

Presented by: The Manager
Introduced: 10-21-76
Referred to:

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 402

A RESOLUTION DECLARING THE FOOD SERVICE AREA AT EAGLECREST LODGE AVAILABLE FOR LEASING AND AUTHORIZING THE MANAGER TO ENTER INTO A LEASE WITH THE BEST BIDDER FOR THE LEASE AND FOOD CONCESSION.

WHEREAS, the city and borough of Juneau operates the Eaglecrest Ski Area under a permit from the U. S. Forest Service, and

WHEREAS, the city and borough now has under construction a lodge which is scheduled for completion for the beginning of the 1976-77 ski season, and

WHEREAS, said lodge will contain a kitchen and food service area, and

WHEREAS, it would be appropriate for the city and borough to lease the ski lodge kitchen and food service area to a concessionaire for operation, and

WHEREAS, because of the peculiar nature of the property to be leased, review by the planning commission is unnecessary, and further, as an appraisal of the value of the premises would be highly speculative, no appraisal need be made, and

WHEREAS, it is necessary to expedite the leasing procedure in order to insure the food service concession is in operation at the start of the ski season;

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

1. That the kitchen and food service areas of the Eaglecrest Ski Lodge are declared available for leasing.

2. That the manager is authorized to lease the kitchen and food service area at Eaglecrest to the best bidder under the following terms and conditions:

- A. Lease shall be for the 1976-77 ski season with an option to renew for the 1977-78 ski season.

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- B. Lessee shall provide such minimum food service as required by the manager.
- C. The lease payment shall be a percentage of gross food concession income plus such other additional payments as may be bid. The minimum gross percentage shall be not less than the amount determined by the manager to be required to meet that part of the Forest Service permit fee attributable to the food concession.
- D. Such additional terms and conditions as the manager deems appropriate.

3. That the best bid shall be determined by taking into account the projected lease income, range and type of food service to be offered, the cost at which the food is to be offered, additional services proposed in the bid, and prior food service experience of the bidder.

4. That the manager may utilize an expedited bidding procedure in determining the best bidder.

Adopted this 21st day of October, 1976.



Mayor

Attest:



Clerk