

**CITY AND BOROUGH OF SITKA**

**ORDINANCE NO. 2023-18**

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AUTHORIZING THE LEASE OF A PORTION OF TRACT C, ASLS 79-4 ON HARBOR MOUNTAIN BYPASS ROAD FOR THE PURPOSE OF A TELECOMMUNICATIONS SITE**

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

**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 authorize the lease of approximately 10,000 square feet of Tract C, ASLS 79-4 located on Harbor Mountain Bypass to Vertical Bridge Development, LLC for the purpose of developing and operating a telecommunications site.

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

- A. The leasing of this property is hereby authorized with the following terms:
  - 1) The development and operation of the site shall be consistent with the lessee's response to the Request for Proposals.
  - 2) The monthly rent payment shall be \$1,000 with annual escalation of 2%.
  - 3) The lessee shall remit 33% of sublessee rents on a monthly basis, exclusive of rents from the anchor tenant, Verizon Wireless.
  - 4) The lease term is for thirty (30) years.
- 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 requirement to competitively bid leases of municipal real property as outlined by Sitka General Code 18.12.010(E) has been satisfied by the open Request for Proposals process.

**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 22<sup>nd</sup> day of August, 2023.

  
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Steven Eisenbeisz, Mayor

ATTEST:  
  
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Sara Peterson, MMC  
Municipal Clerk

1<sup>st</sup> reading: 8/8/2023  
2<sup>nd</sup> and final reading: 8/22/2023

Sponsor: Administrator

