

Introduced by: City Manager Williams
Introduction Date: September 11, 2018
Public Hearing: September 25, 2018
Action: Passed
Vote: 4-1

CITY OF BETHEL, ALASKA

Ordinance #18-24

AN ORDINANCE AMENDING THE LEASE AGREEMENT WITH THE YUKON KUSKOKWIM HEALTH CORPORATION (YKHC) PREVIOUSLY DISPOSED VIA LEASE APPROVED THROUGH DISPOSAL ORDINANCE 14-13

- WHEREAS,** the City of Bethel entered into a Lease Agreement with the Yukon Kuskokwim Health Corporation (YKHC) on September 22, 2014, pursuant to Ordinance 14-13;
- WHEREAS,** the lease was for land upon which YKHC placed two (2) buildings which housed the Phillips Ayagnirvik (PATC) Treatment Center;
- WHEREAS,** at the time the lease was executed, a new PATC facility was under construction and the buildings were anticipated to be used for other mental health activities;
- WHEREAS,** the lease held a restriction in Section 4.14 that in exchange for rents less than fair market value, use of the buildings on the City's land was limited to use of the facility in such a way that it would be available to the general public or used to provide a public service;
- WHEREAS,** after completion of the new PATC facility, the buildings remained unused for several months;
- WHEREAS,** YKHC is currently in the process of building a new facility which will help the people of Bethel and the region;
- WHEREAS,** the expansion has necessitated the need to house a large number of construction workers;
- WHEREAS,** the buildings, having previously been utilized as residential living space, are ideal for housing the construction workers;
- WHEREAS,** because the land will no longer be utilized for a public purpose, the lease is no longer eligible for a reduced rent;
- WHEREAS,** the land was appraised and the rent adjusted to reflect fair market value;
- WHEREAS,** even though the buildings on the City's land are not being used for a public purpose, housing of the construction workers serves a larger public purpose

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since those construction workers are instrumental in completing a project that will expand health services to the people of this community;

NOW, BE IT ORDAINED, the City Council authorizes the amendment of the lease authorized pursuant to Ordinance 14-13 by (1) removing the restriction on that the land on the leased property be used only for a public purpose and (2) by increasing the rent to fair market value, effective February 1, 2017.

NOW, BE IT FURTHER ORDAINED, the City Council authorizes the City Manager to negotiate and execute the appropriate document(s).

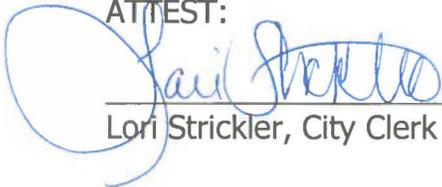
SECTION 1. Classification. This ordinance is of a general nature and shall not become a part of the Bethel Municipal Code.

SECTION 2. Authorization. Pursuant to Bethel Municipal Code 04.08.030(B) Disposal to an Entity Providing Necessary Public Service and Bethel Municipal Code.

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

ENACTED THIS 25 DAY OF SEPTEMBER 2018, BY A VOTE OF 4 IN FAVOR AND 1 OPPOSED.

ATTEST:



Lori Strickler, City Clerk



Fred Watson, Vice-Mayor