

**An Ordinance of the Haines Borough authorizing Chilkat Valley Preschool, Inc. to lease an addition on the Senior Center Building.**

**WHEREAS**, HBC 14.16.060 provides that “[t]he lease of any borough land may be made to any state or federal agency, nonprofit organization, or political subdivision of the state for less than the appraised value, and for a consideration to be determined by the assembly to be in the best interests of the borough”; and

**WHEREAS**, the public interest is served by Chilkat Valley Preschool, Inc. (CVP) providing preschool services to assist with meeting the early education needs of the Haines Borough; and

**WHEREAS**, on December 15, 2015, the assembly adopted Resolution 15-12-652 approving the concept of an addition on the Senior Center building for use by CVP; and

**WHEREAS**, CVP has entered into an agreement with Southeast Senior Services to share the borough-owned Senior Center building provided it is expanded; and

**WHEREAS**, the planned addition would be approximately 1,400 square feet added onto the back between the Senior Center and the playground and would have a separate entrance to the outside and the kitchen.; and

**WHEREAS**, CVP will pay all costs associated with construction of the addition that will be owned by the Haines Borough; and

**WHEREAS**, on January 26, 2016, the assembly passed a motion directing staff to work with CVP on a design and a management agreement; and

**WHEREAS**, on May 10, 2016, Resolution 16-05-674 was adopted supporting a Rasmuson Foundation grant application for the addition; and

**WHEREAS**, the parties have executed a separate Memorandum of Agreement regarding management of the Senior Center building (“MOA”) to be effective January 1, 2016; and

**WHEREAS**, the lease agreement stipulates CVP shall pay rent at the base rate of \$1.00 per year and shall be responsible for 100% of all utilities and services associated with the leased addition; and

**WHEREAS**, Borough Charter 3.03(8) stipulates that the leasing of borough property must be granted by the assembly by ordinance,

**NOW THEREFORE BE IT ENACTED**, to authorize the borough manager to execute a lease with Chilkat Valley Preschool, Inc. for use of the planned Senior Center building addition for the sole purpose of providing preschool services under the conditions of the attached lease agreement, and for a period of 30 years with renewal options.

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held to be invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

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Section 3. Effective Date. This ordinance shall become effective immediately upon adoption.

ADOPTED BY A DULY CONSTITUTED QUORUM OF THE HAINES BOROUGH ASSEMBLY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
Janice Hill, Mayor

Attest:

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Julie Cozzi, MMC, Borough Clerk

Date Introduced: 06/28/16  
Date of First Public Hearing: 07/12/16  
Date of Second Public Hearing: 07/26/16