

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

June 2, 2014, 5:00 PM.

Assembly Chambers

**I. ROLL CALL**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES**

A. May 5, 2014

**IV. PUBLIC PARTICIPATION**

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

**V. AGENDA TOPICS**

A. North Franklin Lot Request for Proposals

**VI. STAFF REPORTS**

A. Spring 2014 Lena Land Sale Update

**VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

**VIII. ADJOURNMENT**

Note: Agenda packets are available for review online at [www.juneau.org](http://www.juneau.org).

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@ci.juneau.ak.us](mailto:city_clerk@ci.juneau.ak.us)

**ASSEMBLY AGENDA/MANAGER'S REPORT  
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

May 5, 2014

**ATTACHMENTS:**

| Description                                                  | Upload Date | Type    |
|--------------------------------------------------------------|-------------|---------|
| <input type="checkbox"/> <a href="#">May 5, 2014 Minutes</a> | 5/29/2014   | Minutes |

**DRAFT**  
**ASSEMBLY STANDING COMMITTEE MINUTES**  
**LANDS AND RESOURCES COMMITTEE**  
**THE CITY AND BOROUGH OF JUNEAU, ALASKA**  
May 5 2014, 5:00 PM.  
Assembly Chambers

**I. ROLL CALL**

Carlton Smith called the meeting to order at 5:00pm.

Members Present: Mary Becker; Jesse Kiehl; Carlton Smith; Loren Jones

Liaisons Present: Karen Lawfer, Planning Commission; Jeff Wilson, Parks & Recreation Advisory Committee; Mike Peterson, Docks & Harbors Board

Staff Present: Greg Chaney, Lands Manager; Jessica Beck, Lands & Resources Specialist

**II. APPROVAL OF AGENDA**

Mr. Chaney said the City Attorney was not clear on the pathway for the Assembly to waive the fees for an easement and removed the Request to Waive Building and Grading Permit Fees for the Saint Nicholas Russian Orthodox Church Remodel from the agenda.

**III. APPROVAL OF MINUTES**

A. April 14, 2014

The minutes of the April 14, 2014 Lands Committee were approved with minor changes.

**IV. PUBLIC PARTICIPATION**

There was no public participation on non-agenda items.

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

**V. AGENDA TOPICS**

A. Request to Waive Building and Grading Permit Fees for Saint Nicholas Russian Orthodox Church Remodel

This item was tabled until farther clarification from the Law Department.

**VI. STAFF REPORTS**

A. 2A Subdivision - Verbal Update

Mr. Chaney said the US Army Corps of Engineers is still reviewing the wetland fill application. He had a meeting with them last week. They said they will be sending it out for public comments soon. We will let you know when that happens.

B. Pederson Hill - Verbal Update

Mr. Chaney said the Law Department is drafting an ordinance for Assembly consideration of the rezone of Pederson Hill from D1(T)D5 to a combination of D10 and D10SF.

C. Spring Lena Land Sale - Verbal Update

Mr. Chaney said bids are due Friday, May 9th for the Lena Land Sale. We have two lots for sale. We have had some interest but it's impossible to tell how many people are actually going to submit bids. We will let you know the status at our next meeting.

D. North Franklin Lot - Verbal Update

Mr. Chaney said proposals for the North Franklin Parking Lot are due May 8th. We have had some interest. We will have the status of this at our next meeting.

E. Reality TV Production Coming to Juneau - Verbal Report

Mr. Chaney said the Brew Dogs will be here in May to film various things dealing with drinking and brewing beer.

**VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

Mr. Wilson: In order of magnitude, what would you estimate the fees would be for the grading and building permits for the St. Nicholas Russian Orthodox Church?

Mr. Chaney: I think they will be a few hundred dollars. The other issue we're having is dealing with the fees for the easement. The City Attorney wasn't sure if the Assembly had the power to waive them, so we'll be discussing that. The easement fees are based on an appraisal.

Ms. Lawfer: Are they also looking at waiving fees for other non-profit and religious organizations, or is this dealing with just St. Nicholas?

Mr. Chaney: We are talking just about this application, but my feeling is that we would need some kind of policy for waiving building and permit fees. That is a broad range of fees. As far as the easement fees, this project will have benefits for the City because they will be collecting water for their drainage project and it will go underneath the sidewalk via underground drainage. Right now it's flowing over the sidewalk, which creates a sheet of ice in the winter. The drainage improvements will be a public benefit which is why I don't think we should charge for the easement.

Liaison Reports:

Mr. Peterson: No report from Docks & Harbors.

Mr. Wilson: No reports from Parks & Recreation.

Ms. Lawfer: The ordinance for the wireless communications facility is very different than anything you've seen if you looked at it a month ago. The Planning Commission is having a special Committee of the Whole meeting at 6:00pm on Thursday to work on this plan to the Assembly.

**VIII. ADJOURNMENT**

Meeting adjourned at 5:08pm.

**ASSEMBLY AGENDA/MANAGER'S REPORT  
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

North Franklin Lot Request for Proposals

**ATTACHMENTS:**

| <b>Description</b>                                                    | <b>Upload Date</b> | <b>Type</b> |
|-----------------------------------------------------------------------|--------------------|-------------|
| <input type="checkbox"/> <a href="#">Memo from Greg Chaney</a>        | 5/29/2014          | Cover Memo  |
| <input type="checkbox"/> <a href="#">North Franklin Advertisement</a> | 5/29/2014          | Exhibit     |
| <input type="checkbox"/> <a href="#">Email from Baranof Hotel</a>     | 5/29/2014          | Exhibit     |
| <input type="checkbox"/> <a href="#">North Franklin Lot Appraisal</a> | 5/29/2014          | Exhibit     |
| <input type="checkbox"/> <a href="#">Soenksen Proposal</a>            | 5/29/2014          | Exhibit     |

# MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
Greg\_Chaney@ci.juneau.ak.us  
Voice (907) 586-0205  
Fax (907) 586-5385

**TO:** Assembly Lands Committee



**FROM:** Greg Chaney, Lands and Resources Manager

**DATE:** May 29, 2014

**SUBJECT:** Proposals Received Concerning Alternative Used for the CBJ North Franklin Parking Lot

At the April 7, 2014 CBJ Assembly meeting, the Assembly adopted a motion that gave Lands and Resources staff 30 days to solicit proposals for alternative uses for CBJ's parking lot located at North Franklin and Second Street. Three large advertisements were published in the Juneau Empire on April 13<sup>th</sup>, April 18<sup>th</sup> and May 2<sup>nd</sup> (Attachment 1). The item was also placed on the CBJ website and was picked up by local radio stations.

Recently the owner of the Baranof Hotel has expressed interest in this land sale and stated that they were unaware of the request for proposals or the May 8<sup>th</sup> deadline (Attachment 2).

Lands and Resources staff also hired an appraiser to complete an appraisal of the property (Attachment 3). The property was appraised for \$530,000. The entire appraisal is not included in here but is available on the CBJ Lands website.

The Lands Office received several inquiries regarding this land sale, but only one proposal to purchase the North Franklin Parking Lot was received by the CBJ Purchasing Department by the May 8<sup>th</sup> deadline (Attachment 4). This application was from Steve Soenksen, of Juneau Legacy Properties LP, proposing to purchase the CBJ North Franklin Parking Lot, for the purpose of constructing 29 units of workforce housing. The proposal also included a 990 square foot commercial space and 22 parking spaces on the ground floor.

A committee composed of staff from the Lands and Resources Division, Parks and Recreation and Community Development Departments evaluated the Juneau Legacy Properties proposal. The following criteria were considered:

- Positive Impact on Housing
- Potential to Provide Other Street Level Uses
- Parking Management Strategies
- Overall Concept Design Quality

| Potential Points | Evaluation Criteria                          | Lands (average) | Parks | CDD |
|------------------|----------------------------------------------|-----------------|-------|-----|
| 40               | Positive Impact on Housing                   | 27.5            | 20    | 25  |
| 30               | Potential to Provide Other Street Level Uses | 12.5            | 10    | 10  |
| 20               | Parking Management Strategies                | 7.5             | 10    | 12  |
| 10               | Overall Concept Design Quality               | 4               | 3     | 8   |
| 100              | Total                                        | 51.5            | 43    | 55  |
|                  | <b>Average Score = 50</b>                    |                 |       |     |

## Discussion

### Positive Impact on Housing

The total number of units, along with the relative size of the units, helps to determine the overall supply of housing for the downtown area. A mix of unit sizes was considered most desirable. Given the lot size, a six story structure was considered a realistic maximum without utilizing exotic construction techniques. If all floors were dedicated to a mix of housing types, a 60 unit apartment structure could realistically be built on the site. It is also important to note that while more stories could be built, higher stories become more expensive to construct.

Juneau Legacy Properties proposed 29 residential units. The proposal included 6 two bedroom apartments, 15 one bedroom apartments and 8 efficiency units. This would be a significant contribution to housing downtown but is less than the site's maximum potential.

### Other Street Level Uses

If the entire first floor of the building were dedicated to a commercial use, it would be possible to have roughly 6,500 square feet of commercial space facing both Franklin and Second Streets. Parking could be located on the second floor or possibly underground. If a parking entrance leading to another floor was located on this level,

space available for commercial use would be reduced but this layout would create the maximum street level commercial presence for this lot.

Juneau Legacy Properties proposed 990 square feet of retail on the ground floor, primarily facing Franklin Street. The review committee felt that more space should be made available on the ground floor for uses other than parking.

### **Parking Management Strategies**

Many options were available for this issue including offsite parking or paying a fee in lieu of providing parking spaces. The Baranof Hotel located across the street, currently leases parking from the CBJ for their guests. The parking lot is utilized by the local community and supplies parking in this region of town.

Based on Juneau Legacy Properties' proposal to provide 29 apartments and 990 square feet of commercial space, approximately 14 parking spaces would be the minimum required by the Land Use Code. The applicant proposed to provide 22 parking spaces in a ground level parking facility. This provides 8 more parking spaces than code minimum for this area; however, it is likely that this parking supply would only accommodate the building's occupants and visitors. Local demand for parking that is currently being met by this parking lot would be displaced by the proposed development and was not addressed.

The review committee strongly recommended that the parking entrance be relocated to the Second Street frontage and that the parking facility be built on the second floor or underground. This would allow for significantly more commercial space to be available on the street level.

### **Design Quality**

Juneau Legacy Properties submitted a concept proposal which was not intended to be utilized as a completed design. The evaluation committee understood that the applicant did not want to expend unnecessary funds but felt that the design was so conceptual that a more complete design would be needed before fully committing the CBJ to the Juneau Legacy Properties proposal. In particular the committee felt that an elevation or side view of the building and preliminary dimensions would have been helpful.

The committee felt that additional design features could have been considered. The applicant did not outline any rooftop uses or balconies that could have provided outdoor opportunities for residents. More commercial frontage on Franklin Street would have been desirable. There was no mention of potentially preserving part of the mural that abuts the uphill property line. Another minor issue expressed was the desirability of having laundry facilities in individual apartments rather than communal laundry mats.

Since most apartments directly faced the Baranof Hotel, it did not appear that the design oriented the majority of the units toward potential views.

## **Conclusion**

Obviously it is extremely difficult, if not impossible, to design and build an apartment building that would rent for current market rates and have a large number of amenities however the primary concern expressed by evaluation committee members was that the majority of the ground floor was designated for parking and would reduce the potential for an active commercial neighborhood to extend up Franklin Street. Parking could be located on the second floor or possibly underground.

Since the CBJ Assembly initiated the request to solicit proposals to explore the concept of selling the property for the purpose of building a multifamily housing project, the CBJ is not obligated to accept this proposal. It would be reasonable for the CBJ to retain ownership of the property to continue to lease parking, build a multi-story parking structure or utilize the site for a future CBJ office building.

## **Recommendation**

Staff recommends the Lands Committee make a finding that the proposal meets the general goal of providing a mixed use downtown housing development. However, staff also recommends that the Lands Committee determines that prior to the CBJ entering into any formal contract with Juneau Legacy Properties, a more complete set of plans (that utilizes the ground floor for commercial space) is needed.

Staff also recommends that if the proposal is accepted, sale of the property would include a performance requirement stipulating that if the structure was not completed within a realistic timeframe, the property would revert to CBJ ownership.

**Request for Proposals**  
**Alternative Uses – North Franklin Parking Lot**

RFP 14-266

**12,280 square feet (0.28 acres)**

**Applications Due: May 8, 2014 4:30 pm**

The City and Borough of Juneau is requesting proposals for alternative uses of the North Franklin Parking Lot located at the corner of Franklin and Second Street (across from the Baranof Hotel). This property is currently being utilized for paid parking but the City and Borough of Juneau Assembly is interested in reviewing proposals that would utilize the property for housing and other mixed uses.

**Non Refundable Application Fee: \$500**

Successful Applicants must pay current appraised value for the property (CBJ§53.09.200(e)).

Contents of all applications will be kept confidential until after submission deadline.

**Mail application with non refundable fee to CBJ Purchasing Department 155 S. Seward Street, Juneau, AK 99801 or hand-deliver to 105 Municipal Way, Room 300.**

Applications must be submitted in a sealed envelope with the following information written on the outside of the envelope: **North Franklin Lot Proposals RFP 14-266**

Application and fee must be received in the CBJ Purchasing Office prior to 4:30pm Alaska Time, May 8, 2014. Applications received after that time will not be considered.

**Evaluation Process:**

Applications will be scored by CBJ staff. Staff recommendations will be sent to the CBJ Lands Committee. The Lands Committee will review applications and forward a recommendation to the Assembly. The CBJ Assembly will select the successful proposal and direct CBJ staff to enter into direct negotiations with the applicant. A construction deadline may be required for the selected project.

Proposal evaluation criteria in order of importance:

1. Positive impact on housing
2. Potential to provide other street level uses
3. Parking management strategies
4. Overall concept design quality

For more information call CBJ Lands Department 586-5252

Or visit our website: [www.juneau.org/Lands](http://www.juneau.org/Lands)



The CBJ reserves the right to waive technical defects in this notice.

**Jessica Beck**

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**From:** Greg Chaney  
**Sent:** Thursday, May 29, 2014 9:42 AM  
**To:** Jessica Beck  
**Subject:** FW: RFP 14-266 "Alternative Uses, North Franklin Parking Lot"

From: Baldev Johal [<mailto:bjohal@eduhsd.k12.ca.us>]  
Sent: Thursday, May 29, 2014 8:20 AM  
To: Greg Chaney  
Cc: [stephenhamilton@hollandamerica-princess.com](mailto:stephenhamilton@hollandamerica-princess.com); Bal Gosal  
Subject: RFP 14-266 "Alternative Uses, North Franklin Parking Lot"

Re: Re: CRFP 14-266 “ Alternative uses, North Franklin Parking Lot  
Attn; Greg Chaney

Dear City and Borough of Juneau:

I represent the owners of the Baranof Hotel. We became aware of the RFP yesterday and were quite alarmed at the City’s proposal to potentially sell the parking structure that lies across the street from the Baranof. Notwithstanding the fact the notice appeared in the local newspaper, I was shocked that no effort was made to directly notify us nor the other businesses in the immediate vicinity of this action. This is rather odd because we have always enjoyed a great relationship with the City and Borough.

As the owners of the Baranof Hotel, it is important to point out that this parking structure is critical to the success of our business. The Baranof hotel is a historical landmark with a long and storied history. It is a vital component of downtown. The Baranof hotel has 195 rooms with a two restaurants and a bar, which provides jobs to over 100 local employees. In addition it contributes over one hundred thousand dollars in tax revenue for the local government.

This letter is submitted per the RFP “Alternative Uses-North-Franklin Lot RFP 14-266,” and to request that staff enter into negotiations for the purchase and sale of the city owned property located at Second Street and North Franklin Street (formerly known as the JAMI property). In fact we would be willing to work with Juneau Legacy Properties or any other owner to reach a mutually beneficial agreement.

Sincerely,

Baldev Johal  
President, YC Baranof

**APPRAISAL REPORT  
REAL ESTATE APPRAISAL**

**Of**  
North Franklin Parking Lot



310 and 324 Second St, Juneau  
AK, 99801

**As of**  
April 30, 2014

**Prepared For**  
Ms. Jessica Beck  
CBJ  
155 S. Franklin St  
Juneau, AK, 99801

CBJ Purchase Order # **105025**

**Prepared by**  
RAMSEY APPRAISAL RESOURCE  
Roger Ramsey, Alaska-AA 570

**File Name:**  
RAR File# 14-022

## RAMSEY APPRAISAL RESOURCE

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10615 Horizon Dr  
Juneau,  
AK, 99801

907-723-2936  
Fax: 866-404-7117  
rogerramsey@mac.com

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May 15, 2014

Ms. Jessica Beck  
CBJ  
155 S. Franklin St  
Juneau, AK  
99801

Re: Appraisal Report, Real Estate Appraisal  
North Franklin Parking Lot  
310 and 324 Second St, Juneau,  
AK, 99801

File Name: RAR File# 14-022

Dear Ms. Beck:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject property is currently known as the North Franklin parking lot.

Please reference page 9 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 7). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.



Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

**Current As Is Market Value:**

The “As Is” market value of the Fee Simple estate of the property, as of April 30, 2014, is

**Five Hundred Thirty Thousand Dollars (\$530,000)**

The market exposure time preceding April 30, 2014 would have been 2 months and the estimated marketing period as of April 30, 2014 is 6 months.

Respectfully submitted,  
Ramsey Appraisal Resource

Roger Ramsey,  
Alaska-AA 570

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Juneau Legacy Properties, LP   120 Second Avenue STE 209   Juneau, Alaska 99801   907-957-7550

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05/08/2014

Dear City and Borough of Juneau:

Please consider this our Application and submittal for RFP 14-266, **“Alternative uses, North Franklin Parking Lot.”**

With this narrative, we hope to address the four criteria described in the RFP, and to introduce and describe the attached conceptual graphics and image sheets. Where referenced in the text, the image sheets are underlined.

## **1. Positive impact on housing**

We discovered that 11 housing units were lost on this site about 2003 when the previous buildings were demolished and replaced with a city owned, single level parking lot. We would like to provide replacement plus expanded housing opportunities on this site. Recent housing studies indicate a strong need for 1-2 person apartments, primarily one bedroom units available for market rate short term and seasonal rentals. We believe that a mix of unit types would meet more of the local needs.

We are proposing a multi-family structure with 29 residential units on this property. The attached Concept for Upper Levels graphic shows our current proposed mix of new studio, one bedroom and two bedroom units. To provide greater detail as to how these units could be laid out, we also show the Concept for One Bedroom Apartment at a larger scale.

A total of 29 units are considered at this time. This includes 10 units each of the three upper levels with one apartment lost on the first floor due to providing an entry lobby. A different mix of rental units could be chosen which could push the total unit count up to 40 units. This is a concept plan; the final mix and size of apartments may be different and will be developed based on further study of the markets and the requirements of potential financial partners and lenders. Further financial analysis may shift the numbers and types of units until a feasible option is reached.

## **2. Potential to provide other street level uses**

This building concept would begin with a concrete structure on the first level and three stories of light frame construction above. Our Parking Level & Site Concept drawing shows a

substantial ground floor retail opportunity at the intersection of 2<sup>nd</sup> and Franklin streets, which will help reduce the visual impact of the remaining ground level parking.

### **3. Parking management strategies**

The construction method we envision allows us to retain most of the ground floor as surface parking. Our initial analysis, described in the Parking Level and Site Concept, shows 22 spaces, roughly what is currently available on this lot. This layout is similar to CBJ Parking Lot study by Tetra-Tech but would provide vertical connections to the residential levels above. Additional parking solutions including CBJ Tetra-Tech parking facility design may be considered. Based upon our interpretation of the CBJ parking code, this should provide adequate parking for the apartment residents and possibly for others.

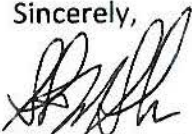
### **4. Overall concept design quality**

In addition to meeting the need for housing, parking, and other street front uses, it is important to have an attractive, high quality structure that is compatible with the downtown core. We have looked at some case study buildings built in other cities to address similar downtown housing needs. These are reflected in the images we present on our Precedents and Case Studies graphic. These will be further studied as project programming moves forward. Our final result may look something like these.

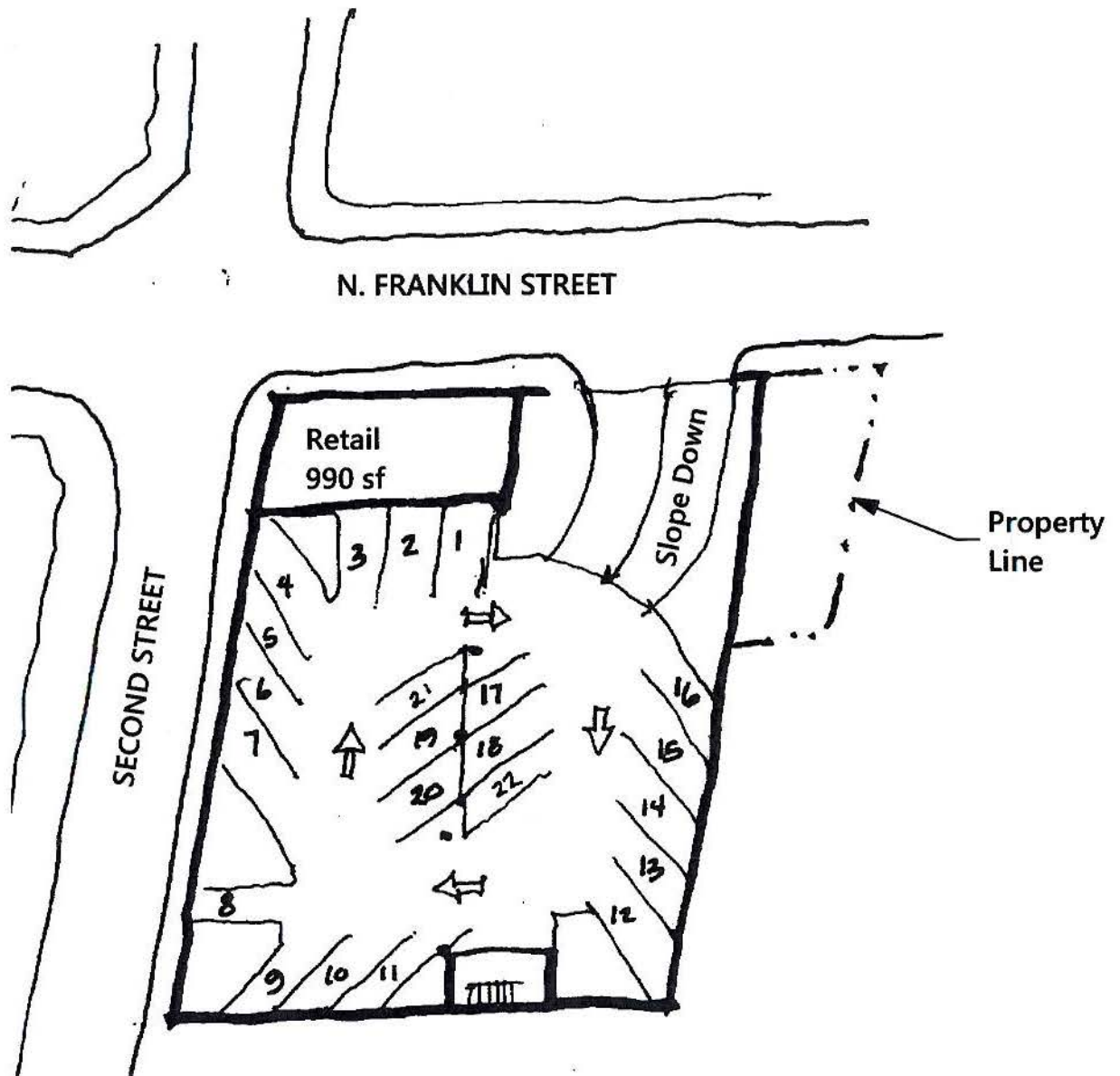
We plan to incorporate energy efficiency into the design, create quality living places with low maintenance exterior and interior finishes. We want to design a good neighbor building to the downtown core that will provide quality rental units for many years to come.

Until we know if and under what terms and conditions we can acquire the site, we are limited to this concept stage of project design.

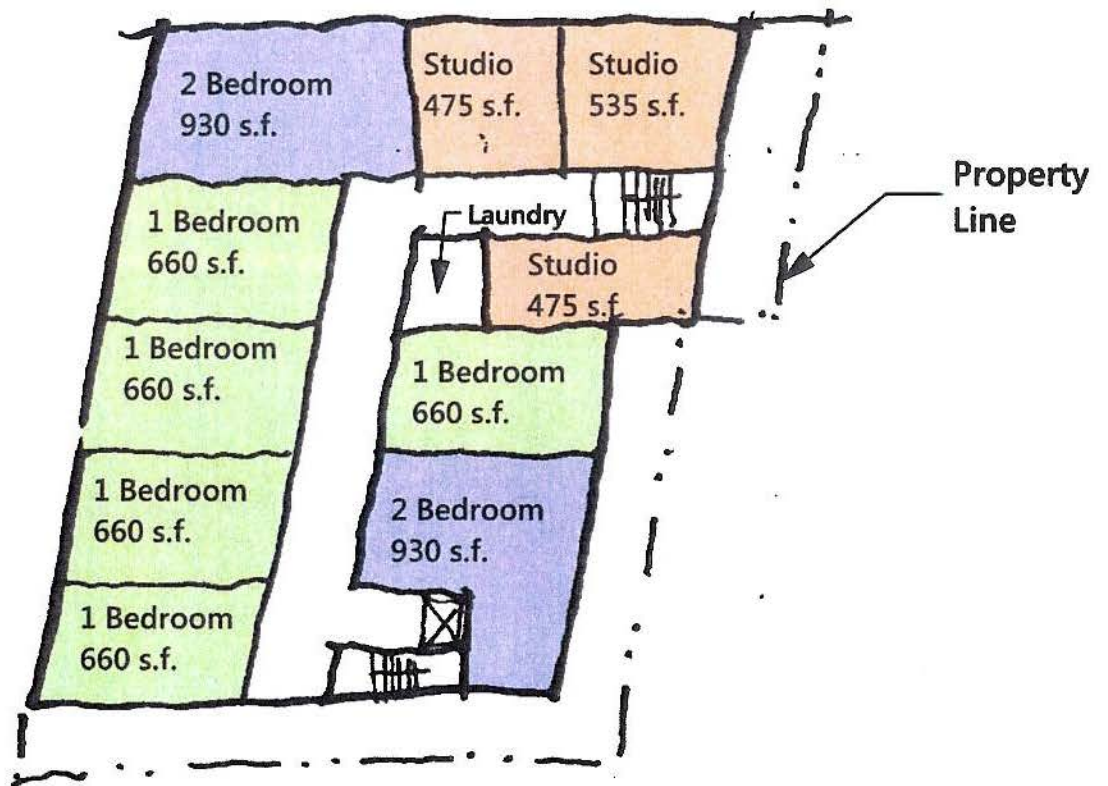
Therefore, per the Request for Proposal “**Alternative Uses-North Franklin Lot RFP 14-266**,” we make application to the City and Borough of Juneau to direct staff to negotiate with us to sell or transfer city owned property located at Second Street and North Franklin Street, (formerly known as the JAMI property), which currently holds a surface parking lot.).

Sincerely,  


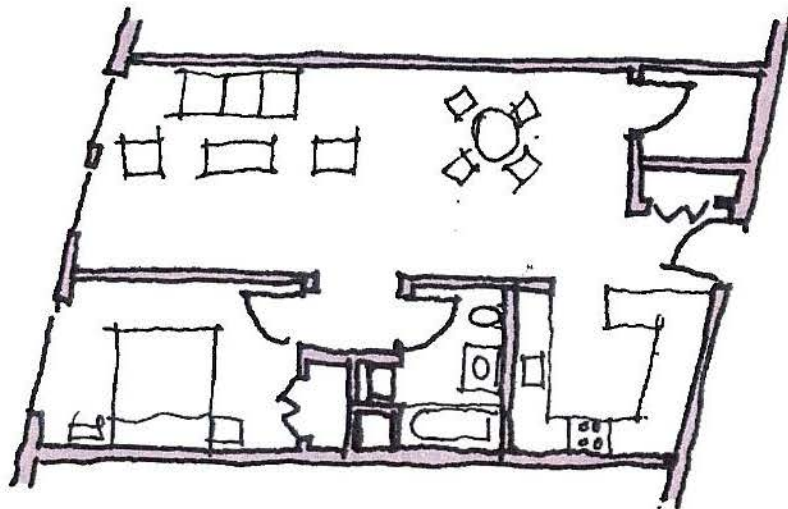
Steven Soenksen, General Partner  
Juneau Legacy Properties, LP



Parking Level & Site Concept



Concept for Upper Levels



Concept for One Bedroom Apartment

**JUNEAU LEGACY PROPERTIES LP**

**Proposed Apartment Building, Second & Franklin St., Juneau Alaska**



Precedents & Case Studies - some ideas for what our building may look like

## JUNEAU LEGACY PROPERTIES LP

Proposed Apartment Building, Second & Franklin St., Juneau Alaska

**ASSEMBLY AGENDA/MANAGER'S REPORT  
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Spring 2014 Lena Land Sale Update

**ATTACHMENTS:**

| Description                                                  | Upload Date | Type       |
|--------------------------------------------------------------|-------------|------------|
| <input type="checkbox"/> <a href="#">Lena Land Sale Memo</a> | 5/28/2014   | Cover Memo |

# MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
Dan\_Bleidorn@ci.juneau.ak.us

Voice (907) 586-5252  
Fax (907) 586-5385

**TO:** Assembly Lands Committee

**FROM:** Dan Bleidorn *Daniel Bleidorn*  
Deputy Lands Manager

**SUBJECT:** Spring 2014 Lena Land Sale

**DATE:** May 28<sup>th</sup>, 2014

This spring the CBJ offered two South Lena Subdivision lots for sale by sealed competitive bid. The bid filing period concluded on Friday May 9<sup>th</sup>. The Purchasing Office opened the bids on the following Monday and notified the Lands and Resources Office that one of the two lots received a qualifying bid. The total number of bids received in the sale will remain confidential until after the sales transaction has closed later this year. No qualifying bids were received for the other lot.

The Results of the Sale are summarized in the table below.

Spring 2014 Lena Land Sale

| Parcel No. | Legal Description | Minimum Bid | High Bid     |
|------------|-------------------|-------------|--------------|
| 10         | Lot 8, Block C    | \$105,000   | n/a          |
| 21         | Lot 5, Block A    | \$90,000    | \$127,593.13 |

After the conclusion of this sale, eleven lots will remain in City ownership and the Lands Office will evaluate this land sale data, as it is made public, in order to establish a timeframe for putting more of these lots up for sale.

