

Presented by: The Manager
Introduced: 05-19-77
Referred to:

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 459

A RESOLUTION SETTING RATES TO BE CHARGED
FOR LAND AT THE JUNEAU INTERNATIONAL AIRPORT,
DECLARING SUCH LAND TO BE AVAILABLE ON A
FIRST COME FIRST SERVED BASIS AND
REPEALING RESOLUTION NO. 103.

WHEREAS, the assembly, by Resolution No. 103,
ratified Resolution No. 222 of the City of Juneau which
established the rates for ground leases at the Juneau Muni-
cipal Airport, and

WHEREAS, CBJ 53.20.040 authorizes the lease of
land or space without a prior appraisal where the assembly
has, by resolution, declared specific lands available for
lease on a first come, first served basis, and has set out
the rates to be charged and the terms of the lease, and

WHEREAS, it is desirable that the land at the
Juneau International Airport be made available on a first
come, first served basis, and

WHEREAS, it is desirable that the rates charged
for such land at the airport be modified;

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

1. That land at the Juneau International Airport
which has been so designated from time to time by the assembly
shall be made available on a first come, first served basis
for airport related uses.

2. That the rates charged for such land shall be
as follows:

(a) Bare filled ground adjacent to
paved streets and taxiways at the
rate of twelve cents (\$0.12) per
square foot per annum.

(b) Bare filled ground adjacent to
unpaved streets and taxiways at the
rate of ten cents (\$0.10) per square
foot per annum.

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(c) Bare filled ground not adjacent to paved or unpaved streets and taxiways at the rate of eight cents (\$0.08) per square foot per annum.

(d) Bare unfilled ground or filled ground not adjacent to developed streets and taxiways, at the rate of five cents (\$0.05) per square foot per annum for a period (not exceeding twenty (20) years) sufficient to amortize any expenses incurred by lessee in filling said undeveloped street, taxiway or leased ground after which lessee shall pay rent as provided under (a), (b) or (c) as applicable. Said special amortization rate shall be the difference between the lease amount paid under this section and the amount that would be applicable if the city and borough had placed the fill. The right of amortization expires as to all persons upon termination of the lease for any reason.

(e) The lease rate shall be changed in accordance with any change in the status of the adjacent street or taxiway brought about by any person other than the lessee and shall become effective upon notification to the lessee of the change in status.

3. That the terms and conditions of leases authorized under this resolution shall be those set forth in CBJ 53.20.190 which are applicable to leases at the airport and such other terms and conditions as determined by the manager and attorney to be necessary and proper.

4. The rates established herein shall be effective for all leases entered into on or after July 1, 1977 and are the rates which shall be used to adjust rental rates for any lease which provides or permits an adjustment of rates on or after July 1, 1977. Unless contrary to specific terms of a lease, the rates established herein shall be the rates utilized for the renewal of any lease which occurs on or after July 1, 1977.

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5. That Resolution No. 103 shall be repealed on
July 1, 1977.

Adopted this 19th day of May, 1977.



Mayor

Attest:



Clerk