

Presented by: The Manager  
Introduced: 06/15/98  
Drafted by: J.R. Corso/S.B. Gilbertson

## RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1937

### **A Resolution Authorizing the Manager to Negotiate and Enter Into a Lease of Six Acres of Land at Amalga Harbor to the Southeast Alaska Guidance Association for Conducting Job Training and Life Skills Programs for Youth.**

WHEREAS, Southeast Alaska Guidance Association (SAGA) is a nonprofit organization which provides job training, work experience, education and life skills programs for youth, and

WHEREAS, since 1992 SAGA has been occupying a lodge at Amalga Harbor which is part of a larger parcel of land the City and Borough recently purchased for park purposes, and

WHEREAS, SAGA is a nonprofit organization and as such qualifies for a city and borough lease at less than fair market value, and

WHEREAS, SAGA will be responsible for maintenance of the lodge and the construction of other improvements in exchange for rent, and

WHEREAS, the Assembly Lands Committee reviewed and approved the lease proposal at its meeting on May 27, 1998, and

WHEREAS, SAGA is a nonprofit organization proposing to use the property for the purpose of performing a public or quasi-public health function, and the lease is thereby exempt from the requirement for the appraised annual rental pursuant to CBJ 53.20.050;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Authorization.** The Manager is authorized to negotiate and enter into a lease of six acres of land to the Southeast Alaska Guidance Association.

**Section 2. Term.** The lease term will be for five years with the option to renew for an additional five-year term at the discretion of the Manager.

**Section 3. Rent.** In lieu of rent, SAGA agrees to perform work on the lodge and surrounding property as mutually agreed to on an annual basis by SAGA and the Manager. The value of the work shall equal the value of rent which would otherwise be paid for the lodge facility.

**Section 4. Improvements.** SAGA will be responsible for all maintenance and utility costs of the lodge. The Manager will determine priorities for maintenance. Improvements will include a new septic system, domestic water system, boiler, accessibility improvements, and driveway grading.

**Section 5. Public Use.** To the extent practical, the premises will be open for public use.


**Section 6. Insurance.** SAGA will maintain general liability insurance on the premises in amounts and for risks determined by the Manager.

**Section 7. Grant.** The Manager shall prepare and upon appropriation of funds by the Assembly shall execute a grant agreement for \$24,626 to SAGA for construction of a septic system and drainfield.

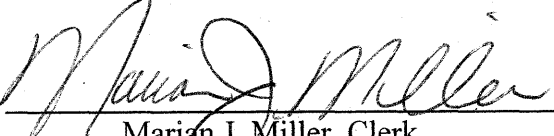
**Section 8. Other Terms and Conditions.** The Manager may include in the lease other terms and conditions as are determined to be in the public interest.

**Section 9. Effective Date.** This resolution shall be effective immediately upon adoption.

Adopted this 15<sup>th</sup> day of June, 1998.

  
Dennis Egan, Mayor

Attest:

  
Marian J. Miller, Clerk