

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2016-35

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AUTHORIZING THE EXTENSION OF THE LEASE OF THE LAND AT 323 SEWARD STREET TO NOVEMBER 1, 2046 TO WHITE ELEPHANT SHOP, INC.

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 thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person or circumstances shall not be affected thereby.

3. **PURPOSE.** The purpose of this ordinance is to facilitate the continued lease of the land underneath the White Elephant thrift shop for an additional thirty years. The City and Borough Assembly recognizes the considerable contributions the organization makes to the community through the revenues from the thrift store. The extension of the lease would provide an additional degree of certainty, encourage building improvements on the site, and further assist the special community asset known as the White E.

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

A. The leasing of the approximately 10,559 square foot parcel known as a Portion of Lots 7, 8, C9, and C10 of Block 8 of US Survey to White Elephant Shop Inc. is hereby authorized with the following terms:

- 1) The parcel is valued at \$127,100.
- 2) The annual lease payments shall be \$1.00 a year consistent with the current lease.
- 3) The lease shall expire on November 1, 2046 which represents a thirty year extension of the lease that would otherwise expire on November 1, 2016.
- 4) The lease may be extended after November 1, 2046 for two five year increments by simple motion of the City and Borough 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.

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 27<sup>th</sup> day of September, 2016.

  
Matthew Hunter, Deputy Mayor

**ATTEST:**

  
Sara Peterson, CMC  
Municipal Clerk