

Presented by: The Manager
Presented: 11/17/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-43

An Ordinance Authorizing the Manager to Lease an 8.0 Acre Fraction of the Parcel of Land near 10020 Crazy Horse Drive at a Reduced Rate to Juneau Animal Rescue for the Purpose of Operating an Animal Shelter.

WHEREAS, Juneau Animal Rescue (“JAR”), a non-profit organization, provides animal welfare and shelter for stray, abandoned, and surrendered pets throughout Juneau, Alaska; and

WHEREAS, JAR has been operating a facility on their privately-owned land at 7705 Glacier Highway since 1984; and

WHEREAS, JAR urgently seeks a location to construct a new shelter to meet the needs of the community; and

WHEREAS, JAR requests to lease roughly 8 acres of City and Borough of Juneau land at the end of Crazy Horse Drive, a fraction of U.S. Survey 1041, for the purpose of constructing and operating a new permanent shelter with areas for offices, public adoption, training/education, vehicle loading/unloading, animal isolation, animal housing, veterinary medical, and outside exercise; and

WHEREAS, JAR will be responsible for obtaining all of the necessary permits including those needed for filling any wetlands at this location; and

WHEREAS, CBJC 53.09.270(b) authorizes the lease of City and Borough of Juneau land “to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service...”; and

WHEREAS, the Manager has determined that the annual market value for the entire 8.0 acres is \$3,000 per month; and

WHEREAS, the Lands Housing and Economic Development Committee, at its meeting on January 27, 2025, passed a motion of support for the proposed lease to Juneau Animal Rescue; and

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2 WHEREAS, the Assembly of the City and Borough of Juneau at its regular assembly
3 meeting on July 28, 2025, passed a motion of support for the proposed lease to Juneau Animal
4 Rescue pursuant to CBJC 53.09.260(a) and 53.09.270.

5 BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

6 **Section 1. Classification.** This ordinance is a noncode ordinance.

7 **Section 2. Authorization.** The Manager is authorized to lease a fraction of U.S.
8 Survey 1041, comprising 8.0 acres, more or less, to Juneau Animal Rescue. The final lease shall
9 be subject to the following essential terms and conditions:

10 (A) **Term.** The lease term shall be for a period of 35 years, but may be terminated by
11 the CBJ if, for any period or periods totaling more than 18 months, the property is not used for
12 the authorized purpose, or as otherwise authorized by the lease agreement.

13 (B) **Renewal Options.** The lease term shall be renewable for one additional thirty-
14 five-year term. If the lease is terminated prior to the complete lease term, a new ordinance is
15 required to lease the property.

16 (C) **Adjustment of Rental.** The rent shall not be adjusted during the lease term
17 unless authorized by ordinance.

18 (D) **Use of Premises.** The leased premises shall be solely used for a non-profit animal
19 shelter.

20 (E) **Hold Harmless.** The lease agreement shall provide that Juneau Animal Rescue
21 indemnify, defend, and hold harmless the City and Borough of Juneau, its officers, volunteers,
22 and employees for any claim related to or arising out of Juneau Animal Rescue's use, operation,
23 or maintenance of the leased premises.

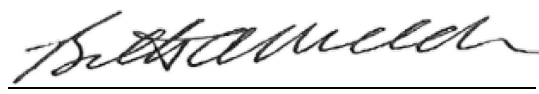
24 (F) **Rent.** Pursuant to CBJC 53.09.270(b), rent shall be \$10.00 per year for the entire
25 8.0 acres, an amount less than the fair market value. The Assembly finds that the proposed use
is for the purpose of providing a service to the public which is supplemental to governmental
service or is in lieu of a service which could or should reasonably be provided by the State or the
City and Borough.

(G) **Other terms and conditions.** The Manager may include other lease terms and
conditions as the Manager determines to be in the public interest.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

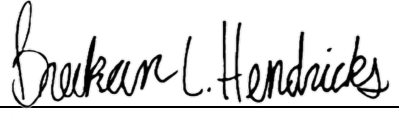
Adopted this 15 day of December, 2025.

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Beth A. Weldon, Mayor

Attest:



Breckan L. Hendricks, Municipal Clerk