

Presented by: The Manager
Introduced: 03/01/99
Drafted by: J.R. Corso

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1980

A Resolution Authorizing the Manager to Lease 2.52 Acres of Property Adjacent to Bartlett Regional Hospital for the Purpose of Operating a Nursing Care Facility.

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

WHEREAS, St. Ann's Care Center, Inc. proposes to construct a nursing care facility on 2.52 acres of land adjacent to Bartlett Regional Hospital, and

WHEREAS, the Bartlett Regional Hospital Board of Directors at its meeting of March 24, 1998, adopted a resolution supporting the project, and

WHEREAS, the Assembly Lands Committee at its meeting of January 13, 1999, reviewed and approved the lease proposal, and

WHEREAS, the Planning Commission at its meeting of February 23, 1999, reviewed and approved the lease proposal, and

WHEREAS, St. Ann's Care Center, 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;

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

Section 1. Authorization. The manager is authorized to negotiate and enter into a lease of 2.52 acres of land as shown on Exhibit A from the city and borough as lessor to St. Ann's Care Center, Inc. as lessee.

Section 2. Lease Terms. The manager shall negotiate and include lease terms sufficient to accomplish the following purposes:

(A) **Rent.** The rent shall be one dollar or such other token amount as may constitute legally sufficient consideration.

(B) **Use.** The lessee shall be limited to use of the leasehold for nursing care and related activities.


(C) **Termination.** If construction of a nursing care facility is not commenced pursuant to a city and borough building permit within two years, or if after construction the facility is for a period in excess of six months during any 12-month period not used for nursing care, the city and borough may at its option and no cost terminate the lease and gain title to the facility.

(D) **Additional Construction.** The lease shall provide for city and borough construction of health care additions to the facility subject to negotiation of noncompensated infrastructure costs.

Section 3. Other Terms and Conditions. The manager may include in the lease other terms and conditions as the manager determines to be in the public interest.

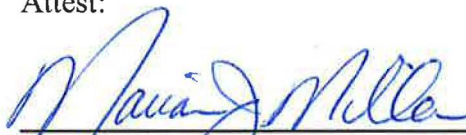
Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 1st day of March, 1999.



Dennis Egan, Mayor

Attest:



Marian J. Miller, Clerk