

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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TO: Wade Bryson, Chair of the Assembly LHED Committee
FROM: *Daniel Bleidorn*
Dan Bleidorn, Lands and Resources Manager
SUBJECT: State of Alaska Parking Lease on Willoughby
DATE: May 29, 2025

In 2009, Resolution Serial No. 2535 authorized the Manager to lease the area between the Juneau Arts and Culture Center (JACC) and Centennial Hall to the State of Alaska for employee parking for one year with four one-year renewals. Ordinance 2015-30 was adopted by the Assembly in 2015 and authorized the Manager to continue leasing this parking to the State for one year with four one-year renewals. Ordinance 2020-22 Authorized the Manager to continue to lease the approximately 1.25 acres, located adjacent to the JACC and Centennial Hall, to the State of Alaska for Employee Parking. This one-year lease included 4 one-year renewal periods. CBJ Lands Staff have reviewed this lease every year since 2009.

The final renewal period for the existing lease is set to expire on August 31, 2025. The current lease rate determined in 2020 has been \$118,800 per year. A lease rate of \$138,805 per year has been proposed which was calculated by adjusting the lease rate by the annual Anchorage CIP during the time since the last time the rate was adjusted. The State manages this parking and provides winter maintenance of the leased area. They provide their own striping, appropriate signage, and enforcement of their parking regulations.

The CBJ and the State have discussed renewing this lease with two-year terms rather than one-year terms, to increase efficiency. Two-year terms with 4 two-year renewals will eliminate the need for CBJ staff to review this every single year. A new authorizing ordinance would not be needed for 10 years rather than 5 years. The CBJ will still review the lease terms and conditions every two years.

Staff request that the Lands, Housing, and Economic Development Committee pass a motion of support to continue to lease roughly 150 parking spaces to the State of Alaska for employee parking for up to 10 years.

Attachments:
Ordinance 2020-22