

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2021-20

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AUTHORIZING THE LEASE OF 4951 HALIBUT POINT ROAD, A 17 ACRE PORTION OF LOT 1, U.S. SURVEY 3670

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 facilitate the lease of approximately seventeen (17) acres of Lot 1, U.S. Survey 3670, referred to by its physical address of 4951 Halibut Point Road to Shee Atika, Inc.

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

A. The leasing of 4951 Halibut Point Road 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 published for development of the property.
- 2) The annual lease payments shall be \$60,000 a year.
- 3) The lessee shall remit a \$4.00 per customer revenue share.
- 4) The lease term is for twenty (20) years, with two (2) ten (10) year renewal options subject to approval by Lessor Assembly subsequent to renegotiating lease payment, revenue share, and any other provisions of the Lease that require negotiation upon renewal.

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 24th day of August, 2021.

Steven Eisenbeisz, Mayor

ATTEST:

Sara Peterson, MMC
Municipal Clerk

1st reading: 8/10/2021

2nd and final reading: 8/24/2021