

Introduced by: City Manager Capela  
Date: April 14, 2015  
Public Hearing: April 28, 2015  
Action: Passed  
Vote: 7-0

## *CITY OF BETHEL, ALASKA*

### **Ordinance #15-07**

**AN ORDINANCE APPROVING THE ACQUISITION OF PROPERTY IN ACCORDANCE WITH 4.08.020, PROPERTY DESCRIBED AS NORTHEAST ¼ SECTION 8, TOWNSHIP, 8 NORTH, RANGE 71 WEST SEWARD MERIDIAN, BETHEL RECORDING DISTRICT, ALASKA OTHERWISE KNOWN AS THE OLD LAUNDROMAT, 832 RIDGECREST DRIVE TO INCLUDE THE LAND AND BUILDING**

**WHEREAS**, in accordance with BMC 4.08.020 the City Council may acquire any interest in real property enacted by ordinance by a majority vote of the City Council;

**WHEREAS**, in 1995, the 15,612 square foot property located at 832 Ridgecrest Drive, was leased to Janet and Larry Athanas (doing business as Circle A Enterprises);

**WHEREAS**, this lease included placement of a 75 foot by 35 foot building which was purchased by Circle A Enterprises from the City of Bethel in 2000, authorized by the City Council through Ordinance 00-15;

**WHEREAS**, in 2006 the ground lease between the City of Bethel and Circle A Enterprises was terminated;

**WHEREAS**, in 2009, then City Manager entered into an \$800 per month payment agreement for said property with Sam Chung (actual legal name Choon Nam Chung), no lease agreement was established;

**WHEREAS**, it can be inferred, Mr. Chung had a separate agreement for the 75 foot by 35 foot building with Circle A Enterprises;

**WHEREAS**, in 2014 the City of Bethel filed an action for eviction and back-rents in the Bethel District Court;

**WHEREAS**, the District Court ordered Mr. Chung to remove the building before the end of February 2015;

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**WHEREAS** Mr. Chung failed to remove the building from the property and failed to pay all past-due rents.

**WHEREAS** the Bethel District Court awarded the City past-due rents and damages;

**WHEREAS**, due to Mr. Chung's failure to remove the building by the specified court date, Mr. Chung legally gave up all rights to the building and such rights transferred to the City of Bethel.

**NOW, THEREFORE BE IT ORDAINED**, the City Council hereby authorizes the Acquisition of property both land and building described as Northeast ¼ Section 8, Township, 8 North, Range 71 West Seward Meridian, Bethel Recording district, otherwise known as the old Laundromat, 832 Ridgecrest Drive.

**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 04.08.020 Acquisition of Real Property.

**SECTION 3. Effective Date.** This Ordinance shall become effective upon the passage by the Bethel City Council.

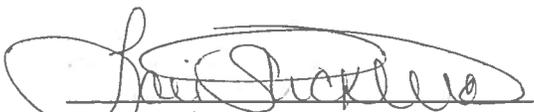
**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETHEL ALASKA,  
THIS 28 DAY OF APRIL 2015, BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED.**



Richard Robb, Mayor

6-9-15

ATTEST:



Lori Strickler, City Clerk