

Introduced by: City Manager Foley
Date: January 14, 2014
Public Hearing:
Action: Not Introduced
Vote:

CITY OF BETHEL, ALASKA

Ordinance #14-01

AN ORDINANCE APPROVING THE LEASE OF CITY PROPERTY FOR THE FURTHERANCE OF DEVELOPMENT OF LOCAL TRADE, OR INDUSTRY, IN ACCORDANCE WITH BMC 4.08.030 (ACQUISTION AND DISPOSAL OF LAND)

WHEREAS, the City may enter into land lease agreements to any person, or entity, in furtherance of the development of local trade, or industry, pursuant to BMC 04.08.030;

WHEREAS, the City of Bethel owns the one animal shelter in Bethel where it houses animals collected through its use of animal control services administered by the Police Department;

WHEREAS, the animal shelter has two rooms, the kennel area where up to ten animals are kept and a vacant office an open area;

WHEREAS, minimal modifications to the vacant office can be made by City Building Maintenance personnel that would accommodate the lease;

WHEREAS, the City has available space not currently utilized and the Administration believes that by leasing the space the City may recoup some of the costs of operating the facility;

WHEREAS, if Council approved this concept, the Administration would issue a Request for Proposals (RFP) for a 30-day period locally to enable any interested parties to apply;

NOW, THEREFORE BE IT ORDAINED, the City, in consideration of the rents, covenants, and agreements mentioned herein, reserved, and contained on the part of a party leasing the space to be paid, kept, and performed, does hereby authorize the Administration to issue the aforementioned RFP to allow interested parties to apply for the leasing of space at the City's Animal Shelter in accordance with the terms and conditions contained and referred to herein and to be spelled out in a formal lease to be developed upon approval of this ordinance.

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1. Premises. The City agrees to allow the selected Lessee exclusive use of space in the building in the Townsite of Bethel, State of Alaska, Fourth Judicial District, Bethel Recording District commonly known as the **Bethel Animal Shelter**, and more fully described as:

1225 Ridgecrest Drive, Bethel, AK.

Green single-story building on west side of Ridgecrest Drive between the City's Public Works building and the City's Recycle building.

NOW, THEREFORE BE IT FURTHER ORDAINED by the City Council of Bethel, Alaska, that:

SECTION 1. Classification. This ordinance is of a general nature and shall not become a part of the Bethel Municipal Code.

SECTION 2. Authorization. Pursuant to Bethel municipal Code 04.08.030 B., Disposal in furtherance of development of local trade, or industry, the City Manager is authorized to:

Execute a Lease Agreement between the City of Bethel and the entity selected through the competitive RFP process.

A. Term. The term of this lease shall be from _____, through and including _____ unless terminated earlier in accordance with this Lease. This Lease is revocable at the will of the City or the entity leasing the space upon not less than ninety (90) days advance written notice to by either party.. If the lessee wishes to renew the Lease, the lessee shall make written application to the City Clerk for renewal of the Lease at least one hundred eighty (1800) days prior to expiration. The renewal request shall contain all terms proposed for the renewal of the Lease.

B. City Responsibility. The City of Bethel will make minimal changes within its Animal Shelter building to suit the operational requirements of the Lessee;

C. Use. It is understood and agreed that the premises described shall be used solely for the purposes of business for the furtherance of development of local trade, or industry. If the property being disposed of is not being used in the furtherance of the development of local trade, or industry, the property will revert back to the City of Bethel.

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D. Cost. The City Manager shall negotiate a monthly lease payment not less than the current assessed value, or current appraised value, to be paid to the City by the Lessee over the duration of the lease.

Joseph A. Klejka, Mayor

ATTEST:

Lori Strickler, City Clerk