



CITY OF BETHEL

P.O. Box 388 Bethel, Alaska 99559

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Introduced By: City Manager Weaver

Date: February 27, 1996

Public Hearing: March 12, 1996

Action: Passed

Vote: Unanimous

ORDINANCE #96-11

AN ORDINANCE OF THE BETHEL CITY COUNCIL AUTHORIZING A LEASE OF CITY PROPERTY IN THE FURTHERANCE OF DEVELOPMENT OF LOCAL TRADE AND INDUSTRY.

NOW THEREFORE, BE IT ENACTED by the City Council of Bethel, Alaska, that the City enter into a lease agreement with Omni Enterprises, Inc. The property disposed of shall be used for parking, lumber storage, and/or an addition to Swanson's store.

Description of Property: A portion located between Swanson's store and the cannery; more specifically located thus: a parcel of land beginning at a brass cap monument, being corner No. 3 of U.S. Survey 1002 and Corner No. 4 of U.S. Survey 3230 A&B; thence, S 67° 11'00"W, +340.82 feet; thence, S 4° 03'30"E, +52.80 feet, to the Northwest Corner of this parcel and the True Point of Beginning; thence, S 4° 03'30"E, + 71.65 feet; thence N 85° 56'34" E, +318.30 feet; thence, N 3° 50'13"E, +91.77 feet; thence, N 73° 07'27"E, + 107.37 feet; thence S 22° 49'00"E, + 77.07 feet; thence S 67° 11'00"W, + 212.72 feet, to the True Point of Beginning, containing 31,585 square feet, more or less.

Estimated Value of the Property: Annual lease rate of approximately \$14,500.00

Conditions of Lease: The Lease Agreement shall include a condition that the parcel being leased shall be officially platted within six months of the effective date. (There is currently no approved plat for this land.) Further, the Lease Agreement shall include a condition requiring that the interest of the City being disposed of shall revert to the City in the event the real property disposed of is not being used in the furtherance of local trade and industry.

AUTHORITY

Chapter 4.08.010 of the Bethel Municipal Code states that "Any sale, lease or exchange of city land shall be approved by the city council by ordinance after considerations of the recommendations of the planning commission."

Chapter 4.08.030 (C) Disposal in Furtherance of Development of Local Trade or Industry. The city council may, by ordinance, provide for the disposal of an interest in real property to any person or entity in furtherance of the development of local trade or industry without seeking competitive bids but not for less than the current assessed value or current appraised value, whichever is higher, of that interest in real property. All disposals made pursuant to this subsection shall include a condition requiring that the interest of the city being disposed of revert to the city in the event that the real property disposed of is not being used in furtherance of the development of local trade or industry justifying the original disposal.

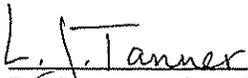
Effective Date: March 12, 1996.

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PASSED AND APPROVED THIS 12TH DAY OF MARCH, 1996.


Ruth M. Richardson, Mayor

ATTEST:


L.J. Tanner, City Clerk