Introduced by: Acting CM Howell
Introduction Date: June 25, 2019
Public Hearing July 9, 2019
Action: Passed
Vote: 6-1

CITY OF BETHEL, ALASKA

Ordinance #19-13

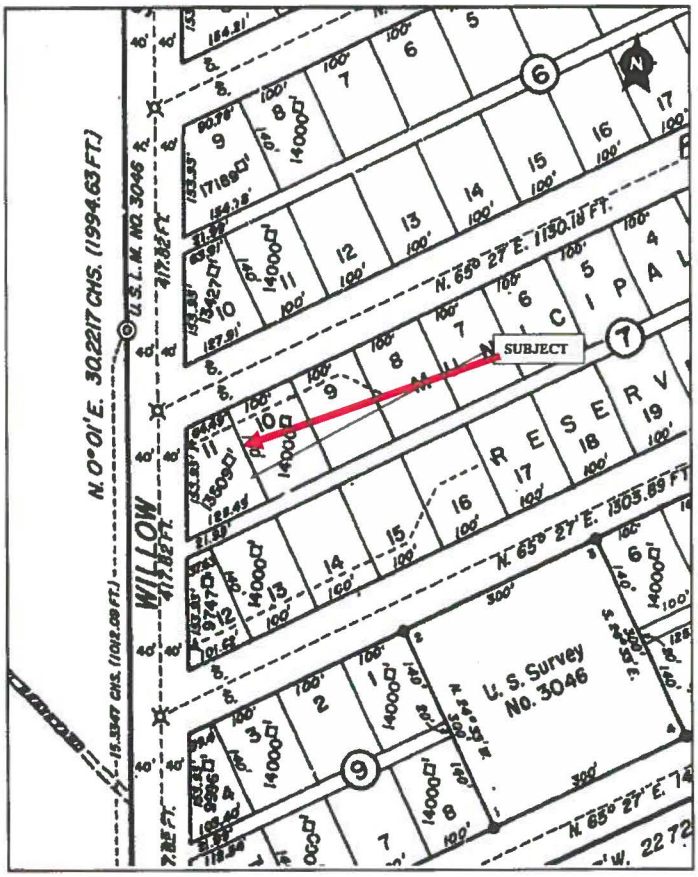
AN ORDINANCE AUTHORIZING THE DISPOSAL VIA LEASE OF LAND AND BUILDING TO YUKON KUSKOKWIM HEALTH COROPORATION LOT 11, BLOCK 7, US SURVEY 3230 A&B (378 FIFTH AVENUE) PURSUANT TO BMC 4.08.030(c)

WHEREAS, the City of Bethel owns land and a vacant open interior undeveloped building situated at 378 Fifth Avenue;

WHEREAS, the legal description for the land is Lot 11, Block 7, US Survey 3230 A&B, Bethel Recording District, Fourth Judicial District, State of Alaska;

WHEREAS, the property, is pictorially depicted as:

UNITED STATES SURVEY 3230 A&B



WHEREAS, the building was given to the City by the Department of Defense when they vacated the Armory;

WHEREAS, the building sits on land owned by the City and commonly referred to as the Armory Lands;

WHEREAS, the building is currently in such a state of disrepair as to be uninhabitable;

WHEREAS, Yukon Kuskokwim Health Corporation (YKHC), Office of Environmental Health and Engineering (OEH) is interested in renting the building knowing its condition;

WHEREAS, the appraisal conducted earlier this years provided a fair market rent price for the building in its current condition, for the building once it is repaired and the estimated cost to repair the building;

WHEREAS, the lease being proposed requires rent at full fair market value as though the building is in full repair with a set stipend credit for repairs;

WHEREAS, the City Attorney's office researched a number of ways to rent the building and this method was the most economically sound for the City and gave the City the most financial control and stability;

WHEREAS, the proposed lease contains a full acknowledgement of the condition of the building, a ceiling for repair credits and a timeline for completion of the repairs, along with required City approval of all repairs;

WHEREAS, the lease is significantly beneficial to the City as otherwise the City would have to either contract the repairs out or wait until Property Maintenance could carve out time to make the repairs, an estimated lengthy and time consuming process;

WHEREAS, the Bethel Municipal Code, Section 4.08.030(C) allows the City Council to dispose of property via lease in furtherance of the Development of Local Trade or Industry; to an entity providing a necessary public service without seeking bids and for less than the current appraised value;

WHEREAS, YKHC OEH leases adjacent and land a building where they provide water operator training which has been made available to City employees at no charge;

WHEREAS the building will be used in support of that same program which supports the health and safety of the community;

Introduced by: Acting CM Howell
Introduction Date: June 25, 2019
Public Hearing July 9, 2019
Action: Passed
Vote: 6-1

NOW, BE IT ORDAINED, the City Council authorizes the disposal of the above building via lease of land to an Entity in furtherance of Local Trade or Industry.

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(C) Disposal

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon passage.

ENACTED THIS 9th DAY OF JULY 2019, BY A VOTE OF 6 IN FAVOR AND 1 OPPOSED.

Fred Watson, Mayor

ATTEST:

Lori Strickler, City Clerk