

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2024-15

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA  
AUTHORIZING THE LEASE OF ALASKA TIDELAND SURVEY NO. 580  
TO EVERGREEN PROPERTIES, LLC

**1. CLASSIFICATION.** This ordinance is not of a permanent nature and is not intended to become a part of the Sitka General Code (SGC).

**2. SEVERABILITY.** If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person or circumstance shall not be affected.

**3. PURPOSE.** The purpose of this ordinance is to facilitate the lease of approximately 1.463 acres of municipally owned tidelands referred to as Alaska Tidelands Survey No. 580, Plat 2007-19, located seaward of 2309 Halibut Point Road, to Evergreen Properties, LLC, for use by the lessee as a mobile home park.

**4. ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka.

- A. The leasing of Alaska Tidelands Survey No. 580, Plat 2007-19, consisting of approximately 1.463 acres is hereby authorized with the following terms:
  - 1. The term of the lease is for thirty (30) years.
  - 2. The annual lease payments shall total \$6,391.00 per year, plus applicable sales tax, and shall be adjusted each year.
  - 3. As the applicant is the upland property owner, competitive bid is inappropriate.
  - 4. The Lessee shall use the leased property exclusively as a mobile home park. The Lessee shall not use the leased property or any portion of it for a different purpose without prior written approval by the Assembly.
- B. The Administrator is authorized to execute a lease document consistent with the terms of this ordinance, SGC Title 18 that governs municipal leases, and existing municipal policies.
- C. The Assembly has found that the requirement to competitively bid leases of municipal real property as outlined by SGC 18.15.010(E) is inappropriate due to the location of the parcel which renders it of true usefulness to only one party, the upland property owner.

**5. EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of its passage.

**PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of Sitka, Alaska, this 25<sup>th</sup> day of June, 2024.

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Steven Eisenbeisz, Mayor

ATTEST:

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Sara Peterson, MMC  
Municipal Clerk

1<sup>st</sup> reading: 6/11/2024

2<sup>nd</sup> reading: 6/25/2024

Sponsor: Administrator