



Negotiated Sale of North Franklin Parking Lot

Letter of Interest & Application Form

For more information, contact:
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Please visit the Division of Lands & Resources Land Sales page for more information:
<http://www.juneau.org/lands/CityLandSales.php>

Applicants are encouraged to consult the [CBJ Assembly Goals \(2011-2015\) webpage](#), the [Juneau Economic Development Plan](#), and [Housing Action Plan \(Draft\)](#) that provide insight into community housing goals.

Due Date: Letters of Interest and Applications are due Monday, August 1, 2016. A Non Refundable Application fee of \$500 is due upon submittal.

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

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Introduction

The City and Borough of Juneau (CBJ) is requesting Letters of Interest and applications for a negotiated sale of the North Franklin Parking Lot located at the corner of Franklin and Second Street (across from the Baranof Hotel). In the CBJ Lands Management Plan, the parcel (Lands ID: 1007) is targeted for disposal. A 2014 real estate appraisal values the property at \$530,000 and noted that the *Highest and Best Use of the Site* was Mixed Use (MU) with commercial space on the 1st floor and four floors of residential above.

The CBJ is requesting letters of interest and completed applications from entities with the experience and capacity to develop a project that meets *Highest and Best Use of the Site*. Sale of the property will be for the appraised value of \$530,000.

Letters of Interest and Applications due Monday, August 1, 2016.

- A Non Refundable Application fee of \$500 is due upon submittal.

Contents of all applications will remain confidential until submission deadline.

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

If you have questions, email Scott Ciambor at Scott.Ciambor@juneau.org.

Process Timeline:

- CBJ solicits Letters of Interest and applications for a negotiated sale of the North Franklin Parking Lot.
- Letters of Interest, application, and non-refundable application fee are due August 1, 2016.
- CBJ staff will evaluate applications and make a recommendation to the Lands Committee for approval of negotiated sale to the selected applicant. If approved, CBJ staff and chosen applicant will draft terms of sale for the property.
 - a. A negotiated sales recommendation will go to the Planning Commission for recommendation to the Assembly.
- CBJ Planning Commission comments to be forwarded to the Assembly with authorized ordinance.
- Once approved by ordinance, terms of the negotiated sale will be executed.

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Application Checklist

Check all items that you have included with this application:

- Letter of Interest
- Completed Application

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1. Property Information

Property Owner: City and Borough of Juneau
Property Addresses: 201 N. Franklin Street, and 310 Second St 324 Second St
Legal Descriptions: Juneau Townsite Block 11, Lots 1 and 8 fraction
Juneau Townsite Block 11, Lots 2 and 3 fraction

Parcel Code No.: 1-A070-A11-0010
1-A070-A11-0020

Site Sizes: 4,913 square feet or 0.11 acres
7,369 square feet or 0.17 acres
979 square feet or 0.02 acres
Total: 13,261 square feet

Zoning: MU
Utilities: CBJ Water and Sewer Services
Access: Second Street
Existing Land Use: Parking Lot
Surrounding Land Use:
North: Parking garage; residential
South: Downtown mixed use
East: Residential
West: Downtown mixed use

2. APPLICANT IDENTIFICATION

Legal Entity: Non-profit Public Housing Authority Ltd./General Partnership Corporation
 LLC Individual Other (Describe):

Applicant Name:

Mailing Address: Street/City/State/Zip

Phone:

Fax:

Contact Name/Title:

Email:

Applicant's Federal I.D. or Social Security Number:

If there are other persons or entities have ownership interest in the applicant business entity, please include name, address and phone numbers.

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3. APPLICANT EXPERIENCE

Provide a description of your real estate development experience. Be sure to highlight any projects similar to *Highest and Best Use of the Site* and to list any past or current development projects that involve the sale of CBJ land or that included CBJ financial assistance. In the description, please include brief profiles of key development team members. (Attach additional sheets if necessary.)

Note: Qualification for land sale indicates that applicant must be an individual 18 years of age or older at the time of registering for the sale or a business, licensed to conduct business in the State of Alaska. *CBJ Code- Title 53.09.200(g)*

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4. PURCHASE AND REDEVELOPMENT PROPOSAL

Proposed purchase price:

- Market Value as determined by City-ordered appraisal; or
- Stated Price: \$ _____

Do you own or control an adjacent property? If so, identify the property by address, describe your interest, and describe its current use.

Type of Redevelopment Proposal: Commercial/Retail Single Family/Townhouse
 Institutional/Non-profit Mixed-Use Multi-family Residential Accessory Parking/Open Space Other (Describe):

Project Narrative: Write a brief description of the project. Please provide details about timing, scope of work, intended end-users, unit breakdown for residential or mixed-use projects, type of construction and financing. (Attach additional sheets if necessary.)

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5. PUBLIC BENEFIT

Identify the public benefits, if any, to be created by the project.

- Affordable Rental Housing
- New Retail in Underserved Area
- Cultural or Social Services
- Innovative Environmental Features
- Affordable For-Sale Housing
- Market-rate apartments
- Market-rate condominiums
- Fiscal Benefits
- Other_____

Describe the public benefits. (Attach additional sheets if necessary.)

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6. SIGNATURE

I, the undersigned, affirm that the information I have provided in this application is true and complete to the best of my knowledge.

I/we, am/are authorized to apply for purchase of property from the City and Borough of Juneau on behalf of the applicant.

By signing and delivering this application I/we hereby waive any rights to object to or prevent the disclosure to the public of the contents of the application as it moves along the negotiated sales process.

Signature _____ Date _____

Printed Name:

Title:

Applicant: