ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2009-23

An Ordinance Authorizing the Manager to Convey Lot 14, Block D, Greenwood Subdivision, at Not Less Than Fair Market Value by Negotiated Sale in Support of the Juneau-Douglas High School Home Building Project.

WHEREAS, the Juneau-Douglas High School offers a Home Building Program, which provides valuable training to students in construction trades; and

WHEREAS, the Assembly for many years has supported and implemented the High School Home Building Project by accepting and conveying land pursuant to Resolutions 1650, 1786, 1848, and 1972 and to Ordinances 94-28, 94-41, 95-18, 97-31, 99-07, 2000-25, and 2000-52; and

WHEREAS, the Juneau School District desires to purchase a lot from the City and Borough for the Home Building Program; and

WHEREAS, the City and Borough owns Lot 14, Block D, Greenwood Subdivision; and

WHEREAS, CBJ 53.09.260 authorizes disposition of land by negotiated sale; and

WHEREAS, the development and sale of this property will expand the municipal tax

Presented by: The Manager
Introduced:
Drafted by: J.W. Hartle

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base; and

WHEREAS, the purchase price of the lot has been determined by fair market appraisal with consideration of development costs for site preparation; and

WHEREAS, at its meeting of June 8, 2009, the Lands Committee reviewed the proposed project and recommended that it be considered for approval by the Assembly.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Authorization to Dispose of Land. The Manager is authorized to sell Lot 14, Block D, Greenwood Subdivision to the City and Borough of Juneau School District.

Section 3. Conditions of Sale. Conveyance of the lot shall be pursuant to a land sale agreement including the following terms:

a. The purchase price for Lot 14, Block D, Greenwood Subdivision shall be $65,000.00.

b. The Juneau School District shall develop Lot 14, Block D, Greenwood Subdivision only for a residential purpose. The District shall provide
design and construction services. The District shall pay for all construction supplies and materials. Conveyance shall be made upon completion of a residence constructed in accordance with all applicable CBJ building codes, provided that such construction is complete and a certificate of occupancy has been issued within 24 months of the adoption of this ordinance.

Section 4. Other Terms and Conditions. The Manager may include in the conveyance such other terms and conditions as the Manager finds to be in the public interest.

Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this day of 2009.

__________________________________
Bruce Botelho, Mayor

Attest:

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Laurie J. Sica, Clerk