

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**
January 30, 2017, 5:00 PM.
Municipal Building Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- A. December 9 2016 Minutes
- B. December 12 2016 Minutes

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. AGENDA TOPICS

- A. Expanding CBJ to Model Borough Boundary
- B. Pederson Hill Subdivision Update
- C. Ruth Pedersen application to acquire City Property
- D. Petersburg Borough Legislation

VI. STAFF REPORTS

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

December 9th, 2016 12:00 PM
Conference Rm. 224, City Hall

I. ROLL CALL

Debbie White, Chair, called the meeting to order at 12:01pm.

Members Present: Chair Debbie White; Assembly members: Mary Becker; Jesse Kiehl; Norton Gregory; Ken Koelsch, Mayor

Liaison Present: Carl Greene, Planning Commission; Chris Mertl, PRAC

Liaisons Absent: Weston Eiler, Docks and Harbors

Staff Present: Greg Chaney, Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Scott Ciambor, Chief Housing Officer; Beth McKibben, Planning Manager; Rorie Watt, City Manager

II. APPROVAL OF AGENDA

The agenda was approved.

III. APPROVAL OF MINUTES

A. October 31, 2016

The October 31, 2016 minutes will be brought up at the December 12, 2016 Lands Committee meeting.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. A Discussion of Potential Modifications to the Draft Housing Action Plan

Chair White felt it important to call this meeting as a result of the attention and public reaction to the Housing Action Plan (HAP). Chair White had concerns due to how the HAP was perceived in the business and building community, and that a major builder in particular would not build anything new, and only remodel, if the HAP was passed.

Mr. Mertl asked what the key concerns from contractors were, and Chair White replied the “percentage of everything built being sold for less money.” Chair White also provided an example of a property manager that usually is at full capacity with their 100 rentals, but has considerable vacancy with 7 two-bedroom apartments being unoccupied, when typically at this time of year there is only 2-4 vacant.

Chair White directed the Committee’s attention to the HAP for review:

- Pg. 2: Chair White highlighted the last three bullet points as being of high importance.
- Pg. 8: Chair White said spending the City's resources is one thing, but committing the tax payer dollars and business and property owner dollars as a levy is unacceptable for a lot of people; Chair White's first idea to address this was aggressive disposal of City property with a percentage of this money going into the Housing Fund, which would spread the tax burden to everyone rather than raise property taxes for a select few. Chair White also said more land should go into circulation.

Ms. McKibben responded that Juneau has a lot of amenities for a community of its size, so the concept is for the community to recognize that housing is important and allocate funding towards housing, which is a community resource.

Mr. Gregory said the community needs to understand the Assembly's priorities. Mr. Gregory said there are people who cannot afford to live in the Juneau community, which means they are using resources not for food or healthier lifestyles but instead towards rent and mortgages. Mr. Gregory said the Assembly's priorities are "out of whack." Chair White agreed and said it doesn't give [builders] an impetus to build more housing, but instead provides an incentive to build more subsidized housing, and the Plan is not saying "let the market work." Mr. Kiehl respectfully disagreed and said these ideas were encompassed in the plan, and Chair White agreed and said she wanted to add "require or mandate market behavior" this concept is currently missing from the plan. Mr. Kiehl said the plan could be more general, but is appropriate in terms of comprehensiveness. Chair White said more emphasis needs to be placed on comprehensiveness, rather than mandating what builders do.

- Pg. 8: Chair White invoked discussion concerning: "the key goal recommended in the Plan is 1,980 new units", the market responding to need, and the timeline associated with constructing a subdivision. Chair White said the market is responding, and that more units were produced than were mentioned in the HAP. Chair White said people had problems with the idea of a housing levy and significant funding to offset housing costs. Chair White said there is the attitude that "some people aren't working to pay their share" which is causing others to pick up the slack.

Mr. Gregory said the HAP identified that Juneau has a "pent up housing market," and that there is a lack of choice and selection, and due to the lack of choice and selection, there are homeowners at every housing stage that would like to live in other areas or different homes, but these community members do not want to move due to the lack of choice and selection. Chair White said the idea might be to build more houses, so when builders say that "there are elements of this HAP that scare the living daylights out of me and I'm going to stop building houses," that's a red flag. Mr. Gregory replied that to him, that particular response is a lack of understanding for what is happening with the Juneau housing market. Mr. Greene asked where the lack of housing in the market is,

and that the City needs to target where the lack is, and Ms. McKibben replied housing is needed at every stage. The Lands Committee continued to discuss the difficulties associated with Juneau's housing market, and then returned to discussing specific areas of concern within the Housing Action Plan:

- Pg. 10: Chair White was concerned about the projections of Juneau's population and was curious if the State has updated these numbers.

Mr. Ciambor commented that he is planning to meet with CDD to update the data found in the 2014 Housing Needs Assessment, and could provide this information to the Committee.

- Pg. 11: Chair White read the opening sentence to the "there are too many factors, real and perceived" paragraph and asked Mr. Chaney if the City's rock and gravel sales are a significant portion of the Lands Fund. Mr. Chaney replied it is significant, but that Lands also redirects these funds back into the quarries to cover costs associated with operations and expansions.
- Pg. 13: Chair White discussed clarifying the section that discusses what "other communities" are doing so that it does not imply Juneau will be required to replicate those efforts.

Mr. Watt reminded the Committee where the Housing Action Plan stood before the Assembly, with the direction being to bring back a resolution on December 19th and make changes.

Chair White passed around the draft resolution and suggestions for the Housing Action Plan made by Mr. Watt. Chair. White asked if the Assembly goes forward with the resolution, could the Committee still make changes, to which Mr. Watt replied no, since the Plan will have been adopted. Ms. Becker said she does not think the Housing Action Plan is ready for adoption as is. The Committee then discussed alternatives to passing the Plan on December 19th. Chair White asked if she could work with Mr. Ciambor individually, and Mr. Watt confirmed it so. Mr. Watt said the best course of action would be to draft a memo of suggestions that are distributed in advance of the Assembly meeting. Ms. Becker wanted to know if there was an urgent issue instigating a quick adoption of the Plan, and Mr. Watt responded that the Assembly has already begun to use parts of the Plan.

PUBLIC PARTICIPATION ON AGENDA ITEM A

There was no public participation on agenda item A.

VI. STAFF REPORTS

There were no staff reports.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no committee member/liaison comments or questions.

VIII. ADJOURNMENT

The meeting was adjourned at 1:37pm.

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

December 12, 2016 5:00 PM
City Hall, Assembly Chambers

I. ROLL CALL

Debbie White, Chair, called the meeting to order at 5:03 pm.

Members Present: Chair Debbie White; Assembly members: Mary Becker; Jesse Kiehl; Norton Gregory

Liaison Present: Weston Eiler, Docks and Harbors; Chris Mertl, PRAC; Carl Greene, Planning Commission

Staff Present: Greg Chaney, Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Dan Bleidorn, Deputy Lands Manager; Rorie Watt, City Manager

II. APPROVAL OF AGENDA

The agenda was approved.

III. APPROVAL OF MINUTES

A. October 31, 2016

The October 31, 2016 minutes were approved as amended.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Support Parking

City Manager Rorie Watt addressed the Lands Committee with the December 5th, 2016 memo provided. Mr. Watt also let the Committee know there have been parking initiatives and communications with the Downtown Business Association (DBA) and the Downtown Improvement Group (DIG) and expects progress in that arena over the coming months.

Mr. Kiehl asked why the Fee-In-Lieu Funding Source, instead of the Downtown Parking Fund (DPF), would be used in this situation and said the DPF would be the more appropriate source. Mr. Watt replied that the DPF is used for fund balance for the Marine Park and the Downtown Transportation Center parking garages. Mr. Watt did not think the DPF would be poor choice for using funds, however cautioned the Committee that the DPF does not have the most robust funds and would like to look into the deferred maintenance plan of the Marine Park garage. Mr. Kiehl asked if the State previously leased this parcel from the Mental Health Trust and Mr. Watt confirmed it so.

Mr. Mertl asked what Mr. Watt's definition of "short term" was, and Mr. Watt replied around a year, but that there is no starting or ending point to parking. Mr. Mertl asked if this would be paid parking, and Mr. Watt replied it would be either state parking that the State provides to their employees or the City would pay for it and not charge. Mr. Watt explained that because this parking lot is the furthest parking lot from downtown, users will need an incentive to use the lot and if the City is to pay for the lot, that Mr. Watt would work to get local business workers to park over there. Mr. Mertl then asked if Mr. Watt has discussions with the other party that is interested in this lot, and Mr. Watt replied this lease would not interfere with "bigger and better" things for the community or be in competition with the private sector.

Mr. Gregory asked if the City knows the cost of the property and Mr. Watt replied he did not know the exact cost but that it would be several million. Chair White added that when the Mental Health Trust sells property, it is the cost of the appraisal plus a 20-25 percent increase on top of that.

Mr. Kiehl asked about the price differences on the memo and Mr. Watt replied there was one theory to drain all the money in the Fee-In-Lieu Fund and put it in the Downtown Parking Fund. Mr. Watt said the \$30,000 is around \$2,000 a month for around a year, and is a good number to give flexibility.

Mr. Kiehl moved that an ordinance be drafted to appropriate \$30,000 for this purpose from the Downtown Parking Fund, since a temporary use would not fit public understanding of the use of Fee-In-Lieu funds. Mr. Kiehl said the Downtown Parking Fund would be a more appropriate fund to use for this lease.

Chair White asked who is going to enforce the use of the lot for downtown business owners and Mr. Watt replied if it was State employees, it would be the State's responsibility however if it was made available for public use, the City would be responsible for plowing, maintenance, and towing of derelict cars.

The Lands Committee unanimously made a motion of support for staff to draft an ordinance that appropriates \$30,000 from the Downtown Parking Fund to be used for leasing the Alaska Mental Health Trust's Support property for parking.

PUBLIC PARTICIPATION ON AGENDA ITEM A

Bob Janes, president of Juneau Ocean Center (JOC), let the Lands Committee know that JOC submitted the application to purchase the Mental Health Trust lot and has begun the process of negotiations. Mr. Janes said the appraised value of property is \$2.75 million, and that JOC is very supportive of the City's near term interest in leasing the lot for parking.

B. Right of Way Use

Mr. Watt addressed the Lands Committee with the December 5th, 2016 memo provided concerning potential to lease CBJ rights-of-way.

Mr. Mertl agreed with Mr. Watt, and urged him to also consider including a provision to minimize “sign clutter” so that things do not become visually overbearing.

Mr. Kiehl asked Mr. Watt when excess right of way is or is not available, provided a few examples for Mr. Watt to consider, and asked how a property owner would know if there is excess right of way in front of them. Mr. Watt replied it is necessarily a bit subjective, evaluated the examples Mr. Kiehl provided, and said he recommended that the Manager would determine when it would be appropriate to lease segments of right-of-way, since leasing rights-of-way may become controversial. Mr. Kiehl asked if Mr. Watt needed a new ordinance for this issue, or if he could create a policy for this. Mr. Watt replied when taking an expansive view of existing code, the City could place this issue into the same section as food carts but that would be an aggressive application of that code section. Mr. Watt said the idea of charging fair market value is where new code is needed, since this is something the CBJ does not currently do. Mr. Kiehl then asked if this would only be available to an adjacent property owner, or could anyone apply and Mr. Watt replied that after his memo was drafted, he regretted not putting “adjacent property owner” in there, but then thought of another situation where the adjacent property owner would not object to a third party use. If the adjacent property owner is supportive and there is no impediment to pedestrian flow, then it could be okay.

Mr. Mertl asked if the Seawalk was right of way, and Mr. Watt replied that it is not. Mr. Watt then discussed the potential for a joint waterfront-downtown neighborhood plan in the future.

Mr. Chaney provided clarification that fair market value for rights of way would be determined by adjacent property values since the City does not assess values for rights of way.

PUBLIC PARTICIPATION ON AGENDA ITEM B

Bill Heumann, building owner at 432 S. Franklin St., said Tracy LaBarge of Tracy’s Crab Shack is a tenant of his, and is the business that will be using this new code if approved. Mr. Heumann said there has already been a lot of input from the City on this project, and he’s not exaggerating when he says there is 100 feet between his business and the bus parking lot. Mr. Heumann said the only thing he wants to speak to is fair market value, and that businesses should pay for what they are using however some consideration should go into the seasonality of the operation; that there will be no

permanent building construction on the right of way; and use of the area is weather dependent.

The Lands Committee unanimously adopted a motion of support for staff to draft an ordinance as described in the December 5th, 2016 memo to use a piece of right-of-way for outside tables and chairs.

VI. STAFF REPORTS

Mr. Chaney let the Lands Committee know that collaborative progress is being made on the Implementation Strategy for the Land Management Plan, and developments will soon be shared with the Committee.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no committee member or liaison comments or questions.

VIII. ADJOURNMENT

The meeting was adjourned at 5:46pm.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
greg.chaney@juneau.org

Voice (907) 586-0205
Fax (907) 586-5385



Greg Chaney, Lands and Resources Manager

TO: The Lands Committee

FROM: Expanding CBJ to Model Borough Boundary

SUBJECT: DATE: January 25, 2017

On February 22 2016 the Assembly Committee of the Whole reviewed the option of incorporating additional areas into the Juneau Borough. After weighing various courses of action, the Committee voted to pursue annexing the unclaimed area between the southern Juneau border and the new northern edge of the Petersburg Borough. During the December 3 2016 Assembly Retreat the issue was discussed again. It was decided to take the issue back to the Lands Committee for further discussion because annexation applications are substantial undertakings, there is efficiency in bundling more than one area in an application, and the first applicant tends to have a significant advantage in the process.

However Model Borough Boundaries are only a guiding concept and are not a clear indicator of where future borders between boroughs will be delineated.

Figure 1 provides a regional perspective and shows existing boroughs in Southeast Alaska. In 2003 the State of Alaska Local Boundary Commission established Model Boroughs for areas of the state that were in the unorganized borough. The Boundary Commission delineated areas neighboring the City and Borough of Juneau (CBJ) that were proposed to be incorporated into a future expanded Juneau Borough.

Figure 2 shows model borough boundaries in near Juneau. The primary feature of this map is that it shows adjacent boroughs that could potentially annex unincorporated portions of Admiralty Island as well as Horse and Colt Islands. Mansfield Peninsula region is across Lynn Canal from the Haines Borough and even if Admiralty Island is not within the Haines Model Borough, since it is adjacent, Haines could apply to annex portions of the island. The Glacier Bay Model Borough has not been created yet however it is conceivable that northern Admiralty could be included in its incorporation application. Another potential applicant to annex northern Admiralty Island could be the Chatham Model Borough. Angoon is the primary community on Admiralty Island and has expressed interest in the past of including

the northern part of Admiralty within the Chatham Borough if it was created. So, even though it might seem unlikely that another borough would claim the northern section of Admiralty as well as Horse and Colt Islands, it seemed just as improbable that the new Petersburg Borough would extend so far into Juneau's designated model borough territory.

Given that other jurisdictions might claim areas within the Juneau Model Borough Boundary, it seems prudent to review options for applying to fill out the unincorporated portions of Juneau's Model Borough. Figure 3 shows areas outside of incorporated Juneau Borough that could potentially be considered for annexation:

- A. This triangular region is between the new northern boundary of the Petersburg Borough and Juneau's southern boundary. Since this area was not included in the Petersburg Borough, Juneau seems like the only other credible candidate to incorporate this region. In the near future, annexation of this region is mostly symbolic since there are no local residents or private properties. In the long run mineral development or tourism could generate economic activity in this region. At the February 22 2016 Committee of the Whole, the Committee adopted a motion to continue to pursue annexing this region.
- B. Pack Creek, Oliver's Inlet and the Glass Peninsula are areas where Juneau based tours, commercial fishing, guided hunts and recreational activities are common. It seems that since this region has a strong connection to Juneau, that it should be incorporated in the Juneau Borough. The shaded area identified with the letter "B" is mostly contained within the Juneau Model Borough Boundary. The exception to this is the area around Pack Creek. Pack Creek is a very popular area for viewing bears and visitation to this area is managed by the USFS based in Juneau. The shaded area within the Chatham Model Borough includes the drainage area of Pack Creek and then follows the watershed of Seymour Canal north to the existing Juneau Borough boundary.
- C. Similar to the logic in B above, the western shore of a portion of our model boundary appears to have a nexus with a future Chatham Borough. By pursuing area B and not area C, Juneau would acquire approximately the same area into CBJ, but would acquire a boundary that better follows economic and cultural activities of the future Chatham and current CBJ. If the Chatham Borough is not formed, this issue could be revisited in the future.
- D. As discussed above, there are three adjacent boroughs that could potentially claim the northern portion of Admiralty Island as well as Horse and Cold Islands. This area is potentially the most contentious area to incorporate since it includes many private properties, some permanent residents and some business activity. It would also be very attractive to other boroughs for the same reasons. The 2007 *Juneau Annexation Study Commission* concluded for remote areas, *"The Commission believes that a careful balance must be struck between rates of property taxation and levels of service delivery as annexation is considered."* The Commission also stated, *"The perceived*

disparity between the areawide mill rate and the corollary lack of services is at the “nut” of opposition to annexation. (Even property owners on the Taku River and on Shelter Island have issues with the areawide property tax rate, stating that they do not receive commensurate services from the borough.) ”

Considering that the Petersburg Borough was successful in incorporating a significant amount of land within Juneau’s Model Borough, now is an appropriate time for the Lands Committee to discuss which areas the CBJ should be included in Juneau’s application to the Local Boundary Commission. As explained above, staff recommends that the annexation application include the areas identified as A, B and D in Figure 3.

Staff recommends the Lands Committee adopt the following motion:

The Lands Committee forwards this topic to the Committee of the Whole with the recommendation of expanding the borders of CBJ’s annexation application to match the areas identified as A, B and D in Figure 3.

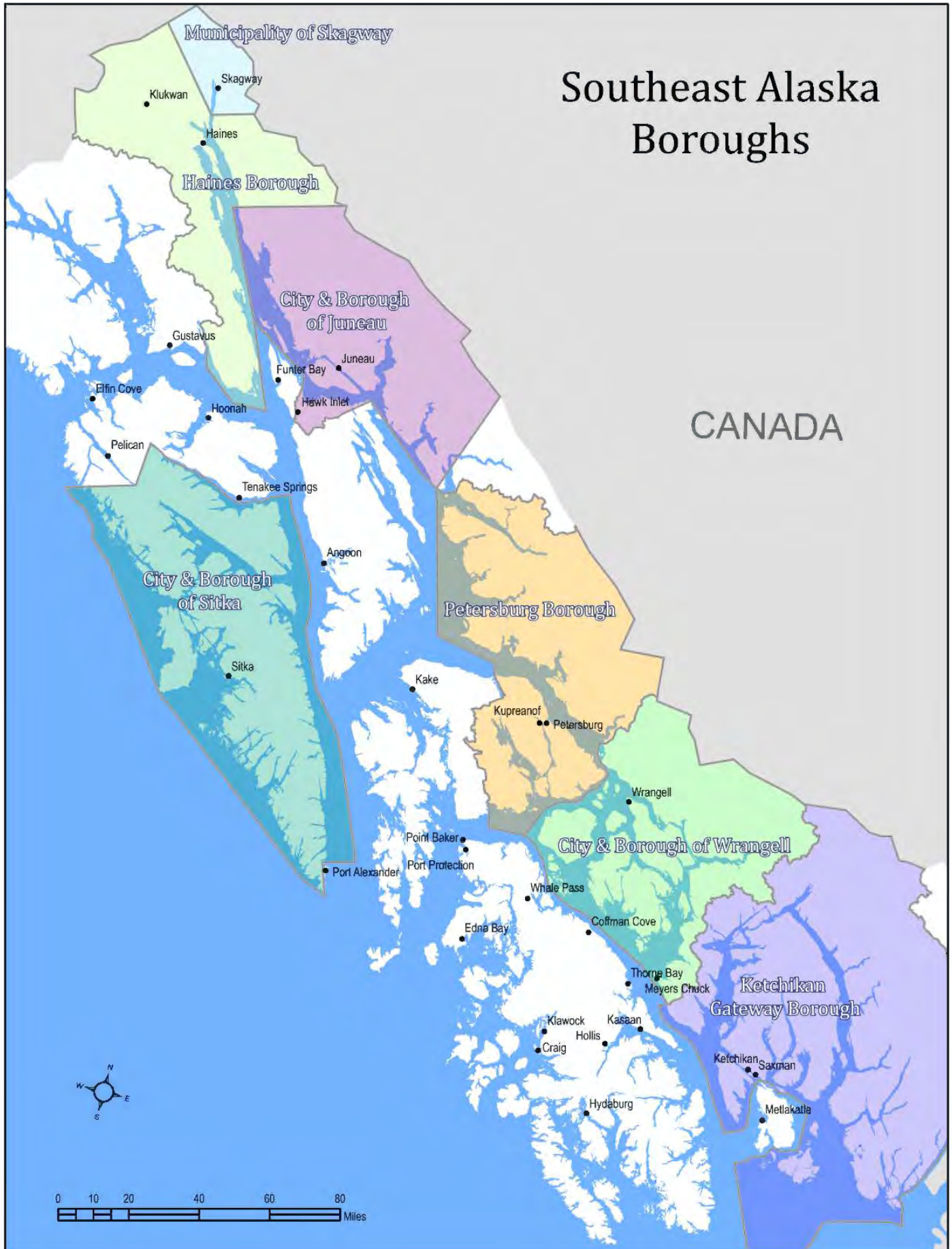


Figure 1. Regional Map of Southeast Alaska.

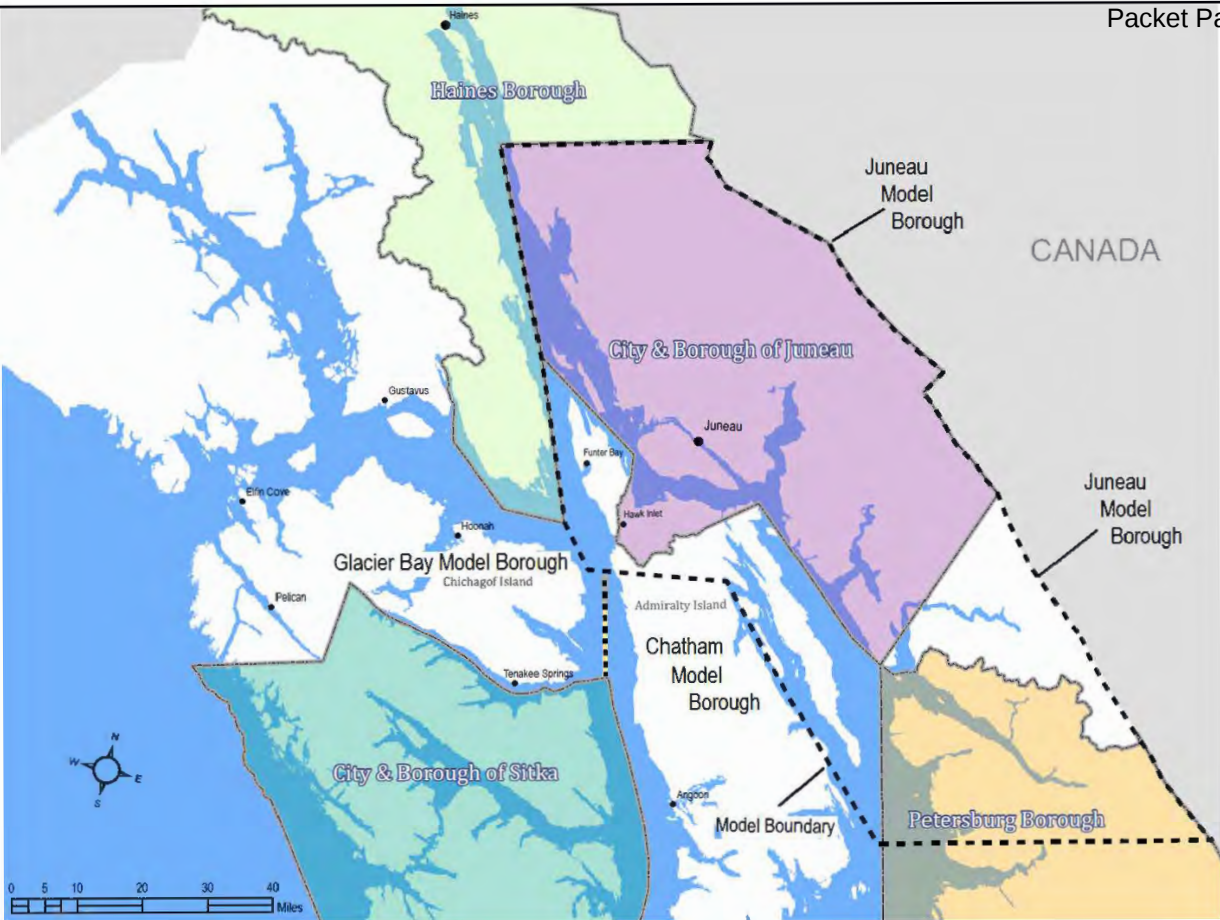


Figure 2. Boroughs adjacent to Juneau.

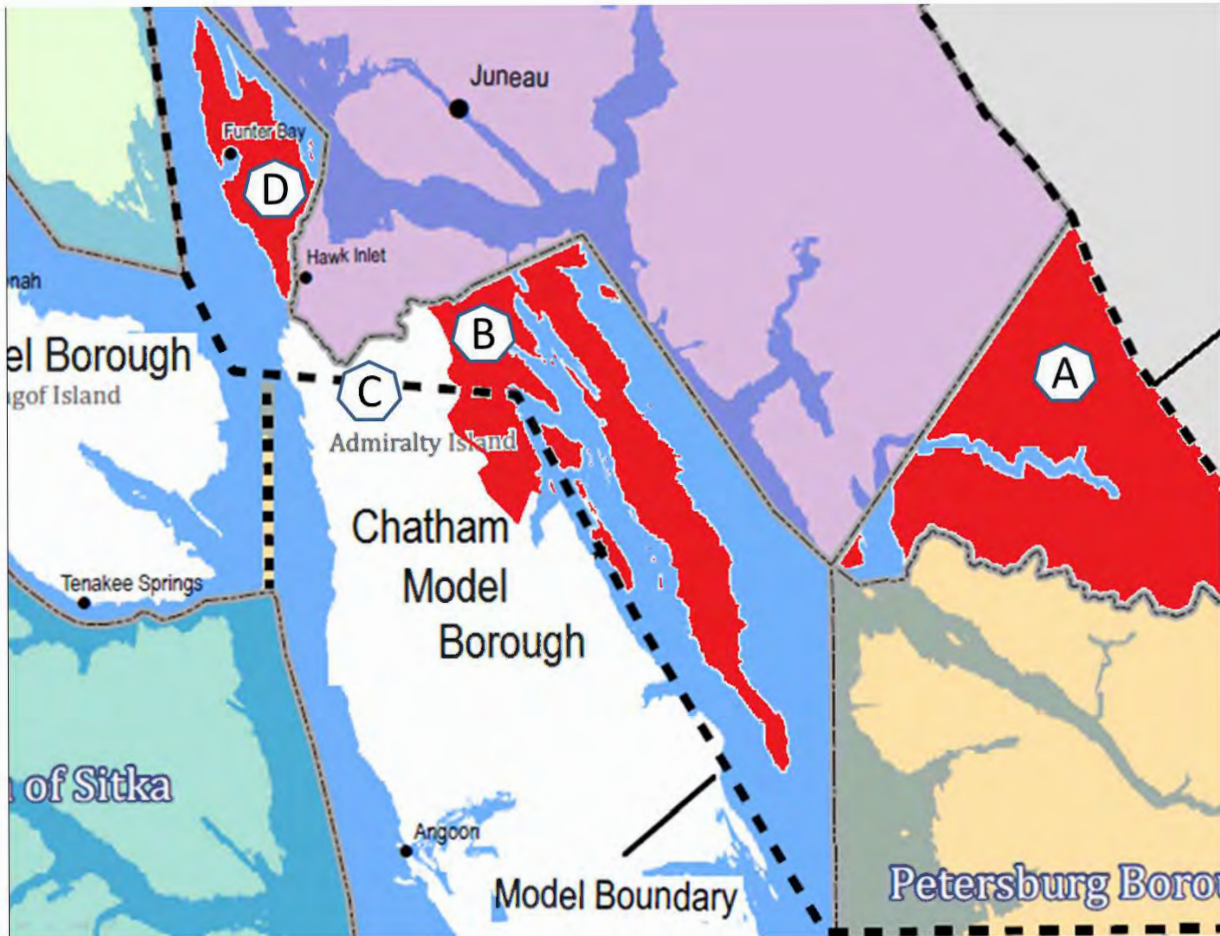


Figure 3. Recommendations for areas to include in Juneau's borough annexation application.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
greg.chaney@juneau.org

Voice (907) 586-0205

Fax (907) 586-5385

TO: The Lands Committee

FROM: Greg Chaney, Lands and Resources Manager

SUBJECT: Pederson Hill Subdivision – Status Update

DATE: January 25, 2017

City property at the base of Pederson Hill has been considered by the Assembly as a prime development candidate for decades. The 1995 Land Management Plan identified this area as a priority for residential development. Below is a list of milestones delineating progress that has been made toward the goal of bringing housing to this property, current project status, as well as identifying next steps toward meeting this goal.

Background and Progress:

- 2006: Buildable Lands Study. This was a comprehensive review of City property available for development. This included a relative ranking for areas studied indicating the ease of development. The Pederson Hill region was determined to be the most appropriate area to develop after Switzer Creek. The Switzer Creek property is now the site of the new Renninger Subdivision (Jackie Street).
- 2010: Pederson Hill Access Study. Once the area was identified as a good candidate for development, a study was completed evaluating the area for possible access options. The report also identified development constraints.
- 2010/2011: Sewer lines were extended across the Mendenhall River and provided sewer service to Glacier Highway. Sewer lines were extended up to the high point on Glacier Highway above Swampy Acres. With installation of sewer lines, it became possible to rezone the area for higher density housing.

- 2014: After receiving support from the Affordable Commission and review from the Planning Commission, the Assembly passed, with unanimous consent, Ordinance 2014-29: An Ordinance Amending the Official Zoning of the Pederson Hill Area, to a Mix of D-10 and D-10SF. This zone change set the stage for creating a residential subdivision in the region.
- 2015: The Assembly adopted, with unanimous consent, Ordinance 2015-26 “An Ordinance Approving a Land Trade between the City and Borough and Christ Evangelical Lutheran Church” with the intent “to subdivide to create residential housing opportunities.” This land trade provide an access right-of-way to CBJ’s property.
- 2016: February 1, An update concerning subdivision design was presented to the Lands Committee (Figure 1). The Lands Committee also discussed the potential for a partnership with Tlingit Haida Regional Housing Authority (THRHA) and passed a motion of support “for conceptual approval of the direction Lands is headed with the THRHA partnership” to work jointly to develop the proposed 86 single-family residential lot subdivision at Pederson Hill (see attached letter.)
- 2016: April 6, the Assembly adopted the Land Management Plan which includes the Pederson Hill property as a parcel for near term disposal based on the evaluation of the favorable development features such as available sewer, water, access and mild slopes. The Implementation Strategy for the 2016 Land Management Plan included the 86 lot subdivision to be completed with lots ready to sell within 2 years.
- 2016: Assembly transfers \$1.5 million from the Lands Fund into the Pederson Hill Subdivision CIP. The Pederson Hill CIP now totals \$4.6 million.
- 2016: September, the City received the final Army Corps of Engineers wetlands fill permit which is needed to develop lots in the proposed subdivision.

Next steps:

- 2017: February 28, Planning Commission Preliminary Plat review. At this public hearing the Planning Commission will review the draft Pederson Hill residential subdivision. It will also complete a City Project Review and make a recommendation to the Assembly concerning whether the proposal meets adopted plans.
- 2017: Spring, if the Planning Commission approves the preliminary plat for the Pederson Hill Subdivision, detailed engineering will begin. The Assembly at this time will also could consider disposal options for the lots and how quickly they enter the market. More discussion on disposal methodology below.

- 2017: Fall, Final engineering design complete. CBJ Engineering will prepare a bid package.
- 2017: Fall/Winter, Bid opening and Assembly evaluation of bid. This provides an opportunity for the Assembly to review the actual cost of the project. For example, if the bid comes in above the engineer's estimate, the Assembly has the option of not awarding the bid.
- 2018: Subdivision construction could begin.

On February 2nd at 7 pm the Planning Department will be hosting a neighborhood meeting in the new Valley Library. This will be followed by a presentation from the Lands Division for the Affordable Housing Commission on February 7th.

Disposal Options

As established under CBJ§53.09.200(d) the terms and conditions for each land sale shall be approved by the Assembly by ordinance. Therefore once the final plat is approved, the Assembly will determine how and when the resulting lots are sold. It is important to remember that if the market is weak, properties could be released in small batches over time to keep from flooding the market.

Since this subdivision contains so many lots, there are multiple options that could be included in a disposal strategy.

Sealed Competitive Bid

Most recent CBJ property disposals have been conducted utilizing a sealed competitive bid process. A fair market minimum bid is established and the property is sold to the highest bidder. Although this is an appropriate mechanism to ensure the City receives a good return on its investment, it tends to make land prices less affordable. Considering that one of the goals for the Pederson Hill Subdivision is to provide property to entry level home buyers, the sealed competitive bid disposal process should be limited to a few large lots on the edge of the subdivision that might be suited for larger homes, small churches or businesses.

Development Partner(s)

With projects of this size there are efficiencies of scale so it can be more efficient to build it as one development. Since this project is so large, it would be very helpful if the large capital outlay could be shared with other developers. In this regard, the Tlingit Haida Regional Housing Authority (THRHA) has been interested in exploring a partnership with the CBJ. They could bring significant resources to the project in exchange for a proportional share of platted lots.

At this time, the Housing Authority has expressed interest in acquiring 35-40 lots. Once the preliminary plat has been approved, negotiations can begin to determine the exact terms of an agreement. As development partners, they would run the risk of paying more than fair market value if bids come in high or if market values drop however, they would also benefit if the project is completed for less than the value of the resulting lots. A significant advantage THRHA brings to the project is that they will be building houses on their lots. This will add significant value to the development.

If other partners are interested in participating, they would be welcome.

Fair Market Value Lottery

In an effort to maintain affordable land prices, a lottery could be held for individuals who are interested in buying a lot for a fixed fair market value price. Winners of the lottery would have to pay a pre-established price for the property. The advantage of this is that the land prices stay at fair market value. The CBJ could offer financing to allow average citizens with modest savings to participate.

Clustered Fair Market Disposal for Contractors

For contractors that are interested in obtaining blocks of lots to build more efficiently, groups of five lots could be sold as blocks. If interest in these lots exceeds supply, blocks could be sold through a fair market value lottery process. This would help to keep prices from being inflated by a competitive bidding process.

If lots offered during a lottery or sealed competitive bid sale are not sold, they could be made available for over the counter sales or bundled with future land sales.

Blend of Disposal Options

In order to ensure that properties are distributed in an equitable manner, it would be possible to designate portions of the subdivision for individual user groups. Figure 2 is a diagram outlining a potential lot distribution strategy. Lots are shown that would be sold via lottery, to contractors, allocated to development partners and for sealed competitive bid. It should be stressed that this is a draft diagram but it provides a helpful illustration of the concept.

Staff Recommendation:

In conclusion the Assembly will be guiding this process and will have multiple opportunities to mold the project, determine its outcome, and control sale of lots. Due to the importance of this topic and the important ramifications it could have concerning future housing, staff recommends that further discussion related to the Pederson Hill Subdivision should be undertaken by the Committee of the Whole.

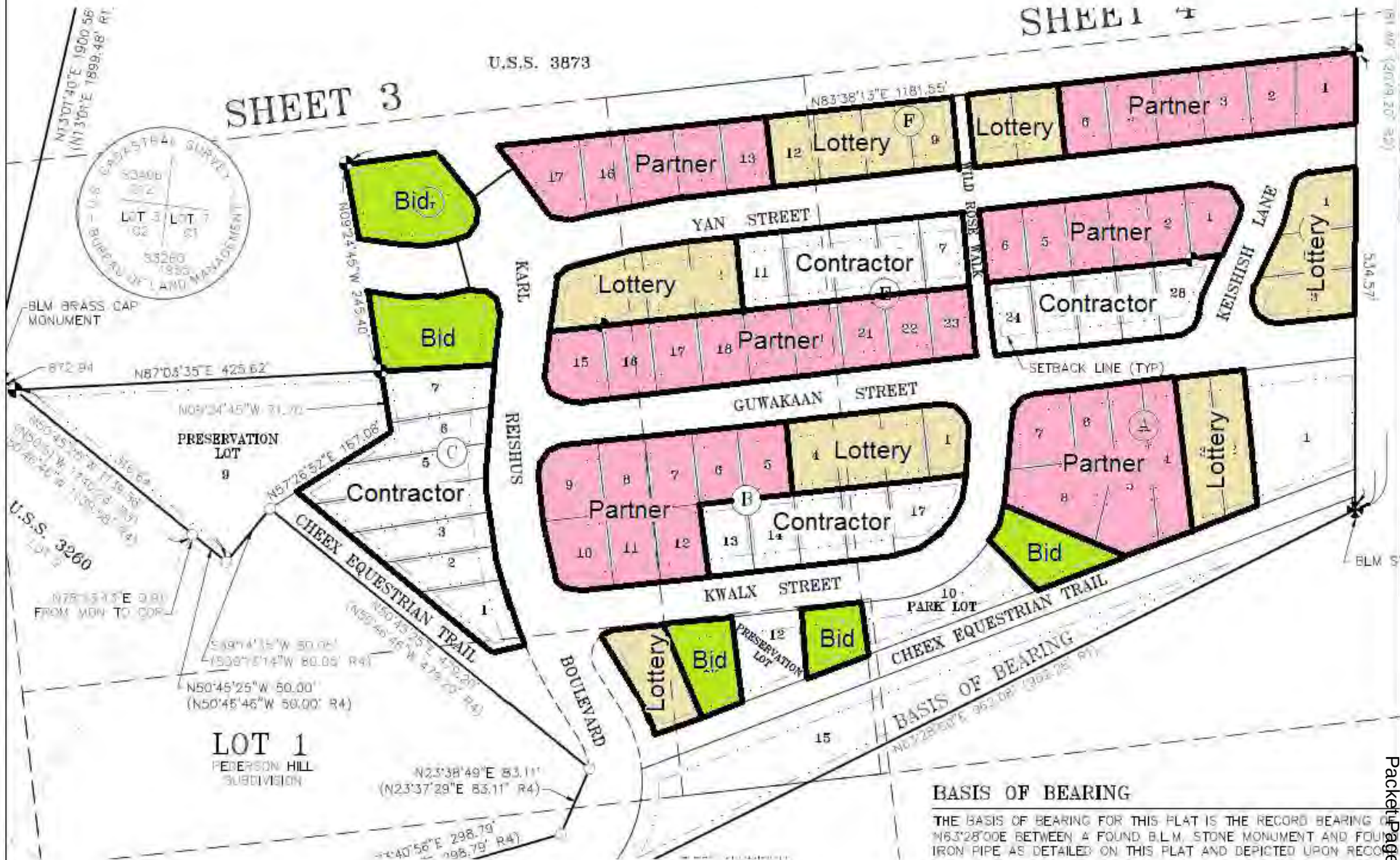
Recommended motion:

After the Planning Commission decision concerning the Pederson Hill preliminary plat application and City Project Review recommendation are completed, the Lands Committee forwards further discussion concerning the Pederson Hill Subdivision to the Assembly Committee of the Whole.

Figure 1. Current draft of the preliminary plat for the Pederson Hill Subdivision.



Figure 2. Above is a conceptual diagram showing how lots could be made available for sale to various user groups.





January 27, 2016

Hi Greg,

Below are the basic concepts you and I informally discussed regarding a possible partnership with the City for development of the land on Peterson Hill. I want to be clear that the terms and ideas listed below are just concepts at this point but they do reflect our overall objectives of such a development. Ultimately, whatever we may agree on for both development and financing, the THRHA board of commissioners will have to approve. I will be discussing these concepts with them at our board meeting next Friday in Saxman.

- everything is conceptual at this point, but we are very interested in participating and partnering with the city on this project if the city wants us to;
- our goal would be to seek private financing up front so that we could minimize regulatory requirements and restrictions associated with our federal HUD funds and AHFC matching funds;
- there is a chance that after the subdivision is completed and the lots are ready for development, we may be obligated to offer a handful of the units to low-income owners – if they do not already qualify for potential homeownership programs;
- our goal for development on this entire project parallels the city's objectives – smaller and affordable housing units intended to serve the workforce and moderate income families;
- our goal is to not manage rental units, but rather develop and sell homeownership units;

- this could be achieved by:
 - *selling lots directly to a family that has their own financing for construction
 - *building homes and selling them outright to eligible buyers
 - *building homes and financing the purchase directly or in partnership with a bank
 - *allowing some of the units where tenants could rent for a year or two and be required to assume the loan once they have established credit and capacity to pay
 - *if low-income units are allocated, we would provide some form of subsidy, but it would still be homeownership
- we anticipate that the majority of units will be required to pay property taxes;
- units that are rent to own, or subsidized, may be under PILT for the first year or two and until they assume the loan;
- at this point we are not aware and it is not our goal to make these units property tax exempt;
- THRHA has not secured any financing at this point, but we are prepared to seek financing letter of commitment or line of credit when the time is appropriate;
- THRHA would payoff its loan as individual lots/homes are sold, or when THRHA takes out construction financing to build individual homes;
- affordability will depend on the cost/value of each lot, our goal is to build homes in the 1,000 to 1,200 sf size and keeping the cost under \$290,000 – conceptually and hopefully;
- if appropriate for the neighborhood, and if THRHA has not tested prior to this development, we might consider constructing and testing a handful of “tiny” homes, perhaps 500 to 800 sf in size.
- THRHA will likely bid out home construction to private developers
- THRHA finds this partnership to be very appealing because our role would be limited to providing a portion of the funds to help ensure the completion the development of the lots and tract is done all at one time allowing for costs savings; the city would have complete control of planning, engineering and design for the neighborhood. In the end, we would end up with build-ready lots. This is a contrast when THRHA does development projects on its own as we would be held to very

cumbersome and burdensome federal regulatory compliance requirements (environmental, labor & wage rates, tribal consultation, total cost development figures, OMB procurement, etc.);

- with regard to possible private sector concerns or perceptions of fairness, THRHA is a non-profit entity so any net revenue beyond our costs would go directly to our mission of providing affordable housing; the homes we intend to build in this subdivision are not competing in pricing or size with what we have seen private developers building on City lands that were similarly put up for sale; we intend to serve a very specific segment of the population (workforce housing and moderate income families); we are likely to be providing some form of subsidy to help families achieve homeownership; we will be bidding out construction to private developers and we will be borrowing a significant amount of money from private sector local bankers;

- if we are successful at securing private financing, the units would not necessarily be restricted to Native American buyers, but THRHA's mission would give preference to Native American families;

I hope this outline helps folks understand our goals for participating in this project. A partnership with CBJ and THRHA is a win-win for everyone. We are grateful the City has considered us for such a venture.

Ricardo Worl

President/CEO

Tlingit-Haida Regional Housing Authority

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Assembly Lands Committee

FROM: Dan Bleidorn, Deputy Lands Manager

SUBJECT: Ruth Pedersen application to acquire City Property

DATE: January 24, 2017

The Lands Office received an application to acquire City park property in the vicinity of Savikko Park from Ruth Pedersen. The application states that there was an agreement between the City of Douglas and her family to exchange property to accommodate the widening of St. Ann's Avenue in the 1960s. The application states that the records and written agreement have been lost and the applicant is requesting that the City uphold this agreement and offer a comparable strip of land. The application also requests that the \$500.00 application fee be refunded.

Hans V. Pedersen purchased lots 2 and 3, Block 42A from the City of Douglas in 1960. The notice of sale of municipal property for this sale stated "except 10 feet reserved for street widening" (See attachment 2). In March of 1964, Hans Pedersen requested that the City offer lot 1 for sale, which adjoins the other properties he purchased in 1960. A motion was made and passed at the March 10, 1964 regular meeting to "offer lot 1, Block 42A for sale for not less than \$500.00 with a 10 foot reservation for street widening." (See Attachment 3) The combined Pederson property is at 522 St. Anne's Avenue.

In the year 2000 the unnamed and undeveloped ROW adjacent to the Pedersen property was vacated and half was added to their previously consolidated lot with no compensation for the value of the land to the City. In 1977, the neighboring property at 504 St. Anne's was replatted and a 10' strip of property along the south property line was transferred to the St. Anne's ROW and a 20' strip of municipal land along the north property line was transferred to this lot, giving you the property that exists today. The neighboring property on the other side of the Pedersen's lot at 600 St. Anne's was replatted in 1981. This replat transferred a 10' strip of property to the St Anne's ROW and the northern lot line was not adjusted.

From staff research, it seems that when the City of Douglas sold these properties in question to the Pedersen family, the councilmen accounted for the fact that St. Anne's would need to be widened and included this as part of the original sales. Staff did not find reference to an obligation to transfer additional municipal property along the north boundary of the Pedersen property. Instead the City of Douglas advertised the reservation of a 10' reservation in the notice of sale for all three of the lots that Mr. Pedersen purchased.

The strip of property behind the Pedersen's property is on a slope and although it is technically part of Savikko Park, it is not being actively used for park functions. Therefore, it would be appropriate to sell the property to the Pedersen family for fair market value. This would provide a uniform property line along the backside of all of the lots in this region. In consideration of the amount of time that has passed since the original agreements and the resulting confusion, as a gesture of good will, the applicant's \$500 application fee and surveying costs could be credited toward the purchase of this property. The parcel of land requested by the Pedersen family is managed by the Parks and Recreation Department and thus prior to selling this property, the issue should go before the Parks and Recreation Advisory Council (PRAC) for comment. Also, CBJ code 53.09.260 states that Planning Commission review would be required.

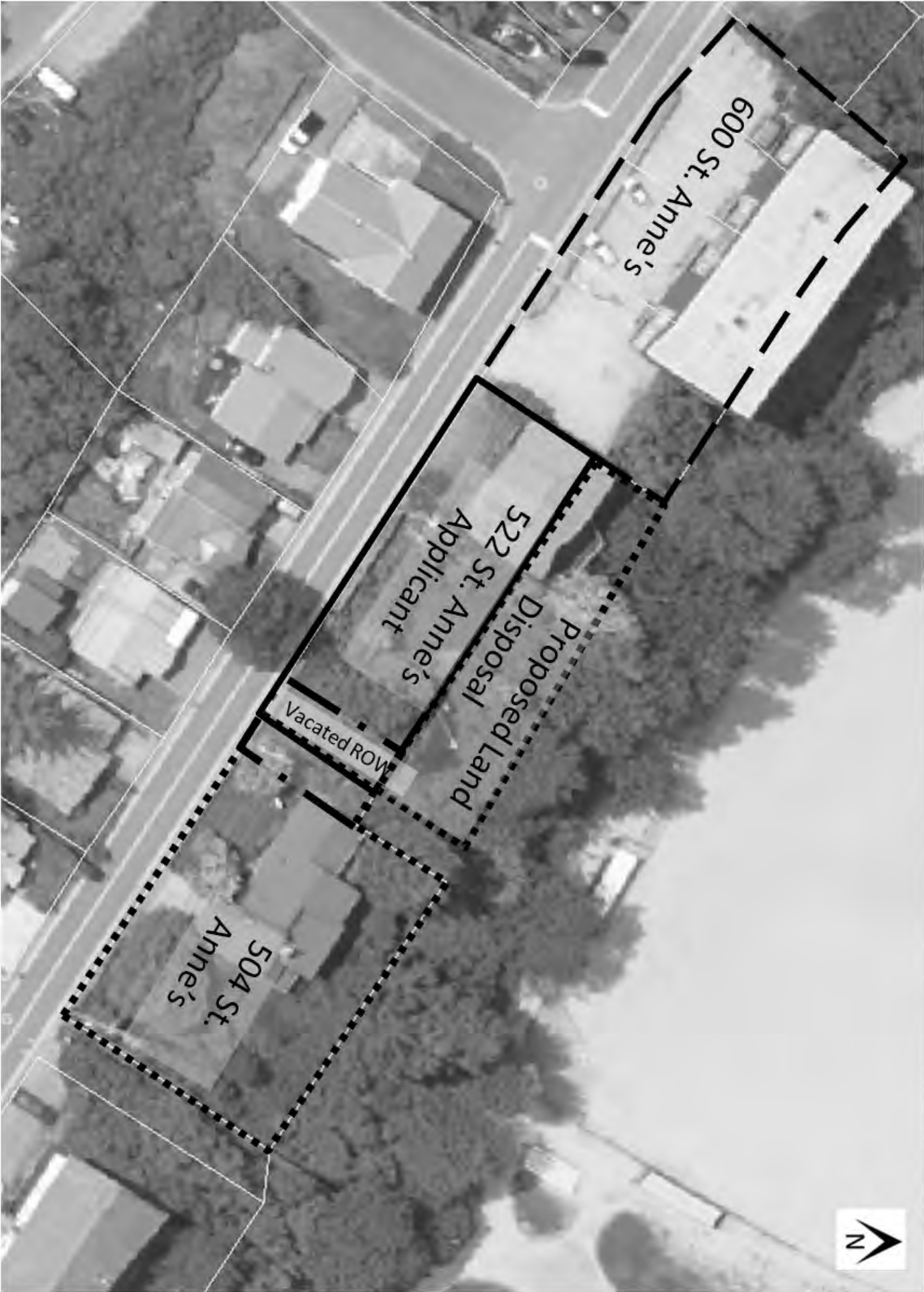
Suggested Motion: A motion of support to the Assembly for a fair market value sale of City property along the rear of 522 Saint Anne's Avenue so that the rear property line matches the adjacent lots. As a gesture of good will, the applicant's \$500 application fee and surveying costs could be credited toward the purchase of this property.

Attachments:

Attachment 1: Application with cover letter addressed to Greg Chaney

Attachment 2: 11/3 & 11/14/60 Douglas Common Council minutes pertaining to the Pedersen Land

Attachment 3: 03/10 & 7/13/64 Douglas Common Council minutes pertaining to the Pedersen Land



January 10, 2017

Mr. Greg Chaney
Lands and Resources Manager City/Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Mr. Chaney,

Thank you for taking the time to meet with my mother, Ruth Pedersen, and me last week regarding issues related to 522 St. Ann's Avenue in Douglas. We are also very appreciative for Mr. Steedle's presence and participation.

As we discussed, my mother is appealing to the City and Borough of Juneau to grant property on the beach side of 522 St. Ann's Avenue in exchange for the deduction of 10 ft. due to widening of St. Ann's Avenue.

Our appeal is based on a verbal understanding. It's unfortunate, but after endless inquiry we haven't been able to locate a copy of the minutes that record the resolution confirming the exchange.

However, two examples of a verbal agreement or promise by city officials are as follows:

1. At one time, my mother spoke with Virginia Post who was the Douglas city clerk. Ms. Post noted that "everyone" received additional land in exchange for the widening of St. Ann's Avenue. Ms. Post also communicated that paperwork was lost or misplaced when Douglas and Juneau became a Borough.
2. My mother recalls when two former mayors, Bill Boehl (1953-1961, of Douglas) and Lauris "Larry" Parker (1959-1961, of Juneau), stopped by to see how construction on our family home was progressing. My parents inquired how far the property extended down the hill and Mr. Boehl and Mr. Parker both pointed halfway down.

Furthermore, a precedent has been set because the two properties located on each side of 522 St. Ann's Avenue have received additional property on the beach side. Early plat renderings indicate the plat currently known as the Cliff House (600 St. Ann's Avenue) and 504 St. Ann's Avenue had lot lines that aligned with 522 St. Ann's Avenue. Additionally, quitclaim deeds describing the neighbor properties refer to plats approved by City of Douglas, May 27, 1936 recorded July 27, 1936 and filed in the front pocket of Deed Book 34. The two maps readily available at the recorder's office that relate to Deed Book 34 filings on July 27, 1936 are attached.

(Attachment 1. Plat of the Town of Douglas showing Mill Site Tyee Additions Block 32)
(Attachment 2. Map of Alaska Douglas Addition to Douglas Townsite Block 48)

As further evidence, a Map of the City of Douglas dated 1954 illuminates Lots 1,2,3,4,5,6,7,8 of Block 42 all to be aligned on the beach side.

(Attachment 3. 1954 Map of Douglas and Magnification of 1954 Map of Douglas)

A Quitclaim deed executed on March 3, 1965, conveys property (600 St. Ann's Avenue) from Juneau Credit Services Co. to husband and wife, Claude Millsap, Jr. and Gloria Millsap, and John Grant and Hugh Grant, with 10 ft. excepted. A Correctional Quitclaim deed issued on June 18, 1965 has the City of Douglas grant Juneau Credit Services Co. the same property. An additional tract of land is included and recorded. My understanding is that St. Ann's street widening began at the Cliff House. Claude Millsap, Jr. held the title of Mayor of the Greater Juneau Borough, 1963-1967.

*(Attachment 4. **Quitclaim Deed**, Deed Book 77, Page 185, **Correctional Quitclaim Deed**, Deed Book 77, Page 187, and **Quitclaim Deed**, Deed Book 79, Page 98, Attachment 4.a. Exhibit of more recent street view displaying area where street widening begins)*

Paul Williams, the previous owner of 504 St. Ann's Avenue, petitioned CBJ in 1977 and received 20 feet of municipal land on the beach side in exchange for 10ft. widening of St. Ann's Avenue.

*(Attachment 5. February 28, 1977 Memorandum: To Assembly/ From Planning Commission)
(Attachment 6. Paul Williams Petition before the CBJ Planning Commission and Platting Board) (7. Plat of Subdivision of Block 41-A Tyee Addition to the City of Douglas) (8. **Original Quitclaim Deed** description spanning back to 1936)*

It is our hope that the Planning Commission will adjust the property lines in accordance with our neighbors and officially honor the agreement, which was verbally communicated to my parents. This appeal is being made in consideration of the possibility that my mother might eventually sell her property.

There is concern because my parents built a deck and small children's playhouse (A-frame) overlooking the beach. Both structures have been in existence since construction of the home in the early 1960's. The structures were built on property that my parents had been advised was theirs.

(Attachment 9. Image captured via CBJ Parcel Viewer)

Thanks again for being so generous with your time and please let me know if there is any additional information that might be helpful. We look forward to a positive resolution of this longstanding property grievance.

Regards,



Annetta Love

cc: Mr. Ken Koelsch, Mayor, City and Borough of Juneau
Mr. Roh Steedle, Community Development Director



APPLICATION FOR A NEGOTIATED FAIR MARKET VALUE SALE OF LANDS OWNED BY THE CITY AND BOROUGH OF JUNEAU

Application No.

Staff only

Assessor's No.

Assessor's number available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

Legal name of applicant(s) Ruth Pedersen

Mailing address P. O. Box 240-377, Douglas, Alaska 99824

1. Legal description of property to purchase (attach map)

Parcel # 2D04042A0133
Tyee Addition Douglas Townsite
Block 42A LT1B

2. Existing parcel size

Square feet: Acres: Lot size: 4630

Parcel (lot) size available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

3. Existing utilities

Water: On Site ☐ Public ☒ None ☐

Sewer: On Site ☐ Public ☒ None ☐

Utilities information available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

4. Access St. Ann's Avenue

5. Provide a brief description of your proposal to purchase CBJ land(s)

This matter pertains to an old agreement that was never finalized. An agreement was proposed between the City of Douglas and Ruth and H.V. Pedersen, which offered hill side land (on the beach side) in exchange for reserving a 10 ft. strip of land for street widening of St. Ann's Avenue. The agreement was proposed in the 1960's, but was never completed. The longstanding agreement is evident because parallel properties on both sides each received additional land. Records pertaining to the old arrangement seem to have been lost. The current homeowner, Ruth Pedersen, is requesting that CBJ uphold the agreement and offer a comparable strip of land equivalent to her neighbors.

5. Continued

Attachments:

Letter to Greg Chaney

Letter from Heather Marlow

Since agreement was already approved Ruth Pedersen requests that the \$500 application fee be refunded.

6. Comprehensive plan designation for property (Staff only)

7. Zoning designation

multi family/5000 sq. ft. minimum lot size/ 18 units per acre

Zoning designation available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

I HEREBY CERTIFY THAT all of the statements made in this application and its incorporated attachments are true and correct.

Ruth Pedersen (Homeowner)

Name and Title (Please Print)

Ruth Pedersen

Signature

Annetta Love (Daughter)

Name and Title (Please Print)

Annetta Love

Signature

Return application to the Lands and Resources Office, 105 Municipal Way, Third Floor or Lands_Office@juneau.org

Staff only

RECEIPT of the above application and attachments together with filing fee (non-refundable) in the amount of _____ is hereby acknowledged.

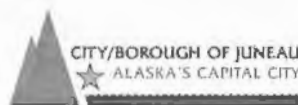
FULL APPLICATION RECEIVED by Lands staff on 01/23/2017 by: MM/DD/YYYY

RACHEL FRIEDLANDER, LANDS AND RESOURCES SPECIALIST

Name and Title (Please Print)

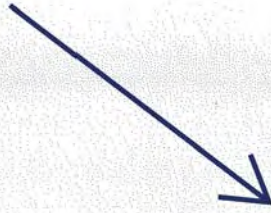
Rachel Friedlander

Signature



CITY OF DOUGLAS

OFFICE OF CITY CLERK
DOUGLAS, ALASKA



NOTICE OF SALE OF MUNICIPAL PROPERTY

Pursuant to Resolution No. 268 of the City of Douglas, passed on October 24, 1960, the following described properties are offered for sale:

Sold { Lot 2 in Block 42A, except 10 feet reserved for street widening.

Lot 3 in Block 42A, except 10 feet reserved for street widening.

Both in Tyee & Millsite Addition.

Minimum price for each lot is \$300.00.

Offers for the purchase of the above lots will be considered by the Common Council at the Council Meeting scheduled for November 14, 1960, or subsequent meetings of the Council.

Persons interested in purchasing any of the above-listed parcels, are hereby requested to submit, in writing, to the City Clerk in person or mailed to Box 447, Douglas, their offers of purchase prior to the time for convening of the Council at 7:30 p.m.

The Council reserves the right to reject any or all offers; and also shall have the right to establish any conditions with respect to the purchase of said properties at the time of sale.

All costs of the sale, including attorneys' fees for the preparation of deeds or other legal documents shall be paid by the purchaser.

CITY OF DOUGLAS, ALASKA

By Virginia B Post
City Clerk

I submit herewith to bid on
 Lot 2 in Block 42A and
 Lot 3 in Block 42A.

At the valuated price \$300 for each lot.



Hans V. Pedersen
 Cedar Park E.C.
 -Jenica-

Accepted
 11/14/60

Statutory Quitclaim Deed

(KIMMISHATK MINIM)

Local Book 87 Page 349
Juniata Recording Dist.

THIS CERTIFICATE

CITY OF DOUGLAS, ALASKA

wherein principal office is at Douglas, Alaska

for and in consideration of Ten Dollars and other valuable consideration

conveys and certifies to HANS V. PEDERSEN AND MUTH N. PEDERSEN, husband and wife,
of Douglas, Alaska, as tenants by the entirety, with right of survivorship,

all interest which it has, if any, in the following described real estate:

Parcel 1

Lots Two (2) and Three (3), Block 4A, of the City of Douglas, Alaska, according to the official plat of the Tyee and Millville Addition to the Townsite of Douglas, Alaska, which plat is on file in the office of the Recorder for the Juniata Recording District of Alaska,

EXCEPTING therefrom a strip of land ten (10) feet in width along St. Ann's Avenue extending the distance of said Lots Two (2) and Three (3), Block 4A, the same being reserved for widening of St. Ann's Avenue.

Parcel 2

Lot One (1) Block 4A of the City of Douglas, Alaska, according to the official plat of the Tyee and Millville Addition to the Townsite of Douglas, Alaska, which plat is on file in the office of the Recorder for the Juniata Recording District of Alaska,

EXCEPTING therefrom a strip of land ten (10) feet in width along St. Ann's Avenue extending the distance of said Lot One (1) Block 4A, the same being reserved for widening of St. Ann's Avenue.

The Sale of said Parcel 1 was authorized by Resolution No. 36, adopted on November 15, 1960, and the Sale of said Parcel 2 was authorized by Resolution No. 338, adopted on July 15, 1964.

attested in the State of Alaska.

DATED this 11th

day of November, 1967

RECORDED - FILED	
Juniata	
DATE	12 13 1967
TIME	11 15 AM
STATE OF ALASKA	
Juniata	
CITY OF DOUGLAS	

ACKNOWLEDGEMENT

THIS CERTIFICATE that on this 11th day of November 1967, before me, a Notary Public in and for the State of Alaska, personally appeared
Gus A. Rosen
and Virginia N. Post
and known to me to be the persons whose names are subscribed to the foregoing deed, and after being first duly sworn according to law they stated to me under oath that they are the
City of Douglas
and that they have been authorized by said corporation to execute the foregoing deed on its behalf and they executed the same freely and voluntarily as the free act and deed of said corporation.

WITNESS my hand and official seal the day and year in this certificate first above written.

THE GRANTOR CITY OF DOUGLAS, ALASKA

whose principal office is at Douglas, Alaska

for and in consideration of Ten Dollars and other valuable consideration

conveys and quitclaims to HANS V. PEDERSEN AND RUTH M. PEDERSEN, husband and wife,
of Douglas, Alaska, as tenants by the entirety, with right of survivorship,

all interest which it has, if any, in the following described real estate:

Parcel 1

Lots Two (2) and Three (3), Block 42A, of the City of Douglas, Alaska, according to the official plat of the Tyee and Millsite Addition to the Townsite of Douglas, Alaska, which plat is on file in the office of the Recorder for the Juneau Recording District of Alaska,

EXCEPTING therefrom a strip of land ten (10) feet in width along St. Ann's Avenue extending the distance of said Lots Two (2) and Three (3), Block 42A, the same being reserved for widening of St. Ann's Avenue.

Parcel 2

Lot One (1) Block 42A of the City of Douglas, Alaska, according to the official plat of the Tyee and Millsite Addition to the Townsite of Douglas, Alaska, which plat is on file in the office of the Recorder for the Juneau Recording District of Alaska,

EXCEPTING therefrom a strip of land ten (10) feet in width along St. Ann's Avenue extending the distance of said Lot One (1) Block 42A, the same being reserved for widening of St. Ann's Avenue.

The Sale of said Parcel 1 was authorized by Resolution No. 269, adopted on November 14, 1960, and the Sale of said Parcel 2 was authorized by Resolution No. 338, adopted on July 13, 1964.

situated in the State of Alaska.

DATED this 17th day of November, 1967

RECORDED - FILED

JUN 19 1967

DATE 12-15 1967

TIME 11:15 AM

STATE OF ALASKA Hans Pedersen

Address Box 377

CITY OF DOUGLAS Douglas

ACKNOWLEDGEMENT

THIS CERTIFIES that on this 17th day of November, 1967,

before me, a Notary Public in and for the State of Alaska, personally appeared

Guy A. Russo

and Virginia B. Post, to me known

and known to me to be the persons whose names are subscribed to the foregoing deed, and after being

first duly sworn according to law they stated to me under oath that they are the Mayor

and Clerk respectively of

the City of Douglas, a corporation organized

MINUTES OF NOVEMBER 14, 1960 (Continued)

Mayor Boehl had requested Toner & Nordling to draw up the plat for the Douglas Tidelands for establishing a Director's line, application for which must be made at once as outlined in the above-noted correspondence from Mr. Nordling. The preliminary plats were reviewed by the Council and a change proposed. Councilman Henkins moved that the Applications be completed for the Director's line as shown on Sheet 1 of the Preliminary Plat of the Survey of Douglas Tidelands, as amended by agreement of the Council. Seconded by Russo and carried.

OLD BUSINESS

A number of offers were received for the purchase of lots and were opened at this time. Hans V. Pedersen offered the minimum of \$300 each for Lots 2 and 3 Block 42A. Joe Senatori offered the minimum of \$500 each for Lots 17 and 19 Block 39, and enclosed payment in full. James T. Bones offered to buy Lots 13 and 15 in Block 39 for \$500. (presumably for each lot as listed in the notice of sale.)

Councilman Isaac moved to adopt Resolution No. 269 to sell Lots 2 and 3 Block 42A to Hans V. Pedersen for \$300 each, with the two year building clause and 10 feet withheld for street right of way, as per proposed widening of St. Ann's Avenue accepted by the Planning Commission and Council. Motion seconded by Henkins and carried by unanimous roll call vote.

Councilman Russo moved to adopt Resolution No. 270 to sell Lots 17 and 19 Block 39 for \$500 each to Joe Senatori, with the two year building clause. Seconded by Isaac and carried by unanimous roll call vote.

Councilman Savikko moved to adopt Resolution No. 271 to sell to James T. Bones Lots 13 and 15 Block 39 for \$500 each, with the two year building clause. Seconded by Russo and carried by unanimous vote.

Lot 1 in Block 42A, in which Mr. Pedersen is also interested, but which was not reposted because of its irregular size, was referred to the Planning Commission to straighten out the lot lines, upon motion by Councilman McLean, seconded by Isaac and carried.

Councilman Isaac moved that the Mayor be authorized to execute the Quitclaim Deed to Lots 11 and 12 in Block 48, Alaska-Douglas Addition, as requested by the Executor and Attorney for the Estate of Edith Barras. Motion seconded by McLean and carried.

A discussion over the City's obtaining Lot 8 from the Estate, which had been mentioned in conversations with various city officials, brought about a motion made by Councilman Russo that the Quitclaim Deed to Lots 11 and 12 Block 48 be withheld until a letter of transmittal is received from the administrator for the transfer of Lot 7, now known as Lot 8 Block 48, to the City is received. Seconded by Henkins and carried.

Councilman McLean moved that the city renew the Liability Policy with Great American Insurance Co. in the amount of \$794.07 through Grummett Insurance Agency. Seconded by Russo and carried.

NEW BUSINESS

Maintenance Chief Fleek brought up the matter of payment to the boat operators who twice a year move the float. He explained that the boats are put up for the winter before the float is moved, and must be brought out for the two or three

MINUTES OF REGULAR MEETING HELD MARCH 10, 1964 (continued)

Hans Pedersen asked the City to offer for sale Lot 1 Block 42A, which adjoins his property on the south, in order to give him additional ground. In the discussion to offer the Lot for sale, it was with the understanding that the unpaid balance on his purchase of Lots 2 and 3 should be paid before the additional purchase is permitted. However, a motion was made by Councilman Isaac to adopt Resolution No. 334 to offer Lot 1 Block 42A for sale for not less than \$500.00 with a 10 foot reservation for street widening. Seconded by Coffman and carried by unanimous roll call vote of Councilman Hall, Coffman, Isaac and Hermann. This lot is to be offered as too small for a separate building lot.

Councilman Isaac then made a motion to have the necessary steps taken to vacate Kinzie St. to the end of Lot 12 Block 31, seconded by Coffman and carried.

The meeting was then adjourned.

Virginia B Post
City Clerk

Date: 3-23-64
Approved:

MINUTES OF JULY 13, 1964 (continued)

Mayor Jensen mentioned that the papers have not been drawn for the easement from Bill Boehl in return for a deed to clear action taken on Lot 4 Block 46, which Bob Thibodeau sold to Boehl prior to the repossession by the City. The check to Thibodeau has not been returned or cashed.

Councilman Coffman moved to approve the bills, seconded by Isaac and carried.

An offer from Hans Pedersen for the purchase of Lot 1 Block 42A was read. The lot had been offered under Resolution No. 334. Councilman Isaac made a motion to adopt Resolution No. 338 to sell Lot 1 Block 42A to Hans Pedersen for \$500.00 under the terms stated in the offer for sale, seconded by Coffman and carried by unanimous roll call vote.

Councilman Hermann spoke of the information received on the tranquilizer gun. Also he had discussed its use with Capt. Trafton, who had operated the one in Fairbanks. Capt. Trafton had stated that it was used only in difficult cases and required practice in its use. He knew of other such guns that are available and will get information/.

Because of the excessive speed of many cars on 5th St., it was suggested that Commissioner Underwood be contacted regarding changing the trooper's hours to permit patrol on 5th St. during morning and evening rush hours.

John Doogan came before the Council to ask that easements be drawn to cover the sewer lines as they exist. On the extension to build on Lot 16 Block 31, he said because of his child's health he had to buy a home and sell the one he built, and is not financially able to start construction now. He requested the removal of the building clause, as had been done in other instances he knew of, from the terms under which he purchased the lot. Councilman Coffman made a motion to waive the building restriction clause from the records pertaining to Lot 16 Block 31, purchased by John Doogan. Seconded by Isaac and carried.

The need for telephone reminders for fire and police numbers which was brought out at the time of the recent fire was discussed. A sticker type with both numbers was to be looked into and the correct police number obtained. A sticker on the phone similar to the boat stall stickers could be used.

The meeting was then adjourned.

Virginia B. Post
City Clerk

APPROVED:

Date: July 27, 1964

MEMORANDUM

THE CITY OF JUNEAU
CAPITAL OF ALASKA
155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

Packet Page 37 of 71

TO: Assembly

DATE: February 28, 1977

FILE NO.

SUBJECT: Property Exchange
Paul L. Williams-Douglas

FROM: Planning Commission

The Planning Commission at their February 14, 1977 meeting, reviewed the proposed resubdivision of Block 41-A, Douglas Townsite.

The owner, Paul Williams, and the City and Borough have agreed to resubdivide this property, whereby, the southern 10 feet of this property would be dedicated as additional right-of-way for St. Anns. Ave in exchange for 20 feet of City and Borough owned land to be attached to the northern boundary of the parcel.

Presently, a portion of the paved roadway encroaches on this property, and the proposed exchange will alleviate the encroachment and help to widen and align St. Anns Ave.

The Assessor has reviewed the value of the land involved, He has established the street section at \$1.75 per square foot or \$2,100 for the 1,200 square feet and the exchange strip of 2,400 square feet at \$0.50 per square feet or \$1,200.

In addition, Mr. Williams proposes to vacate the interior lot lines for lot 1, 2, and 3 of Block 41-A. These lots are substandard lots according to the zoning regulations and could not be utilized individually. It is the owners intent to develop the property as one parcel and therefore has no need to retain these lots.

The Planning Commission gave unanimous approval to the proposed resubdivision and land exchange.

3/3 agenda w/ resolution

BEFORE THE CITY AND BOROUGH OF JUNEAU, ALASKA
PLANNING COMMISSION AND PLATTING BOARD

IN THE MATTER OF THE PETITION OF)
PAUL L. WILLIAMS AND THE CITY)
AND BOROUGH OF JUNEAU FOR A RE-)
SUBDIVISION OF BLOCK 41-A TYEE)
ADDITION TO THE JUNEAU TOWNSITE)
AND APPROVAL THEREFORE)

The petition of Paul L. Williams and the City and Borough of Juneau, to resubdivide Block 41-A, Tyee Addition to the City of Douglas, came before the Planning Commission of the City and Borough of Juneau, Alaska on February 14, 1977. The Commission finding the allegations of the petition to be true and resolving by a resolution dated February 14, 1977, that the proposed resubdivision is consistent with the use of surrounding properties and the public welfare; and that the resubdivision as appears on a "Plat of Resubdivision of Block 41-A Tyee Addition to the City of Douglas" prepared by A. Terry Brenner, Registered Land Surveyor, dated December 10, 1976, should be approved.

NOW, THEREFORE, it is hereby ordered as follows:

1. That the portion of Block 41-A, described below, be dedicated, for public right-of-way.

Beginning at the most westerly corner of lot 3, Block 41-A, Tyee addition to the City of Douglas, First Judicial District, State of Alaska; Thence S 57° 06' E, 120.00 feet to the most southerly corner of Lot 1 of said Block 41-A; thence N 32° 54' E, along the lot line, 10.00 feet; thence N 57° 06' W, parallel with the southwest side of said block 41-A, 120.00 feet to the northwest side of said block; thence S 32° 54' W, 10.00 feet to the place of beginning. Containing 1200.00 square feet.

2. That the portion of Savakko Park area, described below, be attached to Block 41-A.

That part of U.S. Mineral Survey No. 102 (Julia) located on Douglas Island and lying within the Juneau Recording District, State of Alaska, further described as;

Beginning at the most northerly corner of block 41-A, Tyee addition to the City of Douglas, thence N 32° 54' E, 20.00 feet along an extension of the northwest side of said block; thence S 57° 06' E, 120.00 feet parallel with the northeast side of said Block 41-A; thence S 32° 54' W, 20.00 feet along an extension of the southeast side of the said block to the east corner of said block; thence N 57° 06' W, 120.00 feet to the place of beginning. Containing 2,400.0 square feet.

3. The plat shall indicate the vacation of the interior lot lines of Lots 1,2 and 3 of Block 41-A.
4. The "Plat of the Resubdivision of Block 41-A Tyee Addition to the City of Borough, prepared by A. Terry Brenner, Registered Land Surveyor dated December 10, 1976, is hereby approved as a resub-division.
5. Said "Plat of Resubdivision of Block 41-A Tyee Addition to the City of Douglas shall be filed in the Office of the Recorder for the Juneau Recording District of Alaska."

DATED: May 17, 19 77

THE CITY AND BOROUGH OF JUNEAU,
ALASKA, PLANNING COMMISSION AND
PLATTING BOARD

BY [Signature]
CHAIRMAN

BY [Signature]
CLERK

STATE OF ALASKA

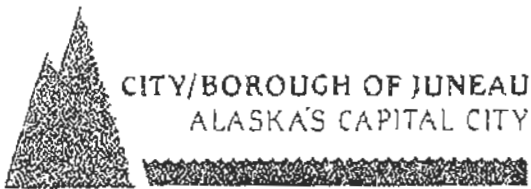
FIRST JUDICIAL DISTRICT)

THIS CERTIFIES that on this 17 day of March,
19 77, before me, the undersigned, a Notary Public in and for
the State of Alaska, personally appeared K. Dill and M. Mejo
to me known and known to me to be the persons whose names are
subscribed to the foregoing document and they stated to me
that they executed the same freely and voluntarily for the uses
and purposes therein mentioned, and they further stated to me
under oath that they are the Chairman and Clerk respectively of
the Planning Commission and Platting Board of the City and
Borough of Juneau, Alaska, and that they executed the same
pursuant to and by virtue of the authority vested in them by
the Charter and Ordinances of the City and Borough of Juneau,
Alaska.

WITNESS my hand and official seal the day and year
in this certificate first above written.

[Signature]
Notary Public for Alaska

My Commission expires: Feb 7 1978



LANDS AND RESOURCES

Telephone: (907) 586-5252; Fax: (907) 586-5385

Heather_Marlow@ci.juneau.ak.us

January 26, 2012

Ms. Pederson
 522 St. Ann's Avenue
 Douglas, AK 99801

Ms. Pederson,

This letter intends to respond to your recent telephone call to Laurie Sica, City Clerk, regarding an outstanding obligation to transfer municipal land to the north boundary of your property at 522 St. Ann's Avenue. Since your call, Ms. Sica has reviewed meeting minutes from the City of Douglas and the City and Borough of Juneau (CBJ), seeking reference and information regarding your request. As well, Ms. Sica reviewed your property file in the Assessor's Office, Building Division and Planning Division. Staff in the Lands Office also looked through our files for reference to your request. In brief, CBJ staff did find reference to an obligation to transfer municipal property to the north boundary of your property.

While reviewing CBJ records for your property, we also searched for relevant information on the properties on either side of you, at 504 and 600 St. Ann's Avenue, to better understand how property was transferred to the north boundary of these ownerships. We discovered the following:

- The property located at 504 St. Ann's Avenue was replatted in 1977. The following actions were accomplished with the replat: 1) the interior property lines between Lots 1, 2 and 3 were deleted; 2) a 10' strip of private property, along the south property line, was transferred to the St. Ann's Avenue public right of way; and 3) a 20' strip of municipal land, along the north property line, was transferred to the private ownership. This plat was recorded at the Juneau Recording Office as plat #77-9.
- The property located at 600 St. Ann's Avenue, identified as Cliff House Condominiums, and was converted from an apartment building in 1982. During the conversion to a condominium, it appears that a 10' strip of private property, along the south property line, was transferred to the St. Ann's Avenue public right of way. Plat #81-25 was recorded at

Page 2

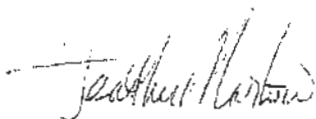
the Juneau Recording Office identifying the 10' right of way exception. Sometime prior to the construction of the apartment building in 1965, the landowner purchased a 30' strip of land, along the north property line, from Mr. Milsap, who owned the property prior to our ownership.

Referencing the records for your property, we found the notice of sale issued by the City of Douglas in 1960 (attachment 1) where a 10' strip on Lots 2 and 3 was reserved for the St. Ann's Avenue right of way, as well as the bid from Mr. Pederson (attachment 2) for these lots. The relevant City of Douglas meeting minutes from 1960 and 1964 for the sale of Lots 1, 2 and 3 are provided for reference (attachment 3). Ms. Sica was not able to find Planning Commission minutes regarding Lot 1. However, as the City of Douglas issued the deed to Lots 1, 2 and 3, in 1967, after these City of Douglas meetings, we infer that the Planning Commission supported the reservation of 10' for the St. Ann's Avenue right of way on Lot 1.

Summarizing the platting activity on your property, in response to a street vacation request submitted in 2000, the CBJ transferred undeveloped municipal right of way to your ownership, along the south and east boundary of Lot 1. A street vacation transfers municipal land to the adjoining private property owners, without compensation to the municipality for the value of the land. This plat was recorded at the Juneau Recording Office as plat #2000-34. You have also performed a lot consolidation to vacate the interior lot lines between Lots 1, 2 and 3 of your ownership.

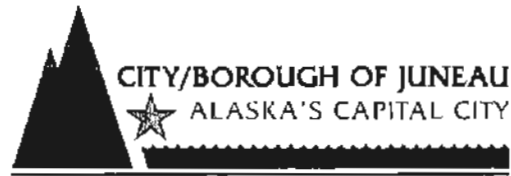
As mentioned above, CBJ staff did not find reference to an obligation to transfer municipal property along the north boundary of your property. Instead, the City of Douglas advertised the reservation of 10' of right of way in the notice of sale for Lots 2 and 3. The CBJ is agreeable to revisiting your request if documentation is presented that supports a claim for the transfer of municipal property along the north boundary of your ownership.

Sincerely,



Heather Marlow
Lands and Resources Manager

attachments
file copy in parcel file # 1233



APPLICATION FOR A NEGOTIATED FAIR MARKET VALUE SALE OF LANDS OWNED BY THE CITY AND BOROUGH OF JUNEAU

Application No.

Staff only

Assessor's No.

Assessor's number available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

Legal name of applicant(s) Ruth Pedersen

Mailing address P. O. Box 240-377, Douglas, Alaska 99824

1. Legal description of property to purchase (attach map)

Parcel # 2D04042A0133
Tyee Addition Douglas Townsite
Block 42A LT1B

2. Existing parcel size

Square feet: Acres: Lot size: 4630

Parcel (lot) size available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

3. Existing utilities

Water: On Site ☐ Public ☒ None ☐

Sewer: On Site ☐ Public ☒ None ☐

Utilities information available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

4. Access St. Ann's Avenue

5. Provide a brief description of your proposal to purchase CBJ land(s)

This matter pertains to an old agreement that was never finalized. An agreement was proposed between the City of Douglas and Ruth and H.V. Pedersen, which offered hill side land (on the beach side) in exchange for reserving a 10 ft. strip of land for street widening of St. Ann's Avenue. The agreement was proposed in the 1960's, but was never completed. The longstanding agreement is evident because parallel properties on both sides each received additional land. Records pertaining to the old arrangement seem to have been lost. The current homeowner, Ruth Pedersen, is requesting that CBJ uphold the agreement and offer a comparable strip of land equivalent to her neighbors.

5. Continued

Attachments:

Letter to Greg Chaney

Letter from Heather Marlow

Since agreement was already approved Ruth Pedersen requests that the \$500 application fee be refunded.

6. Comprehensive plan designation for property (Staff only)

7. Zoning designation

multi family/5000 sq. ft. minimum lot size/ 18 units per acre

Zoning designation available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

I HEREBY CERTIFY THAT all of the statements made in this application and its incorporated attachments are true and correct.

Ruth Pedersen (Homeowner)

Name and Title (Please Print)

Ruth Pedersen

Signature

Annetta Love (Daughter)

Name and Title (Please Print)

Annetta Love

Signature

Return application to the Lands and Resources Office, 105 Municipal Way, Third Floor or Lands_Office@juneau.org

Staff only

RECEIPT of the above application and attachments together with filing fee (non-refundable) in the amount of is hereby acknowledged.

FULL APPLICATION RECEIVED by Lands staff on

01/23/2017 by:
MM/DD/YYYY

RACHEL FRIEDLANDER, LANDS AND RESOURCES SPECIALIST

Name and Title (Please Print)

Rachel Friedlander

Signature



January 10, 2017

Mr. Greg Chaney
Lands and Resources Manager City/Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Mr. Chaney,

Thank you for taking the time to meet with my mother, Ruth Pedersen, and me last week regarding issues related to 522 St. Ann's Avenue in Douglas. We are also very appreciative for Mr. Steedle's presence and participation.

As we discussed, my mother is appealing to the City and Borough of Juneau to grant property on the beach side of 522 St. Ann's Avenue in exchange for the deduction of 10 ft. due to widening of St. Ann's Avenue.

Our appeal is based on a verbal understanding. It's unfortunate, but after endless inquiry we haven't been able to locate a copy of the minutes that record the resolution confirming the exchange.

However, two examples of a verbal agreement or promise by city officials are as follows:

1. At one time, my mother spoke with Virginia Post who was the Douglas city clerk. Ms. Post noted that "everyone" received additional land in exchange for the widening of St. Ann's Avenue. Ms. Post also communicated that paperwork was lost or misplaced when Douglas and Juneau became a Borough.
2. My mother recalls when two former mayors, Bill Boehl (1953-1961, of Douglas) and Lauris "Larry" Parker (1959-1961, of Juneau), stopped by to see how construction on our family home was progressing. My parents inquired how far the property extended down the hill and Mr. Boehl and Mr. Parker both pointed halfway down.

Furthermore, a precedent has been set because the two properties located on each side of 522 St. Ann's Avenue have received additional property on the beach side. Early plat renderings indicate the plat currently known as the Cliff House (600 St. Ann's Avenue) and 504 St. Ann's Avenue had lot lines that aligned with 522 St. Ann's Avenue. Additionally, quitclaim deeds describing the neighbor properties refer to plats approved by City of Douglas, May 27, 1936 recorded July 27, 1936 and filed in the front pocket of Deed Book 34. The two maps readily available at the recorder's office that relate to Deed Book 34 filings on July 27, 1936 are attached.

(Attachment 1. Plat of the Town of Douglas showing Mill Site Tyee Additions Block 32)
(Attachment 2. Map of Alaska Douglas Addition to Douglas Townsite Block 48)

As further evidence, a Map of the City of Douglas dated 1954 illuminates Lots 1,2,3,4,5,6,7,8 of Block 42 all to be aligned on the beach side.

(Attachment 3. 1954 Map of Douglas and Magnification of 1954 Map of Douglas)

A Quitclaim deed executed on March 3, 1965, conveys property (600 St. Ann's Avenue) from Juneau Credit Services Co. to husband and wife, Claude Millsap, Jr. and Gloria Millsap, and John Grant and Hugh Grant, with 10 ft. excepted. A Correctional Quitclaim deed issued on June 18, 1965 has the City of Douglas grant Juneau Credit Services Co. the same property. An additional tract of land is included and recorded. My understanding is that St. Ann's street widening began at the Cliff House. Claude Millsap, Jr. held the title of Mayor of the Greater Juneau Borough, 1963-1967.

*(Attachment 4. **Quitclaim Deed**, Deed Book 77, Page 185, **Correctional Quitclaim Deed**, Deed Book 77, Page 187, and **Quitclaim Deed**, Deed Book 79, Page 98, Attachment 4.a. Exhibit of more recent street view displaying area where street widening begins)*

Paul Williams, the previous owner of 504 St. Ann's Avenue, petitioned CBJ in 1977 and received 20 feet of municipal land on the beach side in exchange for 10ft. widening of St. Ann's Avenue.

*(Attachment 5. February 28, 1977 Memorandum: To Assembly/ From Planning Commission)
(Attachment 6. Paul Williams Petition before the CBJ Planning Commission and Platting Board) (7. Plat of Subdivision of Block 41-A Tyee Addition to the City of Douglas) (8. **Original Quitclaim Deed** description spanning back to 1936)*

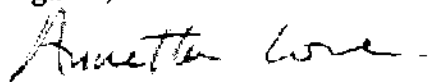
It is our hope that the Planning Commission will adjust the property lines in accordance with our neighbors and officially honor the agreement, which was verbally communicated to my parents. This appeal is being made in consideration of the possibility that my mother might eventually sell her property.

There is concern because my parents built a deck and small children's playhouse (A-frame) overlooking the beach. Both structures have been in existence since construction of the home in the early 1960's. The structures were built on property that my parents had been advised was theirs.

(Attachment 9. Image captured via CBJ Parcel Viewer)

Thanks again for being so generous with your time and please let me know if there is any additional information that might be helpful. We look forward to a positive resolution of this longstanding property grievance.

Regards,



Annetta Love

cc: Mr. Ken Koelsch, Mayor, City and Borough of Juneau
Mr. Rob Steedle, Community Development Director

CITY OF DOUGLAS

OFFICE OF CITY CLERK
DOUGLAS, ALASKA

NOTICE OF SALE OF MUNICIPAL PROPERTY

Pursuant to Resolution No. 268 of the City of Douglas, passed on October 24, 1960, the following described properties are offered for sale:

Lot 2 in Block 42A, except 10 feet reserved for street widening.

Lot 3 in Block 42A, except 10 feet reserved for street widening.

Both in Tye & Millsite Addition.

Minimum price for each lot is \$300.00.

Offers for the purchase of the above lots will be considered by the Common Council at the Council Meeting scheduled for November 14, 1960, or subsequent meetings of the Council.

Persons interested in purchasing any of the above-listed parcels, are hereby requested to submit, in writing, to the City Clerk in person or mailed to Box 447, Douglas, their offers of purchase prior to the time for convening of the Council at 7:30 p.m.

The Council reserves the right to reject any or all offers; and also shall have the right to establish any conditions with respect to the purchase of said properties at the time of sale.

All costs of the sale, including attorneys' fees for the preparation of deeds or other legal documents shall be paid by the purchaser.

CITY OF DOUGLAS, ALASKA

By [Signature]
City Clerk

Attachment 1

I submit herewith the lot on

Lot 2 in Block 42A and

Lot 3 in Block 42A.

At the valued price \$300 for each lot

Ann V. Pedersen

Lidar Park Ct.

-Juman

10-20
10-20

Attachment 2

MINUTES OF NOVEMBER 14, 1960 (Continued)

Mayor Boehl had requested Toner & Nordling to draw up the plat for the Douglas Tidelands for establishing a Director's line, application for which must be made at once as outlined in the above-noted correspondence from Mr. Nordling. The preliminary plats were reviewed by the Council and a change proposed. Councilman Henkins moved that the Applications be completed for the Director's line as shown on Sheet 1 of the Preliminary Plat of the Survey of Douglas Tidelands, as amended by agreement of the Council. Seconded by Russo and carried.

OLD BUSINESS

* A number of offers were received for the purchase of lots and were opened at this time. Hans V. Pedersen offered the minimum of \$300 each for Lots 2 and 3 Block 42A. Joe Senatori offered the minimum of \$500 each for Lots 17 and 19 Block 39, and enclosed payment in full. James T. Bones offered to buy Lots 13 and 15 in Block 39 for \$500. (presumably for each lot as listed in the notice of sale.)

* Councilman Isaac moved to adopt Resolution No. 269 to sell Lots 2 and 3 Block 42A to Hans V. Pedersen for \$300 each, with the two year building clause and 10 feet withheld for street right of way, as per proposed widening of St. Ann's Avenue accepted by the Planning Commission and Council. Motion seconded by Henkins and carried by unanimous roll call vote.

Councilman Russo moved to adopt Resolution No. 270 to sell Lots 17 and 19 Block 39 for \$500 each to Joe Senatori, with the two year building clause. Seconded by Isaac and carried by unanimous roll call vote.

Councilman Savikko moved to adopt Resolution No. 271 to sell to James T. Bones Lots 13 and 15 Block 39 for \$500 each, with the two year building clause. Seconded by Russo and carried by unanimous vote.

* Lot 1 in Block 48, which Mr. Pedersen is also interested in, but which was not reported because of its irregular size, was referred to the Planning Commission to straighten out the lot lines, upon motion by Councilman McLean, seconded by Isaac and carried.

Councilman Isaac moved that the Mayor be authorized to execute the Quitclaim Deed to Lots 11 and 12 in Block 48, Alaska-Douglas Addition, as requested by the Executor and Attorney for the Estate of Edith Barras. Motion seconded by McLean and carried.

A discussion over the City's obtaining Lot 8 from the Estate, which had been mentioned in conversations with various city officials, brought about a motion made by Councilman Russo that the Quitclaim Deed to Lots 11 and 12 Block 48 be withheld until a letter of transmittal is received from the administrator for the transfer of Lot 7, now known as Lot 8 Block 48, to the City is received. Seconded by Henkins and carried.

Councilman McLean moved that the city renew the Liability Policy with Great American Insurance Co. in the amount of \$794.07 through Grummett Insurance Agency. Seconded by Russo and carried.

NEW BUSINESS

Maintenance Chief Fleck brought up the matter of payment to the boat operators who twice a year move the float. He explained that the boats are put up for the winter before the float is moved, and must be brought out for the two or three

Attachment 3 1/4

* MINUTES OF OCTOBER 24, 1960 (Continued)

OLD BUSINESS

The subject of the rental of the quonset at 3rd & D Sts. was raised, in view of the water and garbage having been included at the very reduced rent being charged. Councilman Henkins moved that the rent be increased to \$50.00 per month with the water in addition at the regular rate, and Refuse Disposal service at the expense of the tenant, all to be effective on December 1, with notification to the tenant. Seconded by McLean and carried.

It was felt removal of the yak hut would be best taken care of by burning, after removal of all usable plumbing and heating items.

John Doogan inquired about the City's plans for tearing down the Natatorium. He expressed an interest in so doing, but was interested primarily in acquiring the land and rebuilding at the site. Councilman Isaac moved that Lot 13 Block 32 be referred to the Property Committee for study and recommendation on Mr. Doogan's request. Seconded by Downing and carried.

Councilman Russo reported that the George Morris shack had been burned on Oct. 16. Other places which should be readied for final removal were discussed. The Godines house and Billy Cook's place were to be reposted as condemned. The City Clerk had contacted those with interest in the contents of the Godines house, but had heard nothing further.

A letter had been received from Grummett Insurance Agency in connection with the coming expiration of the liability policy, indicating that a reduced rate might be offered by the present company. The question of requesting bids had come up, but since this had been done in 1959, Councilman McLean moved to notify Grummett Insurance Agency to have the company submit its new proposal for furnishing liability insurance for the year beginning December 31, 1960 seconded by Henkins and carried.

The matter of what was to be done with the Ward-LaFrance Fire Truck, since request for payment had come from Surplus Property, was discussed. It was moved by Isaac to call a Special Meeting of the Council on November 3 and to invite the Trustees and officers of the Douglas Volunteer Fire Dept. to discuss the truck and other matters with the Department. Seconded by Savikko and carried.

The Public Property Committee at this time was ready with new valuations for the lots above-mentioned. Councilman McLean moved to adopt Resolution No. 268 to offer Lots 2 and 3 Block 42A, with 10 foot reservation for street, at \$300. each. Seconded by Isaac and carried by unanimous roll call vote of Downing, McLean, Isaac, Savikko, Henkins and Russo.

NEW BUSINESS

The digging up of the 3rd St. fill to install a sewer connection for a basement apartment for Val Poor was discussed in regard to the cost of making the installation, since one sewer line to the building has been provided. Mr. Fleck indicated Mr. Poor's feeling on the matter, which had come up during the absence of Mayor Boehl.

Councilman Isaac moved that the bills be paid, seconded by McLean and carried.

The question of who was going to the League of Alaskan Cities Convention in Sitka

Attachment 2 2/4

Not able
to locate
Res. 268
ja

* [MINUTES OF REGULAR MEETING OF DOUGLAS COMMON COUNCIL HELD JULY 13, 1964

The meeting was called to order by Mayor Jensen with Councilmen Coffman, Isaac, Savikko and Hermann present. Absent: Hall and Nordale.

Upon motion by Councilman Savikko the reading of the minutes was waived, there being no objections.

CORRESPONDENCE: Read were letters from James Igoe, Sanitarian, one regarding Sandy Beach contamination and one with report of Sanitary Inspection; one from Superintendent Overstreet, asking for transfer of any sales tax money due on June 30 to School District; from Greater Juneau Borough, asking financial information as of June 30 to be used in planning for new junior high school; from Housing and Home Finance Agency General Counsel, regarding payments on APW debt; and from James McCormick, Fire Chief, with monthly report for June. The June State Police report was circulated, as were School Board minutes. The June Maintenance Report was submitted.

At this time the Douglas Site offered for school construction and recreation facilities was discussed again, especially as to whether the City should bring the matter before the public via the newspaper. As previously some members of the Council favored putting out publicity, but Borough Assemblyman Hermann felt it should be withheld until the City is approached.

COMMITTEE REPORTS: Councilman Hermann: No report.

Councilman Savikko reported that he and Councilman Nordale had met with Bob Tuttle of Great Northern Fisheries Inc. and they had discussed the water line, rental for use of dock, an estimate of work needed on the Dock area from Cole & Paddock. On the Boat Harbor, Councilman Savikko recommended one line be installed to supply power on the center float, and he had again contacted the Light Co. for cost. As for the rights for the Harbor, Bud Ripley was to have sketches for the Council's

a number of "snags" on the dock, which they found did not belong to the cannery. Any further report on this matter and the cannery meeting would be brought up later by Councilman Nordale.

Councilman Isaac reported that Olsen & Sands had the sketch for the facility at the beach. He also mentioned the Mt. Jumbo School and suggested a committee to include Mayor Jensen to work with the University of Alaska on future plans. The gym wall is in need of repair and drainage must be taken care of.

Councilman Coffman: No report.

Arne Shushoff of the Light Co. gave an estimate of \$2800 to install power on the center float, but no specific costs were outlined. A discussion on present need for power in the harbor followed. Someone felt that if any funds are available, they should be spent on providing needed stalls on the center float.

OLD BUSINESS

Mayor Jensen had received Housing & Home Finance Agency papers from Dick Sassara, which were to be signed by himself and Jim Nordale, as attorney, and returned. These were in connection with financing for the water and sewer projects.

Papers for renewal of the State Police Contract had been submitted for signature following the previous meeting, and to keep the contract in effect until June 30, 1965, Mayor Jensen had signed them. Councilman Hermann made a motion to approve signing the renewal papers of the State Police Contract, seconded by Isaac and carried.

Attachment 3 3/4

MINUTES OF JULY 13, 1964 (continued)

Mayor Jensen mentioned that the papers have not been drawn for the easement from Bill Boehl in return for a deed to clear action taken on Lot 4 Block 46, which Bob Thibodeau sold to Boehl prior to the repossession by the City. The check to Thibodeau has not been returned or cashed.

Councilman Coffman moved to approve the bills, seconded by Isaac and carried.

* [An offer from Hans Pedersen for the purchase of Lot 1 Block 42A was read. The lot had been offered under Resolution No. 334. Councilman Isaac made a motion to adopt Resolution No. 336 to sell Lot 1 Block 42A to Hans Pedersen for \$500.00 under the terms stated in the offer for sale, seconded by Coffman and carried by unanimous roll call vote.

Councilman Hermann spoke of the information received on the tranquilizer gun. Also he had discussed its use with Capt. Trafton, who had operated the one in Fairbanks. Capt. Trafton had stated that it was used only in difficult cases and required practice in its use. He knew of other such guns that are available and will get information/.

Because of the excessive speed of many cars on 5th St., it was suggested that Commissioner Underwood be contacted regarding changing the trooper's hours to permit patrol on 5th St. during morning and evening rush hours.

John Doogan came before the Council to ask that easements be drawn to cover the sewer lines as they exist. On the extension to build on Lot 16 Block 31, he said because of his child's health he had to buy a home and sell the one he built, and is not financially able to start construction now. He requested the removal of the building clause, as had been done in other instances he knew of, from the terms under which he purchased the lot. Councilman Coffman made a motion to delete the building clause from the terms pertaining to Lot 16 Block 31, purchased by John Doogan. Seconded by Isaac and carried.

The need for telephone reminders for fire and police numbers which was brought out at the time of the recent fire was discussed. A sticker type with both numbers was to be looked into and the correct police number obtained. A sticker on the phone similar to the boat stall stickers could be used.

The meeting was then adjourned.

Virginia B. Post
City Clerk

APPROVED:

Date: July 27, 1964

Attachment 3 4/4

[illegible]



MAP OF ALASKA DOUGLAS ADDITION - Block 48 TO DOUGLAS TOWNSITE ALASKA

SCALE: 1 INCH = 60 FT.
SURVEYED: JUNE - JULY 1936

NOTE: - The bearings and distances on this plat are based on the bearings of Douglas Township, T. 5 S. R. 14 W. 1930. The bearings of T. 5 S. R. 14 W. 1930 which are in conflict with the above bearings are shown in parentheses. - Distances are located at points where indicated thus: 4 =

U. S. SURV. NO. 102, JULY 14

MILL SITE AND TYEE

ADDITION

ST. ANNS AVE.

FIFTH ST.

SIXTH ST.

DOUGLAS

ADDITION

Block 48 1936-2

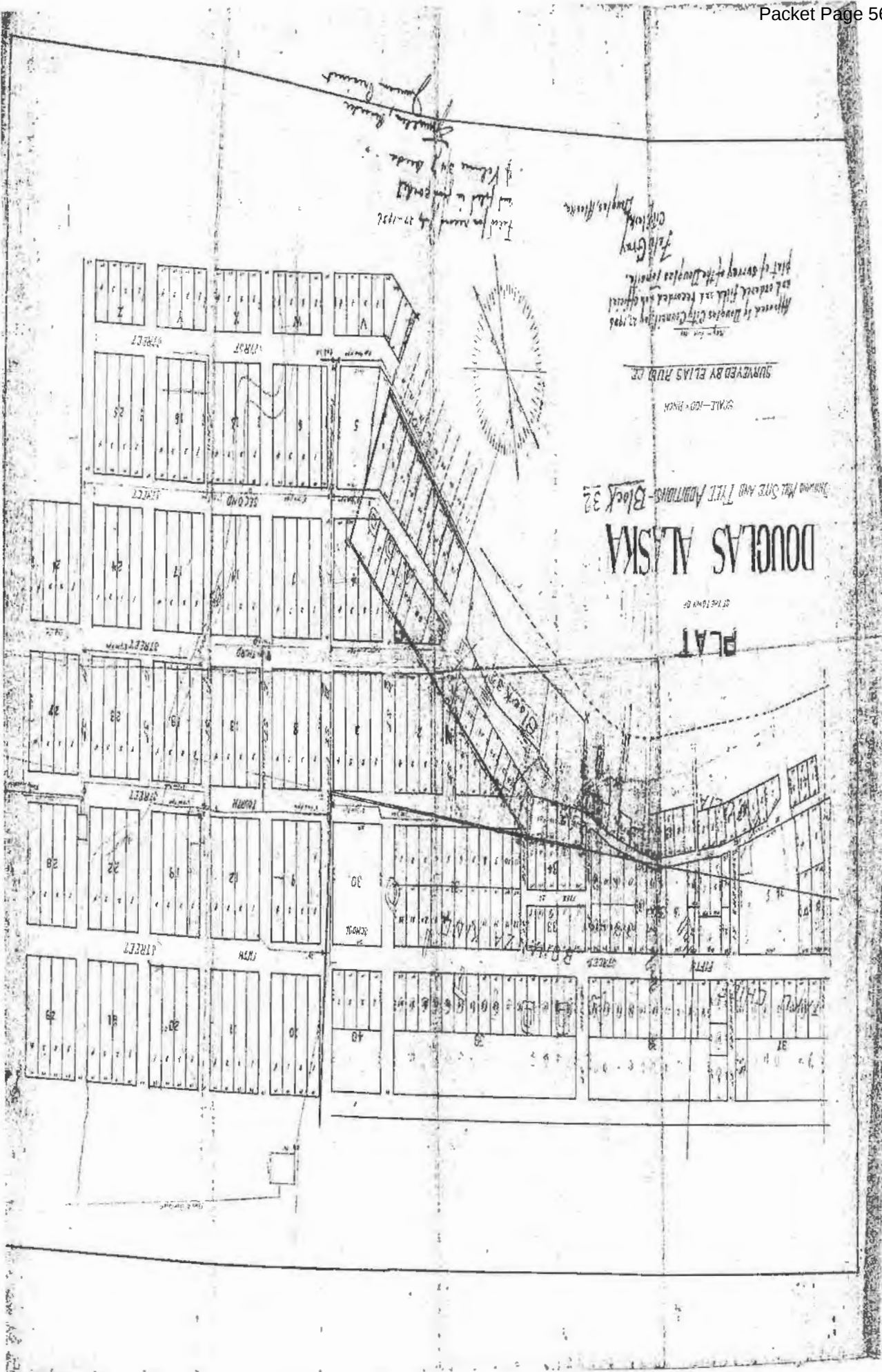
U. S. SURV. NO. 103, TAKO, C-17

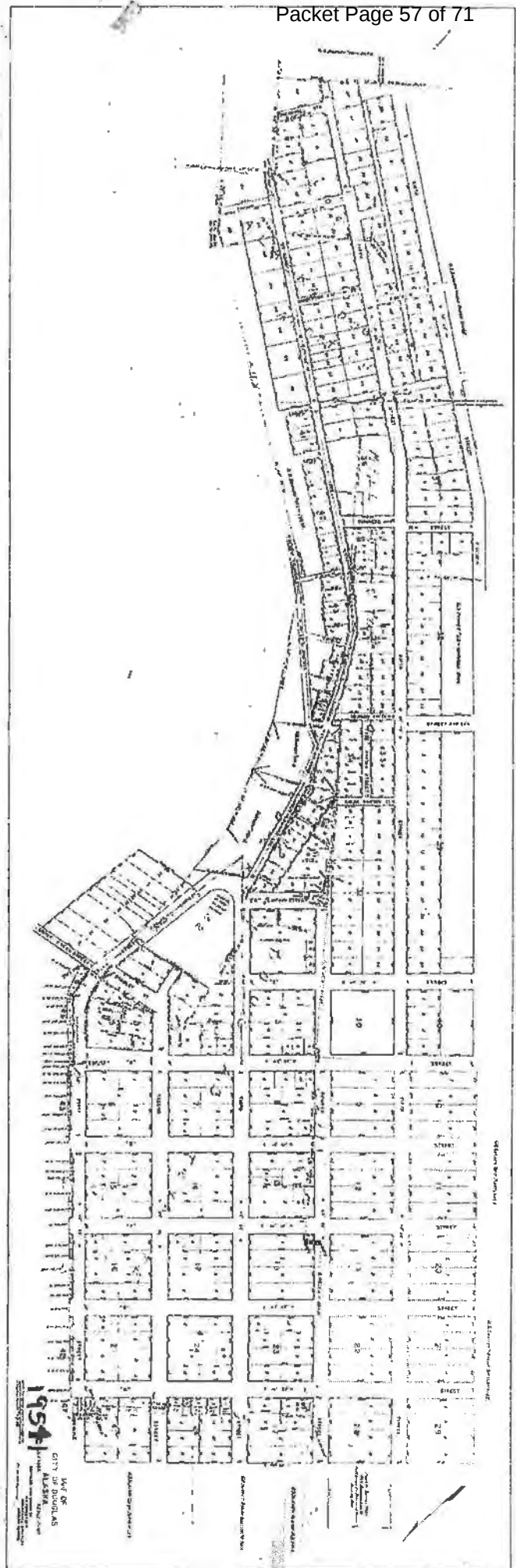
Filed for record July 27-1936
and filed in final packet of
Volume 34 of books

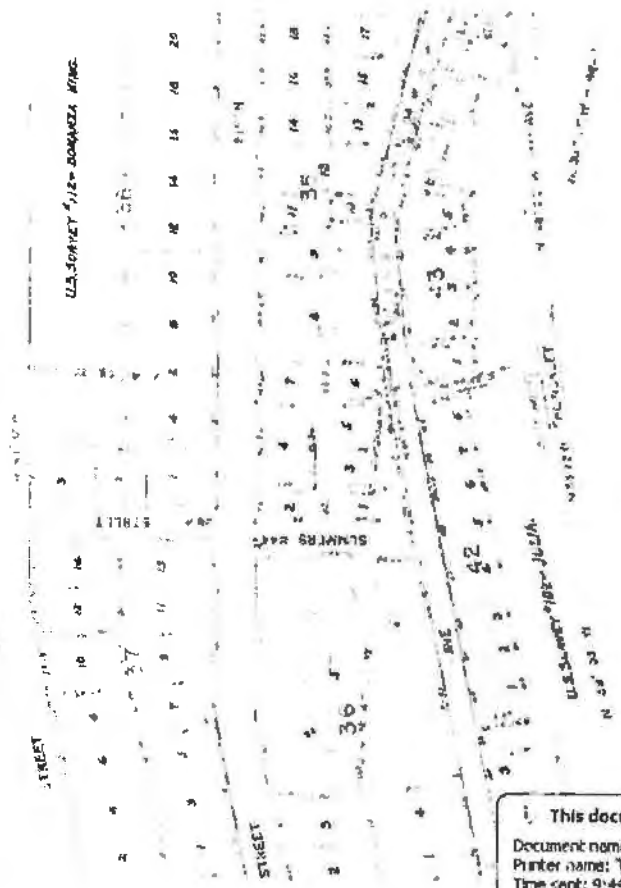
Spangler, Recorder

Approved by Council, July 18, 1936 and
ordered filed and recorded
as the official plat of survey
of the Douglas Townsite.

Felix Gray
City Clerk
Douglas, Alaska.







This document was sent to the printer
Document name: '101-1954-1954-1[1].tif'
Printer name: '\\city-dc2-w3s\Assessor_Q'
Time sent: 9:44:04 AM 7/22/2006
Total pages: 1

Deed Book 77 Page 185
Juneau Recording Dist.

QUITCLAIM DEED

The Grantor, JUNEAU CREDIT SERVICE CO., INC., an Alaskan corporation, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations paid to it, conveys and quitclaims unto CLAUDE MILLSAP, JR. and GLORIA E. MILLSAP, husband and wife of Juneau, Alaska, as tenants by the entirety, an undivided one-half ($\frac{1}{2}$) interest, and unto JOHN GRANT and HUGH GRANT, doing business as GRANT & GRANT, a co-partnership of Juneau, Alaska, an undivided one-half ($\frac{1}{2}$) interest, in the following described real property situated in the Juneau Recording District, First Judicial District, State of Alaska, to-wit:

TRACT I

Lots 4, 5, 6 and 7 of Block 42 of the Tyes Addition to the City of Douglas, Alaska, according to the plat approved by the City Council of Douglas, May 27, 1936, recorded July 27, 1936 and filed in the front pocket of Deed Book 34.

Excepting and reserving therefrom a strip of land 10 feet in width along the most southerly ends of said lots, parallel to and abutting St. Ann's Avenue for purposes of street right of way.

TRACT II

A tract of land in the City of Douglas abutting Lots 4, 5, 6 and 7, Block 42, being 30 feet in depth and further described as follows:

Beginning at Corner No. 1 of said tract; identical with the most northerly corner of Lot 3, Block 42, and also identical with the most easterly corner of Lot 4, Block 42; thence North 57 degrees 06 minutes West 120.52 feet to Corner No. 2; thence North 49 degrees 29 minutes West 39.71 feet to Corner No. 3; thence North 40 degrees 30 minutes East 30.00 feet to Corner No. 4; thence South 49 degrees 29 minutes East 37.71 feet to Corner No. 5; thence South 57 degrees 06 minutes East 118.52 feet to Corner No. 6; thence South 32 degrees 54 minutes West 30.00 feet to Corner No. 1, the place of beginning.

ROBERTSON, MONAGLE, EASTAUGH & ANNIS
N.E.A. 6146, PHONE 547-3340
P.O. BOX 1211 JUNEAU, ALASKA

JUNEAU
Serial No. 65-1705

Deed Book 77 Page 186
Juneau Recording Dist.

Dated at Juneau, Alaska, this 5th day of March,
1965.

JUNEAU CREDIT SERVICE CO., INC.
Grantor

By [Signature]
its President

ATTEST: (CORPORATE SEAL)

By [Signature]
its Secretary

STATE OF ALASKA)
: SS.
FIRST JUDICIAL DISTRICT)

On this 29th day of June, 1965, before me,
the undersigned, a Notary Public in and for the State of Alaska,
duly commissioned and sworn, personally appeared Claude
Millar, Jr. and Flora E. Millar, Jr., the President and
Secretary, respectively, of JUNEAU CREDIT SERVICE CO., INC., the
corporation that executed the foregoing instrument, and acknow-
ledged the said instrument to be the free and voluntary act and
deed of said corporation, for the uses and purposes therein
mentioned, and on oath stated that they were authorized to execute
the said instrument and that the seal affixed is the corporate
seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and
year in this certificate above written.

[Signature]
Notary Public, State of Alaska.
My commission expires: 5/17/68



ROBERTSON, MONAGLE, EASTAUGH & ANNIE
N.E.A. BLDG. PHONE 882-3140
P. O. BOX 1211 JUNEAU, ALASKA

RECORDED - FILED	
<u>Juneau</u> REC. DIST.	
DATE <u>6-22-</u>	19 <u>65</u>
TIME <u>9:05</u>	<u>A.M.</u>
Requested by <u>C. Millar, Jr.</u>	
Address <u>Box 1405</u>	
<u>Juneau</u>	

Deed Book 77 Page 187
Juneau Recording Dist.

CORRECTIONAL QUITCLAIM DEED

The Grantor, CITY OF DOUGLAS, ALASKA, a municipal corporation of the State of Alaska, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations paid to it, conveys and quitclaims unto JUNEAU CREDIT SERVICE CO., INC., an Alaskan corporation, the following described real property situated in the Juneau Recording District, First Judicial District, State of Alaska, to-wit:

TRACT I

Lots 4, 5, 6 and 7 of Block 42 of the Tyce Addition to the City of Douglas, Alaska, according to the plat approved by the City Council of Douglas, May 27, 1936, recorded July 27, 1936 and filed in the front pocket of Deed Book 34.

Excepting and reserving therefrom a strip of land 10 feet in width along the most southerly ends of said lots, parallel to and abutting St. Ann's Avenue for purposes of street right of way.

TRACT II

A tract of land in the City of Douglas abutting Lots 4, 5, 6 and 7, Block 42, being 30 feet in depth and further described as follows:

Beginning at Corner No. 1 of said tract; identical with the most northerly corner of Lot 3, Block 42, and also identical with the most easterly corner of Lot 4, Block 42; thence North 57 degrees 06 minutes West 120.52 feet to Corner No. 2; thence North 49 degrees 29 minutes West 39.71 feet to Corner No. 3; thence North 40 degrees 30 minutes East 30.00 feet to Corner No. 4; thence South 49 degrees 29 minutes East 37.71 feet to Corner No. 5; thence South 57 degrees 06 minutes East 118.52 feet to Corner No. 6; thence South 32 degrees 54 minutes West 30.00 feet to Corner No. 1, the place of beginning.

Dated at Douglas, Alaska, this 18th day of June, 1965.

CITY OF DOUGLAS, ALASKA

By Guy Russo
Mayor

ATTEST: Virginia B. Post
City Clerk

JUNEAU
Serial No. 65-1706

ROBERTSON, MONAGLE, EASTAUGH & ANNIS
N.E.A. BLDG.
P. O. BOX 1211 JUNEAU, ALASKA

Deed Book 77 Page 188
Juneau Recording Dist

STATE OF ALASKA)
) SS.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 18th day of June, 1965, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Jay R. Rasmussen known to me to be the person he represents himself to be, and the same person who executed the foregoing deed, and who acknowledged to me that he is the Mayor of the City of Douglas, Alaska, and that he was fully authorized to execute the foregoing instrument; and who further acknowledged to me that he has read the foregoing and knows the contents thereof, and that he executed the same freely and voluntarily for the uses and purposes therein stated on behalf of said City.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal at Juneau, Alaska, the day and year herein first above written.



J. D. Rasmussen
Notary Public, State of Alaska.
My commission expires: 5/17/68

RECORDED - FILED	
<u>Juneau</u> REC. DIST.	
DATE <u>6-30-</u>	19 <u>65</u>
TIME <u>9:10</u>	<u>AM</u>
Requested by <u>C. Milligan</u>	
Address <u>Box 1405</u>	
<u>Juneau</u>	

ROBERTSON, MONAGLE, EASTMAN & ANNIS
ATTORNEYS AT LAW
P. O. BOX 1231 JUNEAU, ALASKA

Deed Book 79 Page 78
Juneau Recording Dist.

QUIT-CLAIM DEED

THE GRANTOR John Grant and Hugh Grant, partners doing business as Grant & Grant, and Claude Millsap, Jr., and Gloria E. Millsap, Husband and Wife.
for and in consideration of Ten Dollars and no/100

convey And quit claim to John Grant, Hugh Grant, Claude E. Millsap, Jr., and Gloria E. Millsap, co-partners doing business as Cheechako Apartments.
the following described real estate, situated in the

State of Alaska:

Lots 4, 5, 6, and 7, Block 42, Tyee Addition, according to the plat approved by the Council of the City of Douglas May 27, 1936, recorded July 27, 1936 and filed in the front pocket of Deed Book 34, Juneau Recording District, First Judicial District, State of Alaska, and a tract of land in U. S. Mineral Survey 102 (Julia Lode Claim) adjoining said lots described as:

Begin at the East corner of said Lot 4, run thence N 57° 06' W, on the Northeast line of said Lots 4, 5, and 6, 120.52 feet; thence N 49° 29' W, on the Northeast line of Lots 6 and 7, 39.71 feet; thence N 40° 30' E 30 feet; thence S 49° 29' E 37.71 feet; thence S 57° 06' E 118.52 feet; thence S 32° 54' W 30 feet to the point of beginning, EXCEPT THEREFROM the Southwesterly 10 feet of said lots.

RECORDED - FILED	
JUNEAU REC. DIST.	
DATE <u>11-15-</u>	<u>1965</u>
TIME <u>2:55</u>	<u>PM</u>
Initiated by <u>File</u>	
Address _____	

Dated this Twenty-eighth day of July, 1965.

Signed, Sealed and Delivered in the Presence of

John Grant (SEAL)
Gloria E. Millsap (SEAL)
Claude E. Millsap, Jr.
Hugh Grant
Individual Acknowledgment (Alaska)

UNITED STATES OF AMERICA,
STATE OF ALASKA,

ss.

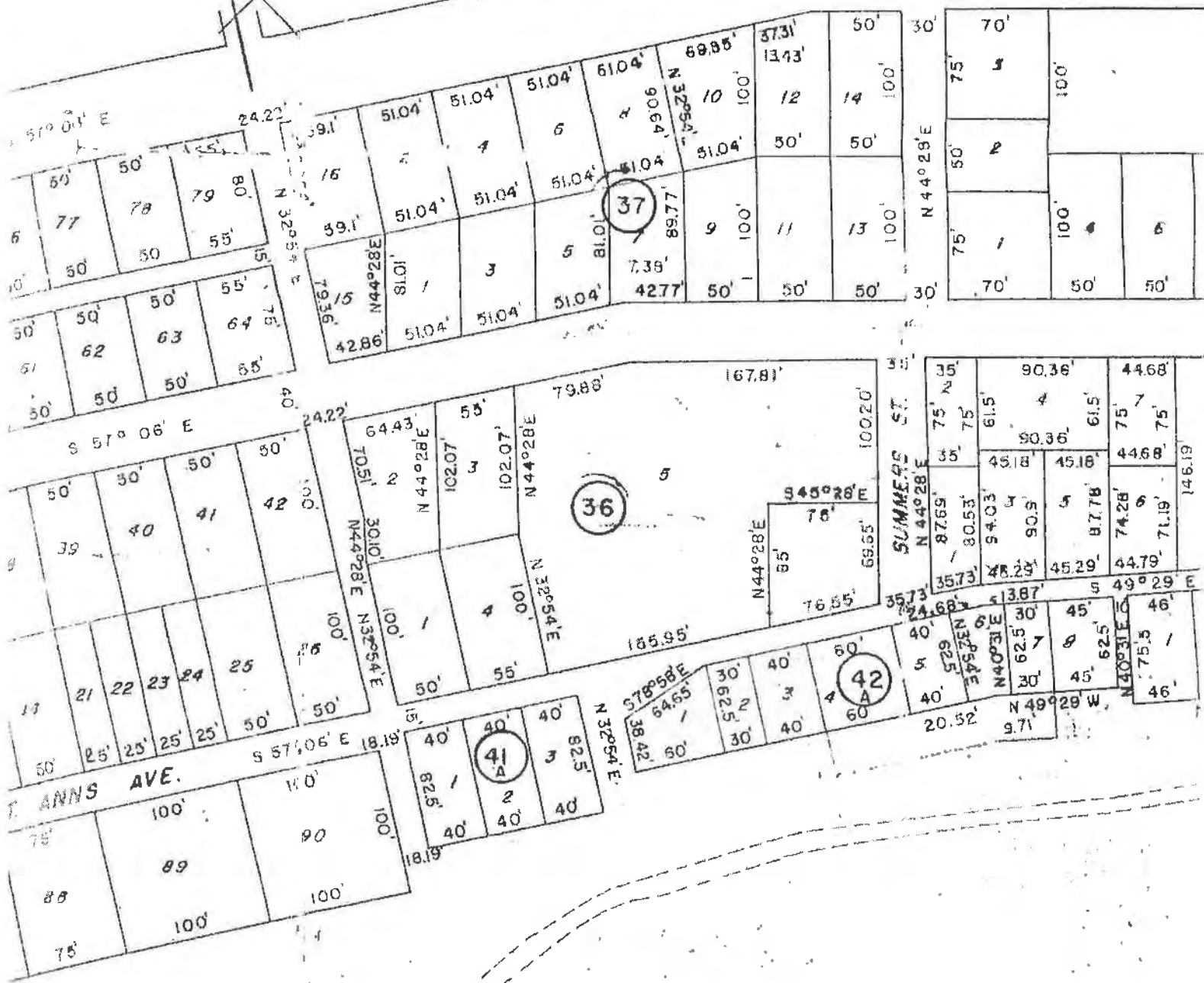
THIS IS TO CERTIFY that on this 28th day of July, 1965, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared John Grant, Hugh Grant, Claude E. Millsap, Jr., and Gloria E. Millsap to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

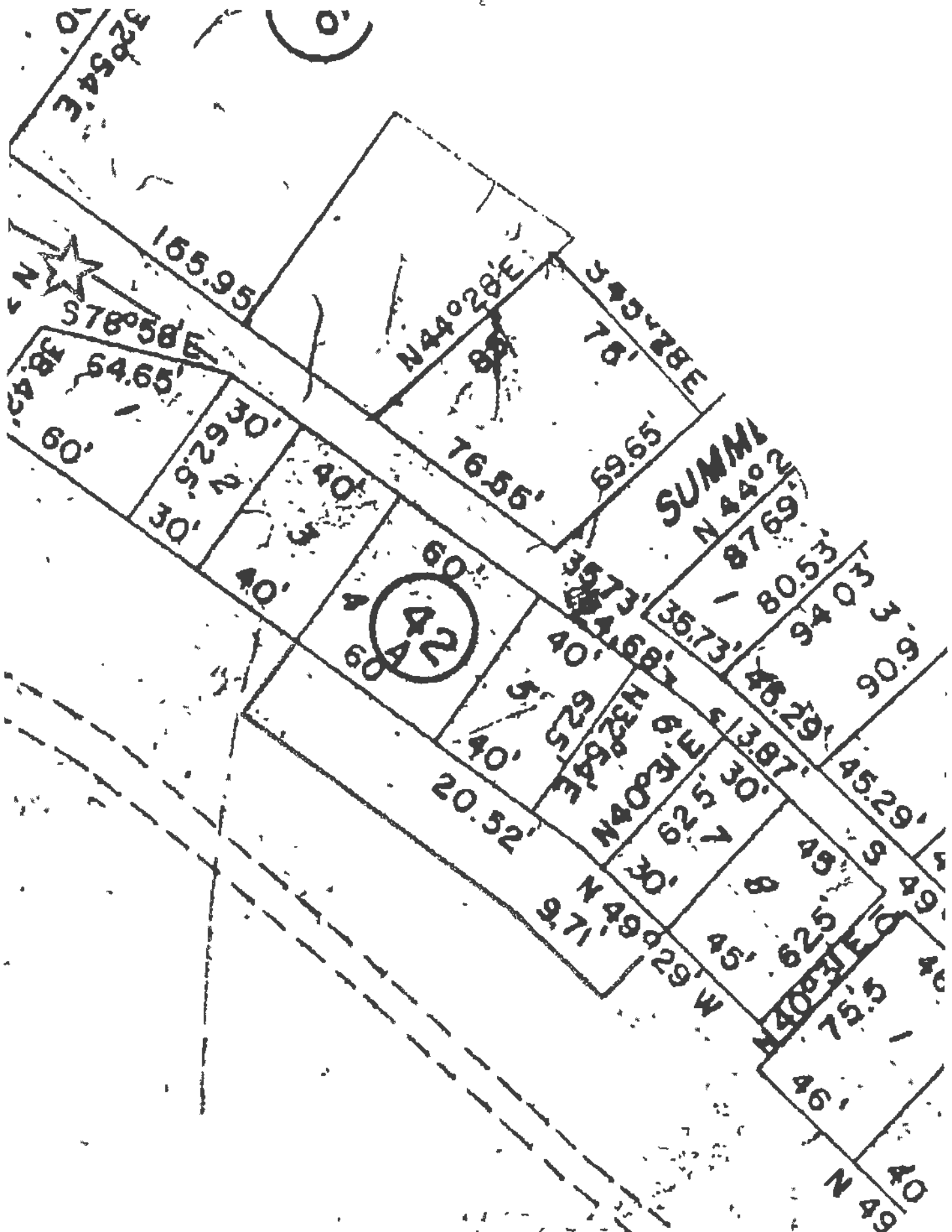
Notary Public for Alaska. My commission expires 3-15-67

JUNEAU
Serial No. 602-2267

18



3



T35

11

43A

TR

35

631

0020

5

0020

4

0010

620

0010

2

0010

1

43A

0101

10

626

628

0080

623

621

9

0070

619

617

8

0060

611

0140

8

7

Cliff House
Condos

6

5

600

4

625

060

615

617

8 0050

613

609

0040

6

0030

4

605

2

0020

1

0040

608

0020

2

605

0030

3

0010

510

SUMMERS ST

523

5FR

0070

517

0060

5B

36

0080

531

0080

T3

BOOK 119 PAGE 604
Juneau Recording District

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

FIRST JUDICIAL DISTRICT AT JUNEAU

PROBATE

FILED in Superior Court
State of Alaska, First District
at Juneau

In the Matter of the
Estate

OCT 13 1975

of

Judith R. Jones, Clerk

ROSE McVAY DAVIS,

By.....Deputy

Deceased

No. 75- 96 P

ORDER DETERMINING HEIRSHIP

The verified petition of STUART PATRICK DAVIS, of 1988 Princeton Avenue, St. Paul, Minnesota 55105, having come before the Court, the Court finds the allegations therein to be true, based on the verified representations of petitioner, and that:

1. Petitioner Stuart Patrick Davis is the only child and the only surviving heir of Rose McVay Davis, the decedent herein, who died on June 28, 1962, being then a resident of St. Paul, Minnesota. At the time of her death decedent owned the herein-after described real property situated in Douglas, Alaska, First Judicial District;

Lots 1, 2 and 3, Block 41A, First Judicial District, City and Borough of Juneau (Douglas Service Area), Alaska.

2. Decedent died testate leaving a will, dated June 11, 1929, leaving all of her property to petitioner. Said will was validly executed and is the last will of the decedent, a true copy of which is filed with the Court but which is not admissible to probate under the limitations of AS 13.16.040.

3. Venue for this proceeding is in the First Judicial District, Juneau, Alaska, because decedent, who was formerly a school teacher in Douglas, Alaska, died leaving real property in the

IN THE UNITED STATES COMMISSIONER'S COURT, JUNEAU PRECINCT,
DIVISION NUMBER ONE, TERRITORY OF ALASKA.

Before Felix Gray, U.S. Commissioner and Ex-Officio
Probate Judge. In Probate.

In the Matter of the Estate of
Edmund Andrews, deceased. } ADMINISTRATOR'S DEED

THIS INDENTURE, Made this the twenty-third day of August, 1938, between Felix Gray, United States Commissioner and Administrator of the Estate of Edmund Andrews, deceased, in accordance with Chapter CII of the Compiled Laws of Alaska, 1933, as grantor, and Rose M. Davis of Douglas, Alaska, as grantee.

WITNESSETH: That the said grantor, pursuant to an order of sale of certain real property of the above estate, said order having been issued in this Court under date of the 16th. day of July, 1938, and recorded in the Probate Journal Records, Volume 24 at page 132, for and in consideration of the sum of One Hundred (\$100.00) Dollars, in lawful money of the United States of America, to him in hand paid by the said grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, remised, released and forever quit-claimed and by these presents does grant, bargain, sell, remise, release and forever quit-claim unto the said grantee, and to her heirs and assigns, those certain lots and parcels of ground and real property situate in Douglas, Alaska, described as follows to-wit:

Lots Nos. 1, 2 and 3, in Block 41 of the Tyee Addition to the townsite of Douglas, Alaska, situate along the North side of St. Ann's Avenue, and measuring approximately 40 feet front on said avenue by 82 feet in depth for each lot, totaling an aggregate frontage on the avenue of approximately 120 feet, in accordance with the official plat of said Addition on file in the Recorder's office at Juneau, Alaska.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues and profits thereof, and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said deceased, of, in or to the said premises and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances and privileges thereto incident unto the said grantee, and to her heirs and assigns forever.

IN WITNESS WHEREOF, THE said grantor, as Administrator of the Estate of Edmund Andrews, deceased, has hereunto set his hand and seal of office, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Rosellen Monagle
Walter E. Wells

Felix Gray
U.S. Commissioner and Ex-Officio
Probate Judge and Administrator
of the Estate of Edmund Andrews,
deceased.

UNITED STATES OF AMERICA } ss.
TERRITORY OF ALASKA. }

On this 23rd. day of August, 1938, personally came before me, the undersigned, a Notary Public for the Territory of Alaska, Felix Gray as Administrator of the Estate of Edmund Andrews, deceased, and who executed the within instrument freely, and for the uses and purposes therein mentioned.

WITNESS my hand and seal this 23rd. day of August, 1938.

Rosellen Monagle

TIATITLE
INSURANCE
AGENCY

Juneau Recording District

119 Seward St., Suite 17

Juneau, Alaska 99801

(907) 586-6445 or 586-1730

THIS SPACE RESERVED FOR RECORDER'S USE.

7-6-0-2-1-3
500
RECORDED-FILED
JUNEAU REC.
DISTRICT

JAN 22 1 53 PM '78

REQUESTED BY TIA

ADDRESS _____

Filed for Record at Request of

Name.....

Address.....

City and State.....

Statutory Warranty Deed

THE GRANTOR STUART P. DAVIS, a single man

for and in consideration of Ten Dollars and other good and valuable consideration,

in hand paid, conveys and warrants to PAUL L. WILLIAMS and JUDITH A. WILLIAMS, husband and wife as tenants by the entirety

the following described real estate, situated in the Juneau Recording District, State of Alaska:

Lots 1, 2 and 3, Block 41, Tyee Addition according to the plat approved by the Council of the City of Douglas May 27, 1936 and filed July 27, 1936 in the front pocket of Deed Book 34, Juneau Recording District, First Judicial District, State of Alaska.

Dated this 17th

day of

November, 1975

Stuart P. Davis (SEAL)

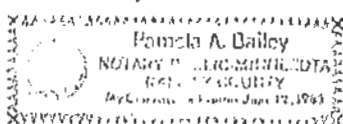
STATE OF MINNESOTA

County of Ramsey

On this day personally appeared before me Stuart P. Davis

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

17th day of November, 1975Pamela A. Bailey
Notary Public in and for the State of Minnesota
residing atMy Commission Expires: 6/12/83

Statutory Quitclaim Deed

BOOK 121 PAGE 461
Juneau Recording District

(CORPORATE FORM)

THE GRANTOR City and Borough of Juneau, Alaska, as successor in interest to the City of Douglas, Alaska, whose principal office is at 155 South Seward Street, Juneau, Alaska,

for and in consideration of a total of one dollar (\$1.00) and pursuant to Resolution No. 349 of the Assembly of the City and Borough of Juneau conveys and quitclaims to Stuart Patrick Davis

now all interest which it has, if any, in the following described real estate:
Lots 1, 2 and 3, Block 41, Tyee Addition to the Townsite of Douglas, situated in the First Judicial District in Juneau, Alaska.

7 6-0 2 1 2

RECORDED - ⁵⁰⁰ FILED
JUNEAU REC.
DISTRICT

JAN 22 1 53 PM '76

FILED BY TIA

ADDRESS

situated in the State of Alaska.

DATED this 21st day of January, 1976
H. B. Winegar, Manager (seal)
(seal)

ACKNOWLEDGEMENT

STATE OF ALASKA

CITY OF JUNEAU ss.

THIS CERTIFIES that on this 21st day of January, 1976, before me, a Notary Public in and for the State of Alaska, personally appeared H. B. Winegar and XXX, to me known and known to me to be the person whose name is subscribed to the foregoing deed, and after being first duly sworn according to law, they stated to me under oath that they are the Manager and responsible of the City and Borough of Juneau, a corporation organized under the laws of Alaska, that XXXXXX has been authorized by said corporation to execute the foregoing deed on its behalf and they executed the same freely and voluntarily as the free act and deed of said corporation.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public for Alaska,

My commission expires: 12/31/78



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-5240 Facsimile: 586-5385

TO: Debbie White, Chair of Assembly Lands Committee

DATE: January 25, 2017

FROM: Rorie Watt, P.E., City Manager 

RE: Petersburg Borough Legislation

Legislation has been introduced that would allow the new Petersburg Borough to select state lands for their Borough. The bill can be found here:

<http://www.akleg.gov/PDF/30/Bills/SB0028A.PDF>

All Boroughs share the same goal of having as much local control as possible over their jurisdiction. We should support this legislation.

Recommendation:

As a gesture of support to our neighbor, I recommend that the Land's Committee request that the Assembly pass a Resolution in support of the legislation.