

A RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 286

A RESOLUTION AUTHORIZING THE MANAGER TO LEASE A PARCEL 32 BY 180 FEET IN U.S.S. 1742 AS SHOWN ON THE JUNEAU MUNICIPAL AIRPORT MASTER PLAN TO ROBERT G. CAPP FOR A TERM OF 5 YEARS INCLUDING AN OPTION TO LEASE FOR 15 YEARS AN EQUAL SPACE IN AN AREA RESERVED FOR T-HANGERS.

WHEREAS, the Juneau Municipal Airport Master Plan shows an area set aside for the construction of T-Hangers; and

WHEREAS, the site for T-Hangers is scheduled for development within the next five years; and

WHEREAS, Robert G. Capp has applied for a 5-year lease of a parcel 32 by 180 feet in U.S.S. 1742 for the location of 6 T-Hangers and for an option to lease an equivalent space in the area reserved for T-Hangers as shown on the Juneau Municipal Airport Master Plan when such area has been prepared for T-hangers; and

WHEREAS, Robert G. Capp desires to construct 6 T-hangers in a temporary location and will relocate such hangers to the area designated for such hangers on the Juneau Municipal Airport Master Plan when such area has been prepared for T-hangers; and

WHEREAS, Robert G. Capp has developed a plan to lease sufficient land to construct 6 T-hangers in a temporary location and when the site as proposed in the Juneau Municipal Airport Master Plan is prepared for T-hangers, Robert G. Capp will relocate to this area; and

WHEREAS, the annual rental rate for such land has been established by resolution; and

WHEREAS, leases in excess of 10 years must be approved by the assembly by resolution;

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

1. The Manager is authorized and directed to lease to Robert G. Capp a parcel 32 by 180 feet in U.S.S. 1742 as shown on the Juneau Municipal Airport Master Plan and containing 5,760 square feet, more or less, for a term of 5 years.

2. Such lease shall also contain an option to lease an equivalent space for a period of 15 years in the area reserved for T-hangers as shown on the Juneau Municipal Airport Master Plan.

3. The purpose of the lease is to construct at a temporary location a maximum of 6 T-Hangers which, within 5 years, are to be moved to a permanent location. Construction of the T-Hangers at the temporary location must start within 12 months of the execution of this lease and must be completed by May 1, 1976. The annual rental for the first 3-year term shall be \$288, which rental shall be adjusted every three years to reflect the appraised value of the land.

4. If, for any reason, the area reserved for T-Hangers is not prepared for development within the five years as planned, the lease shall be extended on a year-to-year basis at the temporary location until the area reserved for T-Hangers is developed, at which time Robert G. Capp shall have 12 months in which to relocate to a permanent location.

Adopted this 21 day of November, 1974.



Mayor

Attest:



Clerk