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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-36

An Ordinance Authorizing the Manager to Negotiate and Execute a Lease Approximately 1.25 Acres, Located between the Juneau Arts and Culture Center and Centennial Hall, to the State of Alaska for Employee Parking.

WHEREAS, the City and Borough has a lease with the State of Alaska, Department of Administration, for State use of a portion of the parking area adjacent to Centennial Hall, which will expire on August 31, 2025; and

WHEREAS, State employees park on the property under the current lease agreement; and

WHEREAS, the purpose of this lease agreement would be to accommodate the State of Alaska, Department of Administration, with continued State employee parking; and

WHEREAS, the lease rate has been determined to be $138,800 per year, which is equivalent to the 2020 appraised value adjusted to the compounded Anchorage Cost Price Index (CPI) since 2020.

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 lease approximately 1.25 acres (57,063 square feet or approximately 155 parking spaces) depicted on Exhibit A, which is a portion of the following described properties:

Lot A, Juneau Subport Subdivision; Lot 12, Block 68 of the Tidelands Addition to the City of Juneau; Lot 12A, Block 68 of the Tidelands Addition to the City of Juneau; and Lot 11, Block 68 of the Tidelands Addition to the City of Juneau.

No structures or buildings are included in the leased premises. The final lease shall be subject to the following essential terms and conditions:

(A) Purpose. The leased premises may be used only for personal vehicle parking. Four parking spaces directly adjacent to the Juneau Arts and Cultural Center entrance will remain dedicated exclusively to building tenant use. The Lessee shall identify the four parking spaces with signage installed and maintained at its expense.

(B) Term. The lease term shall be for two years.

(C) Renewal. The lease may be extended for up to four two-year terms upon written request at the discretion of the City and Borough. Requests for extensions must be provided to the City and Borough not less than 90 days prior to the date the lease would otherwise expire. It is within the City and Borough's sole discretion to accept or reject a request for extension with any or no reason. If the City and Borough fails to give written notice of its acceptance of a request for an extension at least thirty days prior to the lease expiring, the lease will expire as specified in the lease agreement.

(D) 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 18 day of August, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk