



CITY OF THORNE BAY
NON-CODE
ORDINANCE 24-08-06-01

A NON-CODE ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF THORNE BAY, ALASKA, AUTHORIZING THE SALE OF MUNICIPAL OWNED LAND LOT 4 BLOCK 4, A.S.L.S. 82-139 , PUBLIC ZONED PROPERTY, TO COMMUNITY CONNECTIONS.
BE IT ENACTED BY THE THORNE BAY CITY COUNCIL

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

Section 2. Purpose of the Ordinance. The purpose of this ordinance is to authorize the Mayor to execute the sale of Municipal Owned Property, described as Block 4 Lot 4 A.S.L.S. 82-139 as an over the counter sale to Community Connections for the total price of \$60,000.00. Transaction of this land sale will be considered completed upon receipt of payment made to the City of Thome Bay by Community Connections at the agreed price of \$60,000.00.

Section 3: Disposal of Land by Negotiated Sales and Exchanges. TBMC 2.56.150 (B) Disposal Methods states: Negotiated Sales and Exchanges. Upon authorization by the council by non-code ordinance, the Mayor or City Administrator may commence negotiations for the sale or exchange or another disposal of city land. The final terms of a negotiated disposal are subject to approval by the council unless the minimum essential terms and the authority of the mayor to execute the disposal are set forth in the ordinance authorizing negotiations. The negotiated disposal may not be executed until the effective date of the ordinance.

Whereas, the decision to sell this land to Community Connections has been made based upon a proposal they made to the City Council dated June 6, 2024 and revised June 26, 2024 whereby they had previously surveyed the land and paid for an appraisal of the land and are making an offer to purchase the land for the full appraised value, and

Whereas, the purpose of the purchase as stated by Community Connections staff is to build a new modern facility to provide on-going services to the community for the foreseeable future. The building project will be dependent upon them receiving grant funding or some combination of grants and loans to construct, and

Whereas, the City Council considers Community Connections to be a good neighbor and believes they provide important services within the City of Thorne Bay and surrounding communities and is therefore agreeable to selling them this land to facilitate their future operational success within the City of Thorne Bay, and

Whereas, the city recognizes that this parcel is zoned Public and that a Conditional Use may need to be granted for this development to be properly permitted, and

Whereas, the City is willing to sell this property to Community Connections for full appraised value with the following considerations being included in the sales agreement:

1. The City is granted the first right of refusal should Community Connections ever decide to sell the property.
2. Should the City exercise its first right of refusal to purchase the property back from Community Connections, it shall be for the same price it sold the property to them or less, depending on the fair market value of the property at the time.

Now Therefore, be it Resolved, the City Council for the City of Thorne Bay, Alaska hereby approves this land sale to Community Connections consistent with the terms and conditions as proposed by Community Connections in the attached letter dated June 26, 2024 and as contained in this Ordinance governing such sale.

Be it Further Resolved, the City Council hereby authorized the Mayor and Administrator to take such actions as are necessary to properly effect this sale of land and to enter into and sign a purchase and sales agreement consistent with the intent and conditions of this Ordinance.

Section 4. Effective Date. This ordinance shall become effective upon its adoption by the City Council.

PASSED AND APPROVED: August 6, 2024

ATTEST:



Lee Burger, Vice Mayor



Caitlyn Sawyer, City Clerk