

Presented by: The Manager
Introduced: 04/20/98
Drafted by: J.R. Corso/C.L. Johnson

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1924

A Resolution Authorizing the Manager to Negotiate and Enter into a Lease of Land to the St. Nicholas Orthodox Church.

WHEREAS, the St. Nicholas Orthodox Church is a nonprofit organization whose church building is an important historic site and tourist attraction, and

WHEREAS, the Church desires to lease from the city and borough a portion of the adjoining Lot 2, Block 24, Townsite of Juneau, and

WHEREAS, in 1986, the City purchased Lot 2 in order to preserve open space around the Church and to maintain the scenic values of this popular photographic and historic attraction, and

WHEREAS, the Church has requested exclusive use of one off-street parking space to provide parking for tour vans, and

WHEREAS, guaranteed parking is important to the Church because it affords the opportunity to make long-range plans to deal effectively with the effects of tourism, and

WHEREAS, the Church presently has no parking nor any opportunity to provide it on church property, and

WHEREAS, the assessor has appraised the annual rental value of the parking space at \$720 per year, and

WHEREAS, in lieu of rent payments, the Church agrees to maintain the park, by mowing, weeding, and picking up litter, the value of which the Assembly finds to be in excess of \$720 per year, and

WHEREAS, the park will continue to be accessible for the benefit, use, and enjoyment of the public, and

WHEREAS, the Assembly Lands Committee reviewed and recommended approval of the lease at its meeting of February 25, 1998, and

WHEREAS, the Planning Commission reviewed and recommended approval of the lease at its meeting of March 24, 1998;

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

Section 1. Authorization. The manager is authorized to lease a fraction of Lot 2, Block 24, Townsite of Juneau, to St. Nicholas Orthodox Church.

Section 2. Term. The lease shall be for a term of five years with two five-year renewal options exercisable upon agreement of the Church and the Manager.

Section 4. Parking. The Church shall have exclusive use of the existing parking lot, subject to easements of record. The Church shall be responsible for issuance of permits, placement of signs, notice to violators, towing, and other measures necessary to administer and enforce its parking rights.

Section 5. Park Maintenance in Lieu of Rent. In lieu of paying rent, the Church shall maintain the public park adjacent to the leasehold by mowing, weeding, and picking up and disposing of litter.

Section 6. Public Access and Use of Park. The public shall continue to have access and use of the park in the same manner it currently enjoys.

Section 7. Other Terms and Conditions. The manager may include in the lease other terms and conditions which the Manager determines to be in the public interest.

Section 8. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 20th day of April, 1998.


Dennis Egan, Mayor

Attest:


Marian J. Miller, Clerk