

CITY OF BETHEL, ALASKA  
RESOLUTION No. 174

A RESOLUTION OF THE CITY OF BETHEL, ALASKA  
PROVIDING FOR CAPITAL IMPROVEMENT CONSTRUCTION;  
THE DISPOSITION OF SURPLUS REAL PROPERTY;  
AND LEASE OF SAID CAPITAL IMPROVEMENT TO THE STATE OF ALASKA.

WHEREAS the State of Alaska wishes to lease on a long-term basis space for its District Court and Clerk's Office located in the City of Bethel, Alaska; and

WHEREAS the City of Bethel has authority to acquire, manage and control capital improvements and enter into agreements for cooperative administration of the powers of the State of Alaska; and

WHEREAS it shall promote the general welfare to construct a new building paid for solely from revenues generated; and

WHEREAS the State of Alaska has awarded a contract to the City of Bethel to provide courtroom and clerk facilities for a fixed term of ten (10) years with two five (5) year options to renew.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETHEL, ALASKA:

Section 1. That a parcel of vacant land, more particularly described as:

Commencing at Corner No. 3 of U.S. Survey Number 870, identical with Corner No. 1 of U.S. Survey Number 4000; thence S. 24°32'08" E., along the line between said U.S. Surveys Numbers 870 and 4000, 492.64 feet; thence N. 65°27'52"E., 314.60 feet to the True Point of Beginning of the herein described parcel; thence N. 21°31'37"E., 115.01 feet; thence S. 68°28'23"E., 80.00 feet; thence N. 21°31'37" E., 50.00 feet; thence S. 68°28'23" E., 253.73 feet to a point on the northwesterly Right-of-Way Line of the State Highway; thence S. 20° 33'46" W., along said Right-of-Way Line, 44.85 feet to the P.C. of a curve to the right (Radius = 523.20 feet, Delta = 31° 36'31"); thence around

said curve 288.64 feet to a point on said curve; thence N. 37°45'54" W., 304.14 feet to the True Point of Beginning and containing 1.757 acres, more or less.

is hereby declared surplus property not required for municipal purposes. That it is advantageous for the City to dispose of said land to promote development of the Civic Center Complex.

Section 2. That a qualified appraiser has rendered an opinion estimating the value of said parcel at Seven Thousand Five Hundred Dollars (\$7,500.00) in the present unimproved state.

Section 3. That in order to finance the cost of construction of the proposed Court building, the City shall contract with a private lending institution for a loan not to exceed the principal sum of Seven Hundred and Fifty Thousand Dollars (\$750,000.00), payable over a twenty-five (25) year term at the prevailing rate of interest of eleven per cent (11%) per annum, evidenced by the City's promissory note secured by a deed of trust encumbering the property and improvements to be erected thereon.

Section 4. That lease revenues to be derived from the State of Alaska are sufficient to retire the debt as well as provide funds for maintenance and upkeep of the building without necessity of expending other City revenues.

Section 5. That neither the general credit nor the power to levy taxes of the City of Bethel shall be pledged to secure the indebtedness herein authorized. That the City shall not be obligated to pay the same, or the interest thereon, except from the revenues derived on behalf of the State of Alaska, as provided in Section 4 hereof.

DICKSON & EVANS  
ATTORNEYS AT LAW  
800 H STREET  
ANCHORAGE, AK. 99501  
(907) 276-2272

Section 6. That the Council hereby delegates to the City Manager, or his designee, full authority to negotiate with private lending institutions for the purpose of arranging long-term loan or loans of money with which to construct the aforementioned court facility. That the City Manager, or his designee, is further authorized to execute in the name of the City of Bethel, Alaska, evidence of indebtedness and encumbrance upon the above-described real property which are convenient or necessary to secure said financing.

Section 7. That it is advantageous to the City, and the City Manager is authorized, to execute such agreement as is required for the lease of the said Courthouse Facility to the State of Alaska in accordance with the terms and conditions of that certain offer made by the City of Bethel in response to the Department of Administration, Division of General Services and Supply - Invitation to Bid, dated March 2, 1976.

PASSED AND APPROVED this 28<sup>th</sup> day of July, 1976 by a vote of 5 ayes and -0- nays.

APPROVED:

Edward Hoffman Jr  
Mayor, City of Bethel, Alaska

ATTEST:

Rebecca J. Nelson  
City Clerk, City of Bethel, Alaska