove 20 feet of North Franklin Street frontage. Staff do not recommend disposing of a portion of the Second St. and Franklin Street properties while a proposal for the whole site is under active consideration.

The subject parcel is also incorporated into the North Franklin Reconstruction Project (BE26-185), currently underway. Sheet C-201 of the approved plan set shows the parcel as City and Borough of Juneau property and reconfigures it as part of the adjacent public parking lot, adding two parking spaces. Conveyance of the parcel would require redesigning a project already out for construction and would forfeit two spaces of public parking in the downtown core.

The 2025 Adopted Assembly Goals direct CBJ to “Continue planning and implementation of (re)development of Telephone Hill, Pederson Hill, 2nd/Franklin, and CBJ land recently re-zoned to encourage density.” The subject parcel is part of the 2nd/Franklin site. The MU zoning district requires no setbacks and imposes no height, lot coverage, or maximum density limits; the parcel falls within the No Parking Required area and is eligible for the CBJ 12-year tax abatement program. Even at 979 square feet, the parcel carries development capacity that is lost to the public once conveyed.

CBJ Code 53.09.260(a) provides that a proposal to purchase City and Borough land “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.” Final approval of any disposal of CBJ property requires the Assembly to adopt an ordinance following a public hearing after a Planning Commission review.

Given the pending application to redevelop the entire Second and Franklin site, the parcel's inclusion in the North Franklin Reconstruction Project, and the direction provided in the 2025 Adopted Assembly Goals, Lands staff recommend against the disposal of 223 North Franklin Street to Hoke.

Staff request that the Lands, Housing, and Economic Development Committee recommend the Assembly deny Alexander Hoke’s application to purchase CBJ property located at 223 North Franklin Street through a negotiated sale.

Attachments:

1. Hoke CBJ Land Sale Application
2. North Franklin Reconstruction Project Sheet C-201



Application to Purchase City and Borough of Juneau Lands

Applicant Information

Business / Individual *

Alexander Hoke

Address *

301 3rd St

Street Address

Juneau

City

AK

State / Province / Region

99801

ZIP / Postal Code

Phone *

(907) 723-3955

Email

oahoke@gmail.com

☐ Add Another Business/Individual

CBJ Land Information

The CBJ Assessor's Database will provide information regarding site address and legal description. The CBJ Parcel Viewer tool can provide necessary maps needed to complete this application.

Site Address *

223 North Franklin St.

Legal Description *

Parcel ID 1C070A110140; Southeast 20 feet of Lot 8, Block 11

Provide Brief Description of Your Proposal *

I wish to purchase the lot known as 223 North Franklin St.; Parcel ID 1C070A110140

Provide a Map of CBJ Land you wish to Purchase *

No file chosen

Accepted file types: pdf, Max. file size: 50 MB.

Have you mailed the \$500.00 filing fee? *

☒ Yes

Applications can only be processed when the \$500 fee is received. All checks are made out to "The City and Borough of Juneau" and can be sent to:

The City and Borough of Juneau
Attn: Lands and Resources Division
155 S. Seward St.
Juneau, AK 99081

Additional Comments for CBJ Staff to Consider

I have attached letters dated January 20 and July 8, 2026 and email dated February 11 to Dan Bleidom, which provide supplementary explanations for my reasons to purchase the lot at 223 N. Franklin St.

I have also attached copies of the CBJ engineering plans BE26-185 which shows the subject property and the utility lines from my adjoining homes which cross the subject property.

Upload Supporting Documents (optional)

Drop files here or

SELECT FILES

Accepted file types: pdf, doc, docx, Max. file size: 50 MB.

"By submitting this form, I agree all information is accurate. Submission of this request is NOT approval by the City and Borough of Juneau. I understand that staff will review my application and follow up with questions. Once staff have reviewed my application, ultimate determination of my request to purchase City property will be made by the City Assembly."

Legal Representative of Business / Individual *

First

Alexander Hoke

Last

CAPTCHA

I'm not a robot

reCAPTCHA

SUBMIT

July 8, 2026
Dan Bleidorn
Lands and Resources Manager
City and Borough of Juneau
155 South Seward St.
Juneau, Alaska 99801

Dear Mr. Bleidorn,

This letter constitutes a summary of the reasons I believe that my request to purchase the lot at 223 North Franklin St. should be granted:

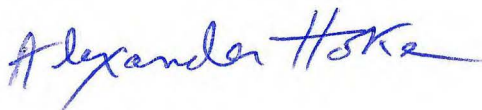
I have described the four properties I currently own that adjoin the lot I wish to purchase in a letter dated January 20, 2026. My primary concerns pertain to the home at 229 North Franklin St. since my ability to maintain the southerly wall of this home requires me to erect ladders and scaffolding which means that I must trespass on the CBJ owned lot that I wish to purchase. Home maintenance, as you know, is an ongoing process so my need for this access is continual.

Additionally, the sewer line from my home at 229 N. Franklin runs through the center of the lot I wish to purchase, and has for decades, highlighting the issue of a prescriptive easement. Please see the attached engineering plan, Sheet C-201.

Further, my home at 315 Third St. has a rear storm drain line which also runs through the lot I wish to purchase. Please see the attached engineering plan, Sheet C-201.

In the event of fire, the CBJ fire department would need to approach the rear of my homes (229 N. Franklin and 315 3rd St) through the subject property, at 223 N. Franklin.

The current CBJ plan to rebuild Franklin St beginning this summer, BE26-185, envisions expanding the existing parking lot adjacent to the Baranof Hotel by two spaces situated on the subject lot that I wish to purchase. My purchase of this lot would also assure two parking spaces for my tenants in buildings at 229 N. Franklin, 233 N. Franklin and 299 N. Franklin. Consequently, the utility to the community would be the same under my ownership or under the CBJ expanded parking lot.

A handwritten signature in blue ink that reads "Alexander Hoke". The signature is written in a cursive, flowing style.

January 20, 2026

Dan Bleidorn
Lands & Resources Manager
City and Borough of Juneau
155 South Seward St.
Juneau, Alaska 99801

Dear Mr. Bleidorn,

I would like to make a formal request to purchase a small plot of land from the City and Borough of Juneau. This parcel of land is identified on the CBJ Parcel Viewer as 223 North Franklin St. or tax id: 1C070-A11-0140.

I currently own four properties adjacent to the parcel I wish to purchase. I have acquired these properties, one by one, in order to solve boundary dispute issues or to gain access to space needed to repair or remodel existing houses. I own the property abutting on the northwest (house #229 N. Franklin) and to the northeast (house #315 3rd St) of the proposed purchase parcel. Additionally, I own houses 233 and 299 N. Franklin. In other words, I currently own all of lots 7 and 8 of block 11 of the Juneau Townsite except for the parcel I wish to purchase.

The proposed purchase lot 223 extends 20 feet along Franklin St. and is 50 feet deep and has essentially served as a parking space for the prior owners/occupants of the home at 229 N. Franklin St. Immediately to the southeast of the parcel in question, the CBJ operates an open parking lot comprised of lots 310 and 324. As part of the North Franklin Reconstruction Project scheduled for the summer of 2026, I understand that the plan is to combine the parking space I wish to purchase (223) with the existing parking lot across 2nd St. from the Baranof Hotel thereby increasing the existing lot by two parking spaces.

My purpose in purchasing the parcel at 223 N. Franklin is to solve several deficiencies for the buildings I currently own on Franklin St. First, my three buildings on Franklin St have no off-street parking available. Second, my home at 229 Franklin has essentially no setback space from the property line between the proposed purchase lot and the home at 229 Franklin. Consequently, I currently can not maintain or repair the southeast side of my home at 229 Franklin St. without trespassing on the CBJ parcel at 223 Franklin St. that I hope to purchase. I need space for scaffolding and materials staging space in order to repair the home at 229 N. Franklin. And finally, the lot I wish to purchase would provide important access to the rear of the home at 229 Franklin St. and the home at 315 3rd St. in the event of a fire. Fire department access to the rear of the houses at 229 Franklin St. and 315 3rd St. from the CBJ parking lot is hampered by a 5 foot high wall separating the parking lot from my homes.

The CBJ parking lot at Second St. and Franklin St. is currently a rectangle. If the lot at 223 Franklin is added to the existing parking lot, it would act as a protrusion from part of the existing rectangle. In other words, the parcel at 223 Franklin is more an attachment to the CBJ parking lot, not integral to it.

As an alternative, if my proposal to purchase the 223 Franklin parcel is unacceptable to the CBJ, I would propose that the CBJ sell me half of the lot at 223 Franklin (in other words, a 10 foot wide segment of the parcel at 223 Franklin). This would minimally provide me space to repair or maintain my home at 229 Franklin and would provide emergency access to this home and the rear of the home at 315 3rd St in the event of a fire.

Please let me know if my proposal to purchase the parcel at 223 Franklin St is acceptable to the City and Borough of Juneau. Thank you.

Alexander Hoke
301 3rd St.
Juneau, Alaska 99801

(907) 723-3955
oahoke@gmail.com

Offer to purchase lot at 223 North Franklin St

message

Alexander Hoke <oahoke@gmail.com>
To: Dan.Bleidorn@juneau.gov

Wed, Feb 11, 2026 at 11:38 AM

Dear Mr. Bleidorn,

As a follow-up to my formal request to purchase the CBJ lot at 223 North Franklin St., I would like to mention that I attended the CBJ public meeting where the Franklin Street upgrade project was presented. During that meeting, I discovered that the sewage drain line for my house at 229 North Franklin runs diagonally below the lot in question to connect to the city sewer system. This sewage line has been in place for decades so I would presume that there are issues of prescriptive easement regarding access to my sewage drain line. I offer this information in favor of my desire to purchase outright the lot at 223 North Franklin St.

Thank you for taking this into consideration.

Alexander Hoke
(907) 723-3955

NOTES:

- STATION AND OFFSETS PROVIDED FOR STORM AND SANITARY SEWER STRUCTURES ARE TO THE CENTER OF THE STRUCTURE. FINISHED GRADES PROVIDED ARE TO THE FLOWLINE AT THE CENTER OF THE FRAME FOR CURB INLETS AND TOP OF RIM AT THE LOWSIDE OF EACH SOLID COVER.
- PIPE LENGTHS AND SLOPES SHOWN ARE CALCULATED TO ENDS OF PIPE. PAY LENGTHS ARE TO CENTER OF STRUCTURE ALONG THE SLOPE LENGTH.
- CTE WATER SERVICE WITH ALL FITTINGS AS REQUIRED.
- CTE CPP PIPE WITH A SILT TIGHT COUPLER WITH GASKET.
- LOCATION OF 223 SEWER SERVICE IS BASED ON ASBUILT INFORMATION. CONTRACTOR SHALL LOCATE SERVICE AND INSTALL CLEAN OUT NEAR BACK OF SIDEWALK.
- INSTALL SEWER SERVICE TO 233. CONNECT TO ESS-4 WITH TWO LSS-1 BANDS AND A 10x6 WYE. INSTALL CLEANOUT AND CAP AT PROPERTY LINE.
- REMOVE EXISTING SEGMENT OF 10" DI FROM MH-1 TO POINT OF CONNECTION. CONNECT SS-1 TO EXISTING 10" PVC WITH ALL FITTINGS AS REQUIRED.
- VERIFY ORIGIN OF SANITARY SEWER SERVICE. REPORT FINDINGS TO CBJ SEWER DEPARTMENT.

CB-1*	
STA "NF" 10+26.2, 14.80' LT	
EXISTING TYPE I	
EG	EL=46.51
INV ESS-1	EL=40.22
INV EXIST 24"	EL=40.24
INV 12" PVC (134)	EL=40.61
*TO REMAIN.	

MH-1*	
STA "NF" 10+34.2, 3.99' LT	
EXISTING TYPE I	
FG	EL=47.22
EG	EL=47.22
INV ESS-1**	EL=40.62
INV ESS-2	EL=40.62
INV 6" PVC (200)	EL=41.70
INV SS-1	EL=40.62
*ADJUST EXISTING FRAME AND COVER TO GRADE.	
**REMOVE EXISTING ESS-3 AND INSTALL SS-1 AT SAME INVERT ELEVATION. REUSE EXISTING BOOT.	

CB-2	
STA "NF" 10+59.7, 10.9' LT	
TYPE I	
FG	EL=47.58
INV UD-1	EL=44.80
INV SD-1	EL=40.80
INV 8" PVC (310)	EL=44.60
INV 8" PVC (200)	EL=40.90
INV 8" PVC (200)	EL=44.80
INV SD-2	EL=41.40

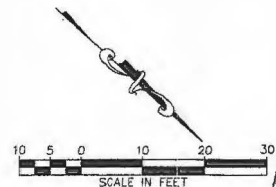
CB-3	
STA "NF" 11+48.3, 11.0' LT	
TYPE I	
FG	EL=54.59
INV SD-4	EL=47.60
INV SD-2	EL=47.35
INV SD-3	EL=50.20

PIPE SUMMARY - STORM SEWER AND SANITARY SEWER				
PIPE	DIA	LENGTH	TYPE	SLOPE
SD-1	24"	20.7	CPP	0.018
SD-2	24"	85.0	CPP	0.067
SD-3	12"	27.7	PVC	0.076
SD-4	24"	87.2	CPP	0.064
SS-1	10"	19.0	HP PVC	0.061
UD-1	6"	29.8	PERF	0.008

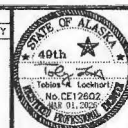
MH-2*	
STA "NF" 11+56.4, 3.81' LT	
EXISTING TYPE I	
FG	EL=55.37
EG	EL=55.34
INV ESS-4	EL=48.10
INV ESS-3	EL=48.10
INV 8" PVC	EL=48.10
*TO REMAIN. REPLACE EXISTING FRAME AND COVER PER STD 206A. WATER PROOF EXTERIOR.	

CB-5*	
STA "NF" 11+78.8, 32.25' LT	
EXISTING TYPE IV	
FG	EL=58.28
INV 6" PVC (213)	EL=53.80
*TO REMAIN.	

CB-4	
STA "NF" 11+48.4, 19.5' RT	
TYPE III W/ AREA DRAIN	
FG	EL=55.60
INV SD-3	EL=52.46
INV 6" PVC (315)	EL=52.60
INV 6" PVC (229)	EL=52.60



No.	DATE	REVISION	DESCRIPTION	BY



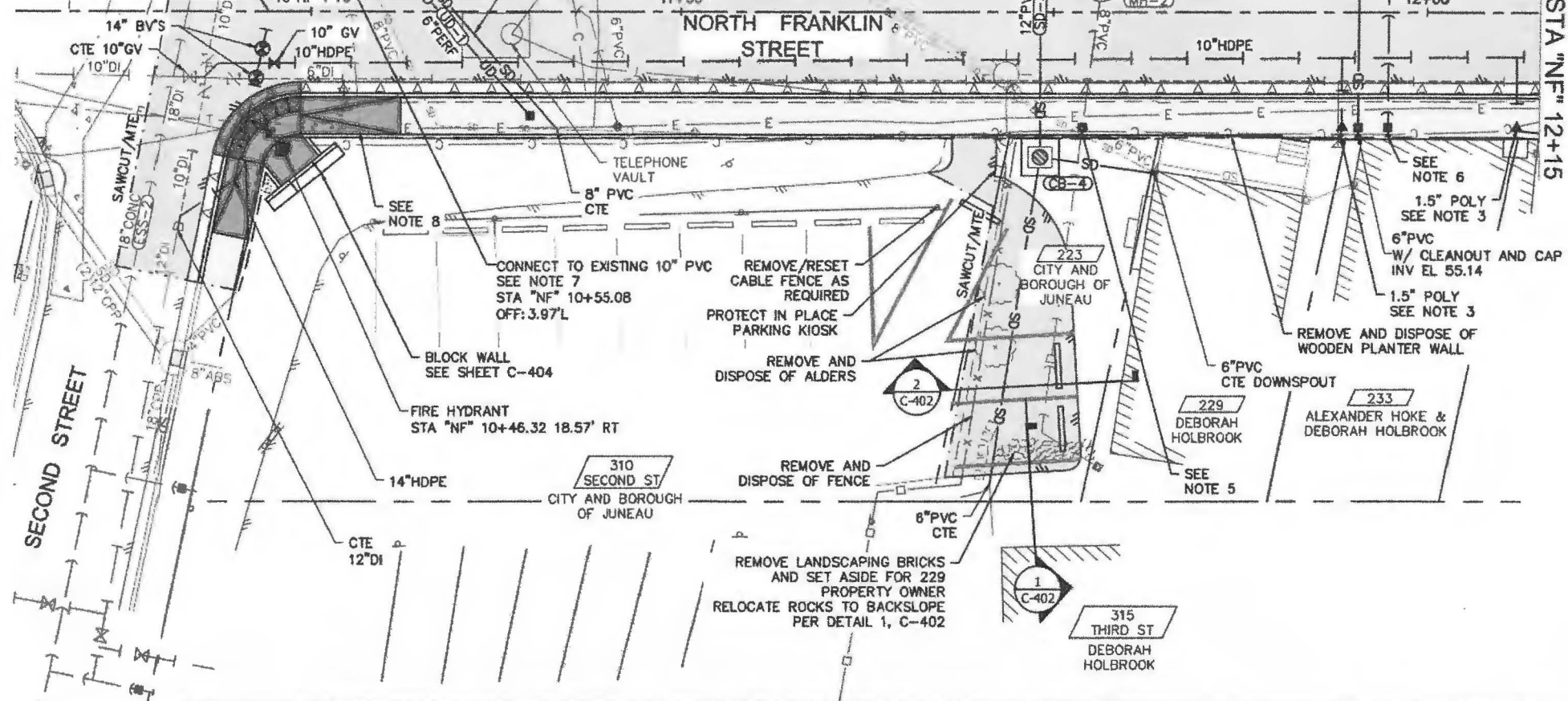
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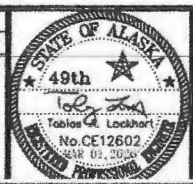
**NORTH FRANKLIN RECONSTRUCTION
2ND TO 6TH STREET
BE26-185
PLAN - NORTH FRANKLIN ST
SECOND STREET TO STA "NF" 12+15**

PROJECT 25-010
DATE 03/01/2028
SHEET
C-201

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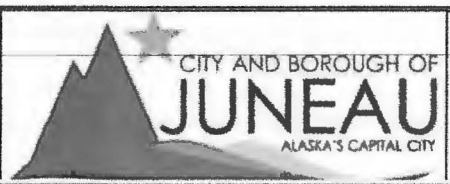
REVISION		
No.	DATE	DESCRIPTION



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NORTH FRANKLIN RECONSTR
2ND TO 6TH STREET
BE26-185
PLAN - NORTH FRANKLIN
SECOND STREET TO STA "NF"