

Presented by: The Manager
Introduced: 05/03/93
Drafted by: P.B./J.R.C.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1639

A RESOLUTION ESTABLISHING THE RATES TO BE CHARGED FOR THE LEASE OF LAND AT THE JUNEAU INTERNATIONAL AIRPORT, DECLARING SUCH LAND TO BE AVAILABLE ON A LEASE BASIS AND REPEALING RESOLUTION NOS. 870 AND 895.

WHEREAS, Resolution No. 870, as amended by Resolution No. 895 established the rates for ground leases at the Juneau International Airport, and

WHEREAS, CBJ 53.20.040 authorizes the lease of land or space without a prior appraisal where the Assembly has, by resolution, declared specific lands available for lease, and has set out the rates to be charged and the terms of the lease, and

WHEREAS, the lease rates for property at the airport have not been adjusted since 1982, and

WHEREAS, the Assembly has determined that the rates charged for such land at the airport be modified at this time to reflect increased airport operational costs;

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

* Section 1. Lease of Airport Land. Certain property at the Juneau International Airport has been designated by the Assembly as available for lease for airport related uses.

* Section 2. Lease Rates. The lease rates charged for such land shall be as follows:

(a) Bare filled ground adjacent to the main apron at the rate of thirty-nine cents per square foot per annum.

(b) Bare filled ground adjacent to a paved street or taxiway at the rate of thirty-two cents per square foot per annum where commercial activities are permitted and

twenty-six cents per square foot per annum where commercial activities are not permitted.

(c) Bare filled ground adjacent to an unpaved street or taxiway at the rate of twenty-six cents per square foot per annum.

(d) Bare unfilled ground or any ground not adjacent to a developed street or taxiway, at the rate of eleven cents per square foot per annum for a period (not exceeding twenty years) sufficient to amortize reasonable expenses incurred by lessee in filling said untilled land and constructing the undeveloped street or taxiway after which lessee shall pay rent as provided under (a), (b) or (c) as applicable. The amortization rate shall be the difference between the lease amount paid under this section and the amount that would be applicable if the city and borough had placed the fill and constructed the street or taxiway. The right of amortization expires as to all persons upon termination of the lease for any reason.

(e) The lease rate shall be changed in accordance with any change in the status of the adjacent street or taxiway brought about by any person other than the lessee and shall become effective upon notification to the lessee of the change in status.


* Section 3. Lease Terms and Conditions. The terms and conditions of leases authorized under this resolution shall be those set forth in CBJ 53.20.190 which are applicable to leases at the airport and such other terms and conditions as determined by the manager and attorney to be necessary and proper.

* Section 4. Lease Rates Effective. The lease rates established in this resolution shall be effective for all leases that have expired and are carried over on a month-to-month basis, all leases that provide for rental rate adjustments, and all leases that are entered into or are renewed on or after the effective date of this resolution.

* Section 5. Repeal of Resolutions. Resolution Nos. 870 and 895 are repealed.

* Section 6. Effective Date. This resolution shall be effective on July 1, 1993.

Adopted this 7th day of June, 1993.



Mayor

Attest:



Clerk