

Introduced By: Mayor Matherly
Finance Committee: June 13, 2017
Date: June 19, 2017

ORDINANCE NO. 6051, AS AMENDED

**AN ORDINANCE AUTHORIZING A LEASE AMENDMENT FOR
ADDITIONAL SPACE IN CITY HALL TO THE BOYS & GIRLS CLUB OF
ALASKA, INC.**

WHEREAS, the City owns and maintains City Hall, located at 800 Cushman Street, also known as Block 104A, Fairbanks Townsite; and

WHEREAS, the City currently provides lease space in City Hall for the Boys & Girls Club pursuant to Ordinance 5979, as Amended; and

WHEREAS, by letter to the Mayor and Council, attached as "Exhibit A," the Boys & Girls Club has respectfully requested to lease approximately 1,450 square feet of additional area (the basement space formerly known as the "Boxing Club"); and

WHEREAS, the City administration has reviewed the proposed lease area and determined that it is not required for municipal purposes and can be leased to others; and

WHEREAS, the existing Lease can be amended for these purposes; and

WHEREAS, FGC Section 70-44 provides that the City may lease to a non-profit organization without public sale and for less than market value whenever, in the judgment of the City Council, it is advantageous to do so; and

WHEREAS, it is the finding of the City Council that a lease of the additional building space described above to the Boys & Girls Club is in the best interest of the community.

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. That Lease Amendment No. 1 in the form shown in attached "Exhibit B" is hereby authorized by Council for the purposes herein stated.

SECTION 2. That the Mayor is authorized and directed to execute said Lease Amendment No. 1 on behalf of the City, and the City Clerk is authorized to attest and affix the City Seal to said instrument, the execution of which shall take place not less than thirty (30) days after the effective date of this ordinance, as prescribed by City Charter Sec. 8.3 and FGC Sec. 70-56.

SECTION 3. That the effective date of this ordinance is the 15th day of July 2017.



JIM MATHERLY, City Mayor

AYES: Therrien, Rogers, Pruhs, Huntington, Cleworth
NAYS: None
ABSENT: Seat D vacant
ADOPTED: July 11, 2017

ATTEST:

APPROVED AS TO FORM:



D. DANYIELLE SNIDER, CMC, City Clerk



PAUL EWERS, City Attorney

ORDINANCE NO. 6051
EXHIBIT 'A'

Mayor Matherly
800 Cushman St.
Fairbanks, Ak 99701



**BOYS & GIRLS CLUB
OF FAIRBANKS**

Dear Mayor Matherly and Council Members,

Thank you for your support in housing our community's Boys & Girls Club. Thanks to you, Fairbanks families have a safe and affordable option for after-school and summer care.

Boys & Girls Clubs are a positive fun place with programs that focus on three main areas: academic success, character & leadership, and healthy lifestyles. Professional staff and volunteer mentors ensure that the Club is a safe place for youth to develop into successful adults. The number of teen memberships has been increasing over the past two years and we are expecting it to continue to grow.

In order to maintain that growth we need more space. By revising our lease to include the north side of the ground floor, formerly a boxing gym, you would be giving the teens in our community a Teen Center. You would give teens access to programs that prepare them for careers after high school, promote financial responsibility, and help them learn how to reach mutually supportive relationships free of violence and abuse.

Boys & Girls Club of Fairbanks is willing to renovate the space and perform all required maintenance to bring it up to code. Due to the costs associated with the repairs to the space, we welcome a conversation regarding lease parameters.

On behalf of our board, staff, and youth members, I would like to thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Delson Rios'.

Delson Rios
Executive Director

Administrative Office

Physical: 845 8th Avenue
Mailing: PO Box 74143
Fairbanks, AK 99707
Tel: 907-457-1183
Fax: 907-457-8224
www.bgcakaska.org
Facebook: Boys & Girls Club of Fairbanks

Clubhouse

907-457-8223
845 8th Avenue
Fairbanks, AK 99701

Board of Directors

John Brown, President
Jocoe Trivette
Nicole Cundiff
Annle Bertz
Lee Nichols
Gwen Holdmann
Sylvia Hutchinson
Ana Fochasatto

Boys & Girls Club Staff

Delson Rios, Executive Director
Amy Cross, Program Coordinator
Rick Behr, Youth Development Professional
Corinne Hammar, Youth Development Professional
Jonathan Burton, Youth Development Professional

GREAT FUTURES START HERE.

“EXHIBIT B”

TO ORDINANCE NO. 6051, AS AMENDED

LEASE AMENDMENT No. 1

This Lease Amendment No. 1 is entered into by the City of Fairbanks, 800 Cushman Street, Fairbanks, Alaska, 99701 (“the City”) and the BOYS AND GIRLS CLUB OF SOUTHCENTRAL ALASKA, INC., (“the Boys and Girls Club”) an Alaska Nonprofit Corporation, PO Box 74143, Fairbanks, Alaska 99707-4143.

RECITALS

- (1) The City and the Boys and Girls Club entered into a lease dated June 23, 2015 (the “Lease”), under which The Boys and Girls Club leased 10,090 square feet within City Hall, including the gymnasium, the cafeteria and basement office areas;
- (2) That Lease is incorporated hereto by reference as though set out in full.
- (3) The City and the Boys and Girls Club mutually desire to amend the Lease to increase the lease area and do hereby enter into this Amendment No.1 for these purposes.

NOW THEREFORE:

A. Additional Lease Area

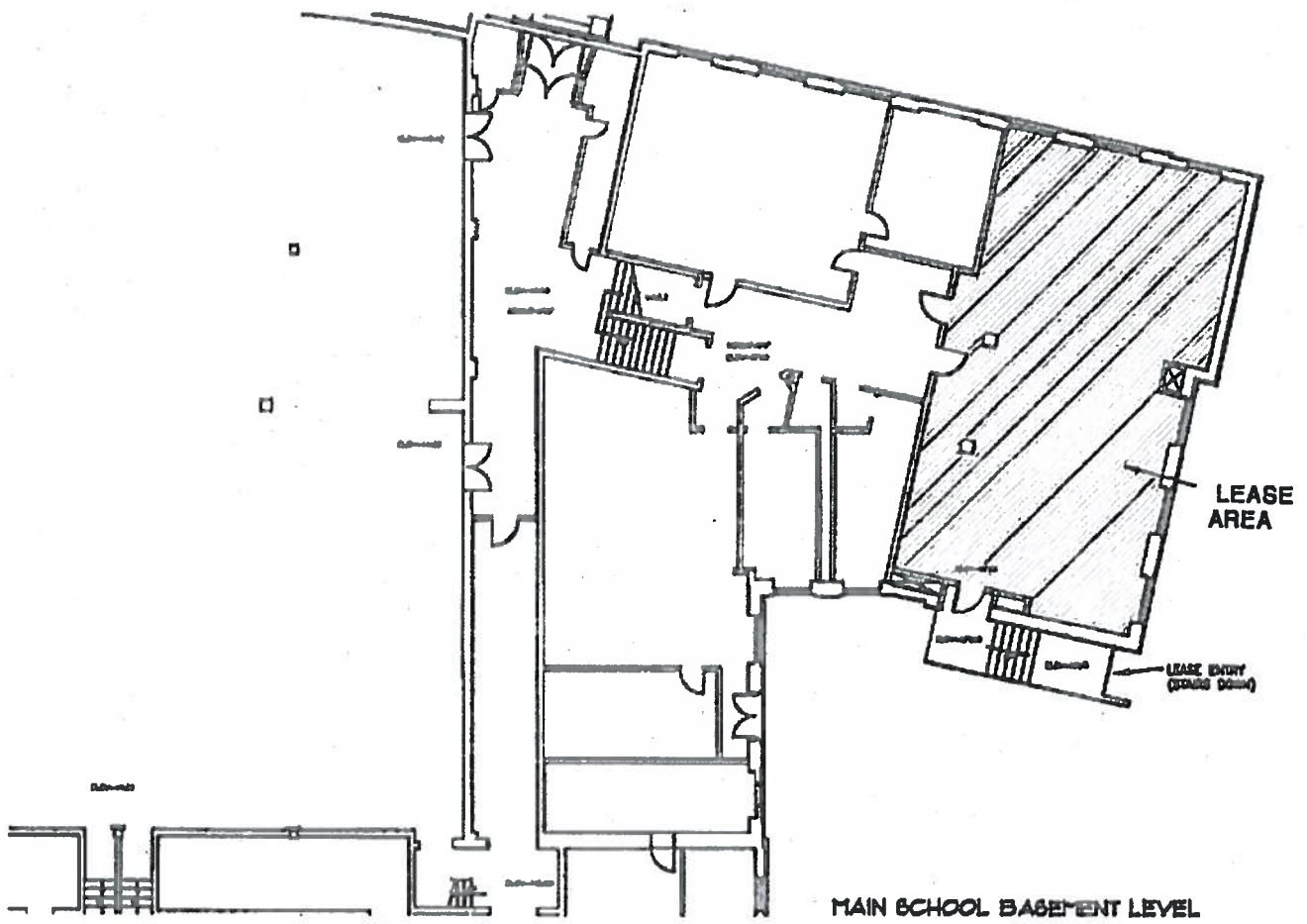
A portion of City Hall containing 1,450 square feet, comprised of the following identified building area:

Basement Area. The basement area located in the “north west addition,” with entry adjacent to Eight Avenue, as shown “Lease Attachment 1.”

B. Rent

Monthly rent for the Basement Area is established at ~~\$300.00~~~~\$500.00~~ **and will be waived from August 2017 through July 2018.** Rent under this section is in addition to rent under the original lease of \$1,355 per month, for a total monthly rent of ~~\$1,655.00~~~~\$1,855.00~~.

C. All other terms of the original lease remain unaffected.



ORDINANCE NO. 6051

LEASE 'ATTACHMENT 1'