

**CITY OF CORDOVA, ALASKA
ORDINANCE 1145**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE
STATE OF ALASKA DEPARTMENT OF ADMINISTRATION ON BEHALF OF THE
STATE OF ALASKA WILDLIFE TROOPERS FOR THE LEASE OF 2,500 SQUARE FEET
OF OFFICE SPACE IN THE CITY-OWNED BUILDING COMMONLY KNOWN AS “THE
OLD CITY HALL BUILDING”**

WHEREAS, the City of Cordova, Alaska (“City”) owns approximately 2,500 usable square feet of office space plus ten parking spaces located in the Old City Hall Building at 602 Railroad Avenue, Cordova, Alaska, 99574 (the “Property”); and

WHEREAS, the State of Alaska, Department of Administration, on behalf of the Alaska Wildlife Troopers (“Wildlife Troopers”) has agreed to lease from the City approximately 2,500 square feet of usable office space as well as space for parking in the Old City Hall Building located at the above stated address for a three year term at a rental rate of \$2600 per month and with the five options to renew for one year terms with rent in each of those terms adjusted in accordance with the consumer price index (“Lease”); and

WHEREAS, a draft of the lease between the City and the State of Alaska containing these essential terms of the lease is attached to this Ordinance as Exhibit A; and

WHEREAS, leasing the Property to the State of Alaska for use by the Wildlife Troopers and under the essential terms and conditions identified in this Ordinance and Exhibit A is in the best interest of the City and the City Manager will continue to negotiate in good faith the non-essential terms of the lease in order to serve the City’s best interests;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cordova, that:

Section 1: The City Council of the City of Cordova hereby, authorizes the Lease with the Wildlife Troopers for an initial three-year term commencing July 1, 2016 and ending June 30, 2019, for the base monthly rental rate of \$2,600 per month, with an option for the lessee to renew the Lease for five additional one-year lease terms, located at the property described as 2,500 usable square feet of office space plus ten parking spaces located in the Old City Hall Building at 602 Railroad Avenue, Cordova, Alaska, 99574.

Section 2: The essential terms of the Lease between the City and the State of Alaska hereby is in all respects authorized, approved and confirmed, and the City Manager hereby is authorized, empowered and directed to execute and deliver the Lease to the State of Alaska on behalf of the City, in substantially the form and with the essential terms now before this meeting but with such changes, modifications, additions and deletions therein as he shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said document now before this meeting, and from and after the execution and delivery of said document, the City Manager hereby is authorized, empowered and directed to do all acts and things and to execute all documents as may be necessary to carry out and comply with the provisions of the Lease as executed.

1st reading: May 4, 2016
2nd reading and public hearing: May 20, 2016

PASSED AND APPROVED THIS 20th DAY OF MAY, 2016.



Clay Koplín

Clay Koplín, Mayor

ATTEST:

Susan Bourgeois

Susan Bourgeois, CMC, City Clerk