

Presented by: The Manager  
Presented: 04/17/2023  
Drafted by: S. Layne

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2023-23**

**An Ordinance Authorizing the Manager to Execute a Lease with GCI Communication Corporation for Approximately 15,500 Square Feet of City Property Located at 1580 Thane Road for a Satellite Earth Station Site.**

WHEREAS, the City and Borough of Juneau (CBJ) owns real property located at 1580 Thane Road with the legal description of a fraction of Tract A, Alaska Tideland Survey (ATS) No. 556; and

WHEREAS, GCI Communication Corporation (GCI Communication) has leased this property from the City and Borough of Juneau since 1983; and

WHEREAS, GCI Communication applied to continue to lease this property for the operation of the Satellite Communication Earth Station located at the Rock Dump; and

WHEREAS, at the January 23, 2023 meeting, the Lands Housing and Economic Development Committee provided a motion of support to continue to lease this property.

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

**Section 1. Classification.** This ordinance is a noncode ordinance.

**Section 2. Authorization.** The Manager is authorized to lease CBJ property within Tract A, ATS 556 to GCI Communication (Lessee) for the continuous use as a communications facility.

**Section 3. Terms and Conditions.** The final lease shall be subject to the following essential terms and conditions:

The initial lease term will be for five (5) years. Lessee shall have the option to renew the lease for up to four (4) additional five-year renewal periods, for a maximum of 25 years, subject to written approval by the City and Borough of Juneau. The option to renew must be exercised by providing written notice to the CBJ no later than three months prior to the expiration of the underlying lease term.

The rental rate will be set at fair market value as determined by appraisal to be \$29,211.00 per year. Rental rate is subject to review and adjustment no less than every five years.

1 Other terms and conditions. The Manager may include other lease terms and conditions  
2 as the Manager determines to be in the public interest.

3 **Section 4. Effective Date.** This ordinance shall be effective 30 days after its adoption.

4 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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6 \_\_\_\_\_  
Beth A. Weldon, Mayor

7 Attest:

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9 \_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk