

Memorandum

Date: January 7, 2014
To: Mayor and Assembly
From: Julie Cozzi, Interim Borough Manager
Darsie Culbeck, Executive Assistant to the Manager
Subject: Sale of Borough Property

The administration is asking the Assembly to officially specify the method of disposal of Lots 6 and 7 of the Primary School Subdivision per borough code.

HBC 14.20.080 Methods of disposal. Borough land may be disposed of by lottery sale, auction, competitive bid, over-the-counter sale, disposal for subdivision development, land exchange, or negotiated sale.

History:

August 8, 2013 - The Haines Borough Planning Commission voted to classify for sale Lots 6 and 7 of the Primary School Subdivision.

August 13/14, 2013 - The Haines Borough Assembly voted to concur with the Planning Commission recommendation to sell Lots 6 and 7 of the Primary School Subdivision.

December 11, 2013 - The Haines Borough received an offer from Aspen Management LLC to purchase Lots 6 and 7 of the Primary School Subdivision.

Code:

HBC 14.20.100 Sales and exchanges by negotiation or competitive proposal.

A. Upon direction of the assembly by motion, the land manager may commence negotiations for the sale, or exchange or other disposal of borough land.

B. Upon application, and approval by the land manager, a person may submit a written proposal to purchase, or otherwise acquire borough land for a specified purpose. The proposal shall be reviewed by the planning commission and thereafter forwarded to the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals.

C. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (A) or (B) of this section, and after review by the planning commission and authorization by the assembly by ordinance, the land manager may conclude arrangements for the sale, or exchange or other disposal of borough land. When a land exchange is proposed, the planning commission shall evaluate alternative sites, and shall make specific recommendations regarding exchanges prior to execution of the exchange. The final terms of the disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the land manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection.

D. All costs such as but not limited to surveying, platting, appraisal, escrow, and recording fees associated with the transfer of borough land by negotiated sale, or land exchange shall be paid by the proposer.

Recommendation:

The Administration recommends negotiation as the method of disposal and asks for an assembly motion to that affect. If the Administration is directed to negotiate, they expect to bring an offer for consideration to the January 14, 2014 meeting. If the Assembly chooses another method, the Administration will begin the process immediately.