

Presented by: The Manager
Introduced: 05/02/88
Drafted by: B.J.B.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1303

A RESOLUTION AUTHORIZING THE MANAGER TO NEGOTIATE AND ENTER INTO A LEASE OF THE CEDAR PARK COMMUNITY FACILITY AND GROUNDS WITH WORKERS WITH CHILDREN, INC., AT LESS THAN MARKET VALUE.

WHEREAS, Workers With Children, Inc., d.b.a. Children's Community Center, hereinafter "CCC," is a private, nonprofit organization performing a valuable service to the public by providing day care services, and

WHEREAS, the City and Borough of Juneau has previously leased the Cedar Park Community Facility and grounds to the CCC at less than market value for use as a day care center, which lease has now expired, and

WHEREAS, CBJ 53.09.610(b) provides for the lease of municipal land and resources to a private, nonprofit corporation at less than market value, and

WHEREAS, pursuant to CBJ 53.09.610(b), the Assembly has previously determined that the Cedar Park Community Facility may be leased to CCC at less than the appraised annual rental value because CCC is a private, nonprofit organization providing a service to the public which is supplemental to a governmental service, and

WHEREAS, the Planning Commission, at its meeting on September 22, 1987, and the Assembly Lands Committee, at its meeting on March 23, 1988, recommended that the Assembly approve the lease;

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

1. Authorization. The manager is authorized to negotiate and enter into a lease of the Cedar Park Community Facility and grounds located on Lots 23, 24, 25, 26, and 27, Block H, West Juneau Subdivision, with Workers With Children, Inc., d.b.a. Children's Community Center.

2. Term. The lease shall be for a term expiring on March 19, 1993.

3. Rent. The rent shall be \$4,620.00 per year.

4. Utilities and Services. The city and borough shall provide fuel oil, electricity, sewer services, water, trash removal services, and janitorial services to the leased premises.

5. Repairs. All necessary repairs to the interior or exterior of the building shall be undertaken only by the city and borough. The CCC shall reimburse the city and borough for the cost of any repairs necessitated by the CCC's occupancy and use of the leased premises with the exception of routine maintenance and repairs necessitated by normal wear and tear.

6. Other Terms and Conditions. The manager may include in the lease such other terms and conditions as are determined to be in the public interest.

7. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 16th day of May, 1988.



Mayor

Attest:



Clerk