Presented by: The Manager
Introduced: 05/19/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-25

An Ordinance Authorizing the Manager to Execute a Lease of the Floyd Dryden Building to the Central Council of the Tlingit & Haida Indian Tribes of Alaska.

WHEREAS, the Assembly Committee of the Whole reviewed proposals to lease Floyd Dryden at the August 5, 2024, meeting and passed a motion to direct staff to proceed with Tlingit & Haida Early Education Department ("T&H Early Education ") to lease space in the Floyd Dryden building; and

WHEREAS, the Central Council of the Tlingit & Haida Indian Tribes of Alaska (CCTHITA) will utilize the property for providing education to the children of the City and Borough of Juneau; and

WHEREAS, CCTHITA has been providing childcare at alternate locations in Juneau and this property will increase the availability of childcare throughout the City and Borough; and

WHEREAS, on January 27, 2025, the Lands, Housing, and Economic Development Committee (LHEDC) passed a motion of support to the full Assembly for leasing space in Floyd Dryden for T&H Early Education; and

WHEREAS, the Assembly reviewed the lease request at the February 3, 2025, meeting and passed a motion of support to work with CCTHITA towards the disposal of City property through a negotiated lease; and

WHEREAS, the LHEDC reviewed an amendment to this lease request, which was to lease the entire building to T&H Early Education, and at the March 17, 2025, meeting the LHEDC passed a motion of support to introduce an ordinance for introduction authorizing the lease of space at Floyd Dryden to the T&H Early Education; and

WHEREAS, CBJC 53.09.270(b) authorizes the lease of City and Borough property to a private, nonprofit corporation at less than fair market value provided the lease is approved by the Assembly and the property to be leased is used for the purpose of providing a service to the public that could or should reasonably be provided by the state or the City and Borough.

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 Manager is authorized to negotiate and execute a lease with CCTHITA to be utilized by T&H Early Education in the building known as the former Floyd Dryden Middle School as shown in Exhibit A, subject to the following essential terms and conditions:

(A) Term. The lease term shall be for a period of five years;

(B) Renewal Options. The Manager may negotiate any number of lease term extensions, provided that the extensions total no more than 30 years;

(C) Use of Premises. T&H Early Education shall use the leased premises solely for providing education to the children of the City and Borough;

(D) Rent. Pursuant to CBJC 53.09.270(b), the Manager is authorized to negotiate a rate at less than fair market value. It is the intent of the Assembly that the rate negotiated shall cover city operational and maintenance costs and may include reimbursement to the CBJ for tenant improvements over the term of the lease;

(E) Adjustment of Rental. The City and Borough may adjust the rent to reflect changes in fair market value at the time each renewal option is exercised, except the Assembly must approve any adjustment that results in a rental amount at less than fair market value;

(F) Hold Harmless. The lease agreement shall provide that CCTHITA indemnify, defend and hold harmless the City and Borough, its officers and employees for any claim related to or arising out of CCTHITA use, operation, or maintenance of the leased premises;

(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 9th day of June, 2025.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk



FLOYD DRYDEN MS - Ordinance 2025-25 Exhibit A

CITY AND BOROUGH OF JUNEAU
ENGINEERING & PUBLIC WORKS

PAGE 1 OF 1

JUNEAU SCHOOL DISTRICT PLANS CREATED BY CBJ DEPARTMENT OF ENGINEERING AND PUBLIC WORKS 5/2020. DO NOT USE FOR CONSTRUCTION