

Presented by: The Manager  
Introduced: 5/7/81  
Drafted by: J.A.L.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 753

A RESOLUTION DECLARING APPROXIMATELY THREE-QUARTER ACRE OF LAND ADJACENT TO MERCHANTS WHARF CONSISTING OF FILLED AND UNFILLED TIDELANDS AVAILABLE FOR LEASING FOR NOT MORE THAN TWENTY YEARS TO SOUTHEAST SKYWAYS, INC. FOR AIR CHARTER OPERATIONS, AND AUTHORIZING THE MANAGER TO ACQUIRE FROM LESSEE LOT 4, BLOCK 76 TIDELANDS ADDITION TO THE CITY OF JUNEAU, OR AN INTEREST THEREIN.

WHEREAS, Southeast Skyways, Inc. has filed an application to lease tidelands owned by the City and Borough of Juneau, and

WHEREAS, Southeast Skyways, Inc. owns Lots 4 and 5, Block 76 Tidelands Addition to the City of Juneau, and

WHEREAS, the city and borough owns a landlocked parcel of land consisting of approximately 3,200 square feet lying southerly of and abutting Lot 4, Block 76 Tidelands Addition to the City of Juneau, and

WHEREAS, the Planning Commission has reviewed and approved the proposed lease of the city and borough tidelands property, and

WHEREAS, the Assessor has appraised such tidelands property at \$93,512, based on estimated lease area, and

WHEREAS, the city and borough should acquire access to its tidelands parcel and should lease such parcel to Southeast Skyways, Inc. for air charter purposes;

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

1. That approximately three-quarters acre of filled and unfilled tidelands lying southerly of Lots 4 and 5, Block 76 Tidelands Addition to the City of Juneau is available for leasing to Southeast Skyways, Inc. for up to twenty years for the purpose of operating an air charter service.

2. That the manager is authorized to negotiate and execute such leases and other agreements as are necessary to permit lessee to construct and operate an air charter operation. Such agreements shall include, in substance, the following conditions:

a. That Southeast Skyways shall convey to the city and borough a perpetual easement 20 feet in width through Lot 4, Block 76, Tidelands Addition to City of Juneau for access and utility purposes. The value of the interest acquired shall be as determined by the assessor. Payment for the interest acquired may be by offset against rent due.

b. That the lease of tidelands shall be subject to the terms and conditions pursuant to CBJ 53.20.

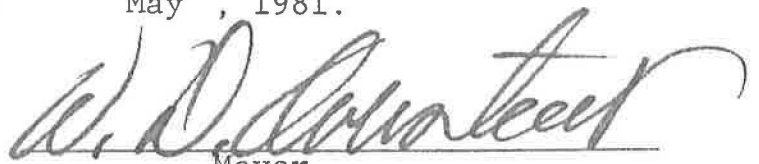
c. That upon obtaining the necessary permits and upon the approval of the manager, Southeast Skyways, Inc. may dredge and fill the lease area as required for its facilities and operations.

d. The annual rental shall be \$14,000 per year based on a 15% per year return on similar commercial property leases.

e. That Southeast Skyways, Inc. may enter into agreements with NOAA and other adjacent property owners upon terms and conditions satisfactory to city to enable a maximum and harmonious use of the water front by users adjacent to the leased parcel.

3. The manager shall include in all instruments authorized under this resolution such terms and conditions as he believes are necessary to protect the public interest and the acquisition of permanent access to its properties lying southerly of and abutting Lot 4, Block 76 Tidelands Addition to Juneau. The manager may execute such leases and agreements as are in substantial compliance with the requirements set forth in this resolution.

ADOPTED this 7th day of May, 1981.

  
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Mayor

Attest:

  
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Clerk