

Presented by: The Manager
Introduced: 10/13/2003
Drafted by: J.W. Hartle

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2233

A Resolution Authorizing the Manager to Negotiate and Enter into an Amendment to the Existing Lease of Land with Wildflower Court, Inc., and to Execute a No-Build Easement.

WHEREAS, Wildflower Court, Inc., formerly St. Ann's Care Center, Inc., is a nonprofit organization which provides nursing care services to the region, and

WHEREAS, Wildflower Court, Inc., proposes to construct a six-bed addition to its nursing care facility on City and Borough land adjacent to Bartlett Regional Hospital, and

WHEREAS, the City and Borough has supported this project with the lease of 2.64 acres, and the sale of bonds to fund construction of the facility, and

WHEREAS, the proposed new building footprint would require adjusting the current land lease by the net addition of approximately 5,320 square feet, and

WHEREAS, the proposed new building footprint would require setbacks to meet Building Code requirements, which can be met by execution of a "Property Line Agreement and Easement" encompassing approximately 4,903 square feet, and

WHEREAS, the Assembly Lands Committee has reviewed the proposed easement and modified lease boundaries at its meeting of September 8, 2003, and recommended approval, and the Planning Commission recommended approval of the lease at its meeting of September 23, 2003, and

WHEREAS, Wildflower Court, Inc., is a nonprofit organization proposing to use the property for the purpose of performing a public or quasi-public health function, and the lease is thereby exempt from the requirement for an appraised annual rental pursuant to CBJ 53.20.050.

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

Section 1. Authorization. The Manager is authorized to modify the existing land lease with Wildflower Court, Inc., for a net increase of approximately 5,320 square feet, subject to the same terms and conditions.

Section 2. The Manager is authorized to execute a "Property Line Agreement and Easement" for the project, encompassing approximately 4,903 square feet.

Section 3. Wildflower Court, Inc., shall be responsible for any surveying or engineering costs associated with modifying the lease or granting the easement.

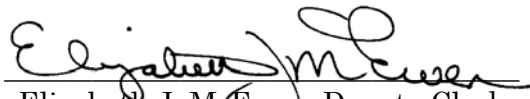
Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 13th day of October, 2003.



Sally Smith, Mayor

Attest:



Elizabeth J. McEwen, Deputy Clerk

Vote: Unanimous