

Presented by: The Manager  
Introduced: 09-02-76  
Referred to:

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 394

A RESOLUTION DECLARING A PORTION OF U. S. SURVEY 1075, CITY AND BOROUGH OF JUNEAU, FIRST JUDICIAL DISTRICT, STATE OF ALASKA, TO BE AVAILABLE FOR LEASING.

WHEREAS, CBJ 53.20.020 provides that land owned by the City and Borough may be leased providing that at least thirty (30) days prior to such lease, the assembly has declared by resolution that the land is available for leasing, and

WHEREAS, application has been made in accordance with Chapter 53.20 of the City and Borough Code for a lease of a tract 135 feet in depth and 155 feet in frontage and 24 undesignated parking spaces in the public parking area, all of which is a portion of U. S. Survey 1075, City and Borough of Juneau, First Judicial District, State of Alaska, and

WHEREAS, the Hospital Board, at a special meeting on September 1, 1976, approved the concept of a medical center to be located on the proposed site, and

WHEREAS, the assembly determines special circumstances exist which makes Planning Commission review unnecessary, and

WHEREAS, it is in the best interest of the City and Borough of Juneau that such lands be leased,

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

1. That land described above is hereby declared available for lease at a minimum annual rental of \$2,790.50 upon terms and conditions as provided by ordinance.

2. That the manager is hereby authorized to take such steps as are necessary to lease the above described land to Juneau Medical Center under the following general terms and conditions:

a. That the facility constructed be a medical center providing diagnosis, treatment, and care and health or health related services to the patients of the doctors occupying such facilities.

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b. No expansion of the facility to be constructed under this lease may be made without the prior approval of the assembly.

c. Provisions shall be made for the lessee to participate in the capital costs of future expansion and changes of water, sewer, parking facilities, or other services and utilities utilized by the lessee and shared with Bartlett Memorial Hospital in proportion to use of lease.

d. The term of this lease shall be for a period of fifty-five (55) years.

e. In addition to the annual rental, the lessee shall pay for water, sewer, and a reasonable share of the expense for snow removal and other operating expenses associated with the parking spaces leased.

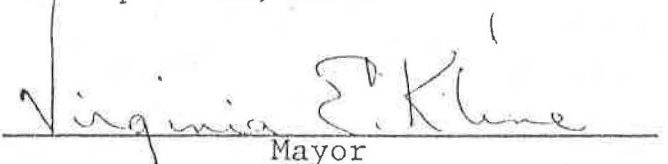
f. The Juneau Medical Center shall not offer or provide laboratory, x-ray, therapy or any other services offered by Bartlett Memorial Hospital without prior approval of the hospital board and assembly.

g. The City and Borough may withdraw all or a portion of the 24 undesignated parking spaces after giving reasonable notice to the lessee and making available suitable land for parking. The cost of developing new spaces shall be borne by the lessee.

h. Such additional terms and conditions or modifications of the above terms and conditions as the manager deems necessary to protect the public interest.

i. The assembly, by motion, shall approve the lease prior to its execution.

Adopted this 2nd day of September, 1976.

  
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Mayor

Attest:

  
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Clerk