

Presented by: The Manager
Introduced: 09/02/82
Drafted by: K.R. and G.L.S.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 879

A RESOLUTION AUTHORIZING THE MANAGER TO LEASE LAND TO LARRY KNUDSON TO BE USED FOR PARKING SPACES TO FULFILL A PLANNING COMMISSION REQUIREMENT TO ALLOW THE CONSTRUCTION OF AT LEAST SIX ADDITIONAL RENTAL HOUSING UNITS ON GASTINEAU AVENUE.

WHEREAS, the construction of new rental housing units is a high priority of the City and Borough of Juneau, and

WHEREAS, the Planning Commission has conditioned approval of a six unit housing project in the vicinity of Gastineau Avenue and Carroll Way upon the provision of adequate parking, and no parking is feasible on the lot, owned by the developer, and

WHEREAS, the developer, Mr. Knudson has applied for the lease of abutting, city and borough owned land for use as off-street parking, and

WHEREAS, the land selected for lease is not presently considered to hinder a future extension of Gastineau Avenue, and

WHEREAS, the assessor has appraised the land and has determined that the current fair market value is \$6,943.00, and

WHEREAS, it is reasonable to charge the lessee 12 percent of assessed value as annual rental, and

WHEREAS, the planning commission reviewed the lease application for the subject land on July 27, 1982 and approved the application;

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

1. That the manager is authorized to lease the following described property to Larry Knudson:

Beginning at the most westerly corner of Lot 1, Block 2, U.S. Survey No. 7A, Amended, being within the Juneau Recording District, State of Alaska. Thence N 60°40' E, 46.74 feet along the northwest side of said Lot 1, to the intersection with the southerly extension of the westerly line of Gastineau Avenue; thence S 34°04' E along said westerly line, 127.66 feet to the northeasterly extension of the southeast line of Lot 3 of said Block 2; thence S 42°10' W, 22.60 feet to the east corner of said Lot 3; thence N 45°53' W, 44.04 feet; thence N 43° 31' W, 95.08 feet to the place of beginning.

Containing 4628.4 square feet, more or less.

2. The initial term of the lease shall be for 20 years with additional optional renewal terms which do not cause the entire term of the lease to exceed 55 years.

3. The initial lease rate shall be \$840 per year. The lease rate shall be adjusted annually based on an appraisal by the assessor and shall be 12% of the appraised value less improvements placed by the lessee.

4. Lessee may not place any improvements on the property except fill and a retaining wall without the prior approval of the manager. The property shall be developed and used solely for off-street parking and the best parking spaces shall be made available free to the tenants of the multi-family rental unit proposed to be built on Lots 2 and 3 in Block 2, U.S. Survey No. 7A, Amended, in a sufficient number to meet off-street parking code requirements for that structure.

5. That the lessee shall pay all taxes, assessments, or other payments which may become due on the leased property and provide all necessary services and maintenance such as snow removal and cleaning.

6. That the lease will contain a provision allowing the City and Borough of Juneau to terminate or modify the lease at any such time as the land is required for a public purpose in the opinion of the Assembly of the City and

Borough of Juneau and that the lessee may not claim damages of any kind, and in the case of such a termination of the lease shall obtain other adequate off-street parking to meet code requirements. The manager may include such other terms and conditions as may be necessary to protect the public interest.

Adopted this 2nd day of September, 1982.



Mayor

Attest:



Clerk