Presented by: The Manager
Presented: 07/28/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-35

An Ordinance Authorizing the Manager to Negotiate and Execute Lease of 24,050 Square Feet of Waterfront at 1076 Jacobsen Drive from Petro 49, Inc. for Above Market Value for the Purpose of Constructing a Waterfront Seawalk.

WHEREAS, the Assembly has adopted the Long Range Waterfront Plan; and

WHEREAS, that plan included a pedestrian walkway (the seawalk), intended to provide a continuous pedestrian path along the entire downtown waterfront area; and

WHEREAS, the seawalk is also a key community priority of the Visitor Industry Task Force; and

WHEREAS, the current seawalk runs along the waterfront from Bill Overstreet Park to Gold Creek at Egan Drive and from Marine Park to Franklin Dock on South Franklin Street; and

WHEREAS, the City and Borough desires to extend the seawalk from the Franklin Dock to the AJ Dock located on Jacobsen Drive; and

WHEREAS, in order to extend the seawalk, the CBJ will need to acquire an interest in certain lands and tidelands; and

WHEREAS, Petro 49, Inc. owns lands and tidelands between Franklin Dock and the AJ dock and desires to maintain long-term ownership of the property; and

WHEREAS, Petro 49, Inc. will lease those lands and tidelands to the City and Borough for the purpose of building and maintaining a seawalk at well above the appraised value; and

WHEREAS, the estimated value of the subject tidelands, as of November 1, 2023 was $192,400; and

WHEREAS, the proposed lease is for $75,000 per year, indexed annually to the Consumer Price Index (CPI).

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. Lease. The Manager is authorized to negotiate and complete the lease, as outlined in the attached letter, Exhibit A, and above the appraised rate of $75,000 per year.

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

Adopted this 18 day of August, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk