

Introduced by: City Manager Williams
Introduction Date: April 26, 2022
Public Hearing: June 14, 2022
Action: Passed
Vote: 6-0

CITY OF BETHEL, ALASKA

Ordinance #22-15

AN ORDINANCE BY THE BETHEL CITY COUNCIL AUTHORIZING THE DISPOSAL OF PROPERTY THROUGH LEASE AGREEMENT FOR OFFICE SPACE PURSUANT TO BMC 4.08.030 (B) PROPERTY OWNED BY THE CITY TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, DEPARTMENT OF LAW

WHEREAS, the City of Bethel is owner of property known as the Nora Guinn Justice Center, located at 204 Chief Eddie Hoffman Highway, legally described as, Lot 1A, Courthouse Subdivision, ADD #1, Plat 2006-25, and a 29,417 square foot portion of Lot 2 Court House Subdivision, Plat 99-12, Bethel Recording District, Fourth Judicial District, State of Alaska; +

WHEREAS, on May 23, 2020, the City of Bethel leased office space to the State of Alaska, Department of Administration occupied by the Department of Law, through State Lease Reference Number 2279 with 14 executed amendments;

WHEREAS, the State of Alaska is interested in continuing to occupy the space and has worked with the City of Bethel to draft a new lease, State Lease Reference Number 2746, to commence July 1, 2022, and end April 30, 2027;

WHEREAS, the proposed lease rate is \$12,707 per month for the first year which includes the lessor's providing of heat, electrical, water and sewer utilities, and janitorial services and adjusted annually thereafter in accordance to the following schedule:

- For the period May 1, 2023 through April 30, 2024; the Monthly Lease Rate shall be \$13,151.84.
- For the period May 1, 2024 through April 30, 2025; the Monthly Lease Rate shall be \$13,612.15.
- For the period May 1, 2025 through April 30, 2026; the Monthly Lease Rate shall be \$14,088.57.
- For the period May 1, 2026 through April 30, 2027; the Monthly Lease Rate shall be \$14,581.66.

WHEREAS, the Bethel Municipal Code 4.08.030 (B) allows for the disposal of an interest in property through a lease agreement to a state entity providing a necessary public service without seeking bids;

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SECTION 1. Classification. This is a non-codified Ordinance and shall not become part of the Bethel Municipal Code.

SECTION 2. Legal Description. The property that is the subject of the disposal through lease agreement with the State of Alaska, Department of Transportation & Public Facilities for the Department of Law is described as approximately 4,034 square feet of net usable office space located at 204 Chief Eddie Hoffman Highway, legally described as Lot 1A, Courthouse Subdivision, ADD #1, Plat 2006-25, and a 29,417 square foot portion of Lot 2 Court House Subdivision, Plat 99-12, Bethel Recording District, Fourth Judicial District, State of Alaska, for a term of five years.

SECTION 3. Authority. Authority Pursuant to Bethel Municipal Code 4.08.030 (B) Disposal.

SECTION 4. Effective date. This ordinance shall become effective immediately upon passage by the City Council.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETHEL, ALASKA THIS 14 DAY OF JUNE 2022 BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED.



Mark Springer, Mayor

ATTEST:



Kevin Morgan, Deputy City Clerk