

ORDINANCE #181

AN ORDINANCE OF THE CITY OF BETHEL AUTHORIZING THE LEASE OF A DESIGNATED PORTION OF CITY-OWNED LAND LOCATED IN USS #1002 FOR THE CONSTRUCTION AND OPERATION OF A FISH PROCESSING FACILITY.

The City Council of the City of Bethel stated its desire at the meeting of August 25, 1988 to lease a designated portion of City owned land between Swanson's and Kemp Paulucci as shown on attached map (exhibit A); and

The Bethel Planning Commission has recommended that this property be leased; and

The Bethel City Council has considered the proposed lease to be in the City's best interest.

NOW THEREFORE BE IT ORDAINED by the Bethel City Council that the City of Bethel shall entertain bids for lease of this designated land according to the attached invitation to bid and map.

THIS ORDINANCE IS EFFECTIVE UPON PASSAGE BY THE BETHEL CITY COUNCIL.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

\_\_\_\_\_  
Diane Carpenter, Mayor

ATTEST:

\_\_\_\_\_  
Anna McGowan, City Clerk

- Failed -

CITY OF BETHEL  
City Council

ORDINANCE \_\_\_\_\_

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A DESIGNATED PORTION OF CITY-OWNED LAND LOCATED IN USS #1002  
FOR THE CONSTRUCTION AND OPERATION OF A FISH PROCESSING  
FACILITY.

WHEREAS, the City Council of the City of Bethel Stated its  
desire at the meeting of August 25, 1988 to lease a  
designated portion of City-owned land between Swansons and  
Kemp-Paulucci; and

WHEREAS, the Bethel Planning Commission has recommended that  
this property be leased; and

WHEREAS, the Bethel City Council has considered the proposed  
lease to be in the City's best interest.

NOW THEREFORE BE IT ORDAINED by the Bethel City Council that  
the City of Bethel shall entertain bids for lease of this  
designated land according to the attached invitation to bid  
and map.

APPROVED AND DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1988

\_\_\_\_\_  
Diane Carpenter, Mayor

ATTEST:

\_\_\_\_\_  
Anna McGowan, City Clerk

\*FAILED!

**INVITATION TO BID**

The City of Bethel, Alaska offers for lease a portion of the lot Northerly adjacent to the Kemp-Paulucci Building located in USS 1002. The property is described as follows:

Beginning from the Northeasterly corner of the lot upon which sits the Kemp-Paulucci building thence Northerly 50 feet N-03-39-E, thence Westerly 312 feet N85-56-34E, thence Southerly 50 feet S04-03-30E, thence Easterly N85-56-34E to point of beginning. The property identified herein contains approximately 15,543 square feet, more or less.

Bids shall be accepted for this lot and bidding is restricted to those companies or individuals who will construct and operate fish processing facilities on said leased property. Minimum bid per square foot for the property shall be transmitted to package recipients by September 13, 1988. The successful respondent will be responsible for the cost of the appraisal of the above-identified property. The lease shall be for 10 years with an option to renew the lease for two 5 year periods.

All bids shall be submitted on forms provided for that purpose by the City Clerk. Forms will be available beginning September 13, 1988 and can be obtained in person at the Bethel City Offices or requested by telephone at (907) 543-2297. All bids must be received by September 22, 1988 at 2:00 pm.

The bids shall state:

- a. The amount of the bid in dollars and/or cents per square foot per month; and
- b. The name, address and phone number of the responding company or individual.

The exterior of the sealed envelope shall state:

"BID - LEASE OF CITY PROPERTY - FISH PROCESSING"

Bids shall be addressed to: City Clerk  
City of Bethel  
P. O. Box 388  
Bethel, Alaska 99559

The following is a summary of conditions of the lease. Copies of the Lease Agreement will be available by September 9, 1988 at the office of the City Clerk. ANYONE INTENDING TO BID ON THIS PROPERTY MUST OBTAIN A COPY OF THE BID FORMS FROM THE CITY CLERK.

Successful bidder must execute the lease agreement and all its conditions which will include provisions for insurance, construction startup and completion deadlines.

THE CITY RETAINS THE RIGHT TO REJECT ANY AND ALL BIDS.  
Advertisement: September 2, 9, 16 of 1988  
Bid Receipt Deadline: September 22, 1988 2:00 pm  
Public Bid Opening: September 22, 1988 2:00 pm  
Bid Award by Council: September 27, 1988 at 7:30pm Meeting

## INSTRUCTIONS TO BIDDERS

1. All bids must be submitted on Bid Form.
2. All blanks on Bid Form must be filled in or bid shall be deemed non-responsive.
3. All successful bidders shall be required to sign the attached Lease Agreement within five (5) days after receiving the Notice of Award from the City of Bethel. Failure to sign the Lease within five (5) days of receiving Notice shall deem the bid null and void. A cashiers check for at least the first year of the lease period shall be submitted with the signed lease by the successful respondent.
4. All bids shall be sealed. The outside of each envelope shall state: "BID - LEASE OF CITY PROPERTY - FISH PROCESSING" and shall be addressed to:  
  
City Clerk, City of Bethel  
P. O. Box 388  
Bethel, Alaska 99559
5. No electronically transmitted (telefax or telephone) bids will be accepted.
6. All bids must be received by the City Clerk by 2:00 pm local time on September 22, 1988. All bids received after this time shall be deemed non-responsive.
7. Minimum bid shall be \_\_\_\_\_ per square foot per month. (15,543 square feet X \_\_\_\_\_ or \_\_\_\_\_ minimum bid per month.)
8. The following procedure shall be used to determine the apparent high bidder:

Bids will be opened at the Bethel City Offices at 2:00 pm local time on September 22, 1988. Bids will be opened in public view and an apparent high bidder for the parcel shall be determined.

All bids shall be subject to acceptance by the Bethel City Council by September 27, 1988, or at the next date at which a quorum is present. The City of Bethel reserves the right to reject any and all bids.

**BID FORM**

TO: City of Bethel  
P. O. Box 388  
Bethel, Alaska 99559

SUBJECT: Lease of a City-owned lot within USS 1002 which is located Northerly adjacent to the Kemp-Paulucci building as described in the Invitation to Bid.

DATE AND PLACE OF BID OPENING: September 22, 1988  
2:00 pm local time  
Office of the City of Bethel  
Bethel, Alaska 99559

City Clerk,

I (we) bid as follows for the parcel of land described in the Invitation to Bid located in USS #1002 Northerly adjacent to the Kemp-Paulucci building in Bethel, Alaska. I (we) submit this bid in accordance with the terms and conditions of the Lease and attached Exhibit A supplied by you, receipt of which is hereby acknowledged.

\*\*\*\*\*  
BID

\$\_\_\_\_\_ per square foot per month.

\*\*\*\*\*

I (we) have read the Lease and Exhibit A and Instructions to Bidders and agree to be bound by the terms contained therein.

I am (we are) authorized by my (our) company (if a corporation) to make this bid and understand any and all conditions of this lease offer.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988

\_\_\_\_\_  
Name of Respondent

\_\_\_\_\_  
Signature of Authorized Agent

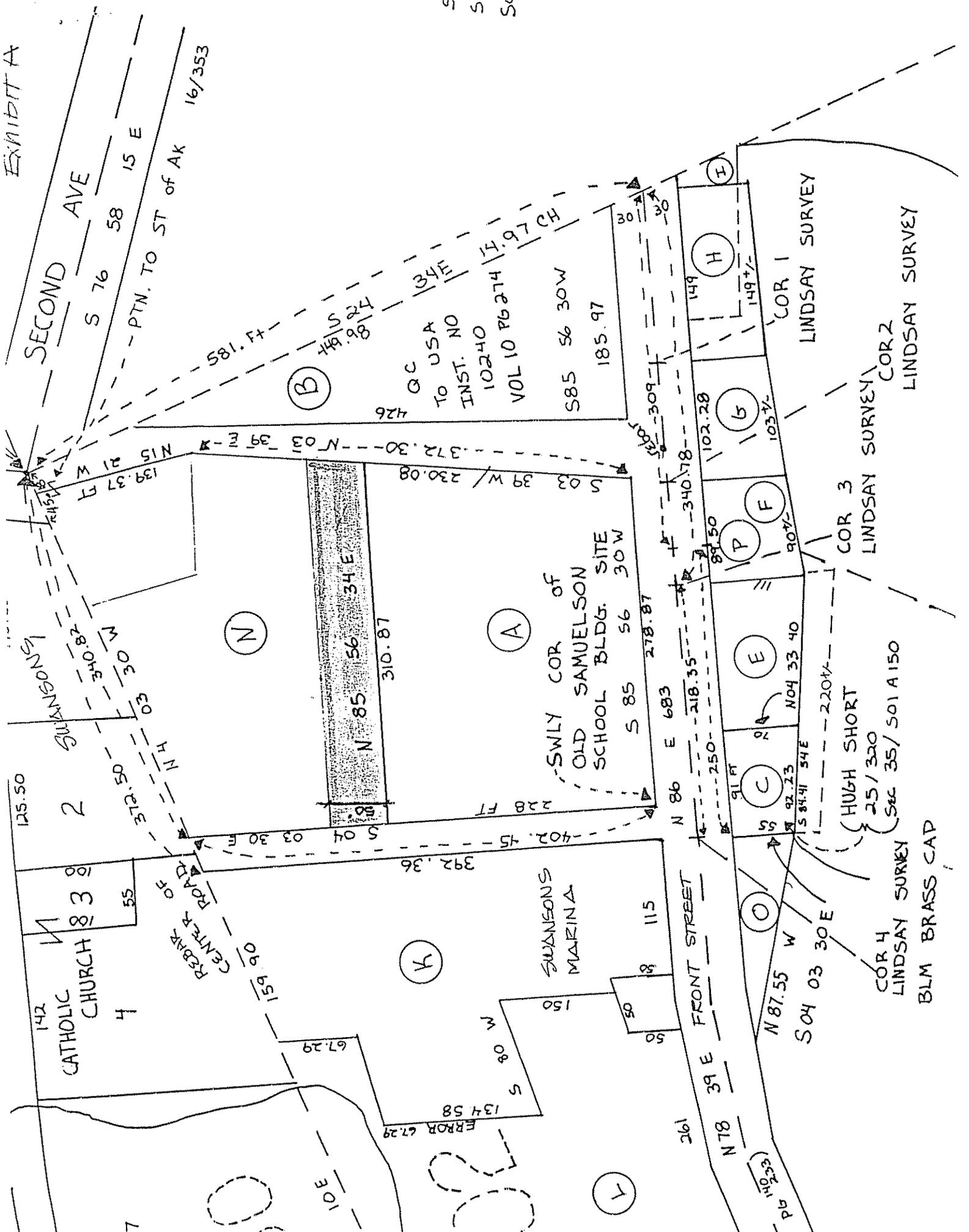
\_\_\_\_\_  
Address and Phone Number of Respondent

EXHIBIT A

SECOND AVE

S 76 58 15 E

PTN. TO ST of AK 16/353



CATHOLIC CHURCH 83

REAR OF CENTER OF ROAD

SWIXSONS MARINA

SWLY COR of OLD SAMUELSON SCHOOL BLDG. SITE

HUGH SHORT 25/320 Sec 35/501A150

LINDSAY SURVEY COR 1

LINDSAY SURVEY COR 2

LINDSAY SURVEY COR 3

LINDSAY SURVEY COR 4

BLM BRASS CAP

G.C. TO USA INST. NO 10240 VOL 10 P6274 14.97 CH

ERROR 67.29

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