

Presented by: Acting Manager
Introduced: 01/20/83
Drafted by: J.R.C.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 915

A RESOLUTION DECLARING APPROXIMATELY 2,256 SQUARE FEET IN THE CENTENNIAL HALL IMMEDIATELY AVAILABLE FOR LEASING AND AUTHORIZING THE MANAGER TO LEASE SAID SPACE TO THE UNITED STATES FOREST SERVICE FOR PURPOSE OF OPERATING A VISITOR'S INFORMATION CENTER.

WHEREAS, the United States Forest Service has applied for a lease of approximately 2,256 square feet of space in the Centennial Hall for the purpose of operating a visitor's information center, and

WHEREAS, the assessor has determined the fair market rental value of the property to be \$4,125 per month, and

WHEREAS, the proposed lease is for interior space not requiring Planning Commission review;

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

1. Approximately 2,256 square feet of office space plus a proportionate share of common space within the Centennial Hall is declared to be immediately available for leasing.
2. The assembly finds that special circumstances warrant waiver of the requirement for review and recommendation by the Planning Commission.
3. The manager is authorized to lease to the United States Forest Service, approximately 2,256 square feet of office space plus a proportionate share of common space in the Centennial Hall for the purpose of operating a visitor's information center.
4. Because the proposed lease is to a government unit for public purposes, the requirement of a minimum acceptable annual rental is waived.
5. The lease shall be for a term of five years, renewable by lessee every five years for a total period not to exceed thirty years, except that the lease shall terminate should the United States Bureau of Land Management charge the city and borough more than a nominal sum for the lease or sale of the .88 acre Juneau administrative site.

6. The lease rate for the first five year term shall be \$1.00 per year plus 10.8% of all operation and maintenance expenses of the Centennial Hall. The lease rate for subsequent terms shall be reviewed in accordance with CBJ 53.20.190(2). The U. S. Forest Service shall reimburse the city and borough for any requested alterations to the space.

7. The manager is authorized to agree to such additional terms and conditions as are in substantial compliance with the requirements set forth in this resolution.

Adopted this 21st day of January, 1983.



Mayor

Attest:



Clerk