

Presented by: The Manager
Introduction: 01/12/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-09

An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease of Alaska Tidelands Survey No. 857, for the Purpose of Waterfront Commercial Activity.

WHEREAS, on September 16, 1971, the State of Alaska entered into a lease agreement with Union Oil Company of California for ATS 857 for a period of 55 years; and

WHEREAS, in 2001, the State of Alaska conveyed ATS 857 to the City and Borough of Juneau and transferred the administration of the lease to the City and Borough; and

WHEREAS, through several conveyances ATS 857 was conveyed to Petro 49, Inc., d/b/a Petro Marine Services; and

WHEREAS, that initial lease term expires September 15, 2026; and

WHEREAS, Petro 49, Inc. desires to immediately enter a new long-term lease with the City and Borough of Juneau for the lease of ATS 857, containing approximately 0.088 acres; and

WHEREAS, the Docks and Harbors Board reviewed this lease proposal at its Operations meeting on December 10, 2025; and

WHEREAS, this new lease revokes all prior leases.

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

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

Section 2. Authorization. The Port Director is authorized to negotiate and execute a lease to Petro 49, Inc. for ATS 857, a parcel of approximately 0.088 acres, with the following material terms and conditions:

- 1 (A) Term. The lease shall be for a period of 35 years with an option to execute one
2 additional lease for up to 35 years by mutual agreement and ordinance.
3 (B) Rent. Consistent with CBJC 53.20.030 and CBJC 53.20.050 the rent shall be paid
4 monthly and shall not be less than appraised fair market value.
5 (C) Other Terms and Conditions. The Port Director is authorized to include other
6 lease terms and conditions as may be in the public interest.
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8 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its
9 adoption.

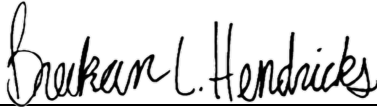
10 Adopted this 9 day of February, 2026.

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Beth A. Weldon, Mayor

14 Attest:

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Breckan L. Hendricks, Municipal Clerk
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