

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2023-12

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AUTHORIZING THE LEASE OF SITKA MARINE SERVICE CENTER TO NORTH PACIFIC SEAFOODS, INC., A 8,400 SQUARE FEET PORTION OF ALASKA TIDELANDS SURVEY NO. 15

1. CLASSIFICATION. This ordinance is not of a permanent nature and is not intended to become a part of the Sitka General Code.

2. SEVERABILITY. If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person or circumstance shall not be affected.

3. PURPOSE. The purpose of this ordinance is to facilitate the lease of approximately eight thousand four hundred (8,400) square feet of Alaska Tidelands Survey No. 15, referred to as the Sitka Marine Service Center, 611 Katlian Avenue, to North Pacific Seafoods, Inc.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka.

A. The leasing of half of Sitka Marine Service Center is hereby authorized with the following terms:

- 1) The lessee shall utilize the site to meet their cold storage needs and to provide and manage community cold storage and loading and unloading services to both private party interest and the seafood processing interest in the community.
- 2) The lessee shall pay \$13,000.00 per month rent for the lease of the site.
- 3) The lessee shall pay for an apportioned share of the utilities based on its share of occupancy.
- 4) The lease term is for ten (10) years, with two (2) five (5) year renewal options subject to approval by Lessor Assembly subsequent to renegotiating rent and any other provisions of the Lease that require negotiation upon renewal.

B. The Administrator is authorized to execute a lease document consistent with the terms of this ordinance, SGC Title 18 that governs municipal leases, and existing municipal policies.

C. The requirement to competitively bid leases of municipal real property as outlined by Sitka General Code 18.12.010(E) has been satisfied by the open Request for Proposal process.

5. EFFECTIVE DATE. This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska, this 13 day of June, 2023.



Steven Eisenbeisz, Mayor

ATTEST:



Sara Peterson, MMC
Municipal Clerk

1st reading: 5/23/2023

2nd and final reading: 6/13/2023

Sponsor: Administrator