

Presented by: The Manager  
Introduced: 02-16-78  
Referred to:

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 497

A RESOLUTION AUTHORIZING THE MANAGER TO LEASE TO A.I.R. CENTER LOT 3, BLOCK D OF THE JUNEAU INTERNATIONAL AIRPORT FOR THE PURPOSE OF CONSTRUCTING A BUILDING TO BE USED FOR AIRCRAFT INSTRUCTION, RENTALS AND SALES.

WHEREAS, A.I.R. Center has requested authority to lease Lot 3, Block D of the Juneau International Airport for a period of thirty years, and

WHEREAS, such property has been declared available for leasing on a first-come first-served basis, and

WHEREAS, the manager may not enter into leases of such land for periods in excess of ten years without assembly approval;

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

1. The manager is authorized to lease to A.I.R. Center all of Lot 3, Block D of the Juneau International Airport for the purpose of the constructing a building to be used for aircraft instruction, rentals and sales.
2. The lease shall be for a term of thirty years.
3. The lease shall be terminated if construction has not commenced within one year of the execution of the lease or if the terminal building is not substantially complete prior to March 1, 1979, unless the assembly, by motion, grants an extension of time.
4. All plans for the land fill and construction shall be submitted to the manager for his review and approval for compatibility with the airport master plan.
5. The initial lease rate shall be \$0.12 per square foot and shall be subject to adjustment in accordance with CBJ 53.20.190(2) every three years beginning with the annual period of the lease beginning in 1981.