

Introduced: 1/23/85  
Referred: State Affairs  
and Labor & Commerce

BY THE RULES COMMITTEE BY  
REQUEST OF THE GOVERNOR

1 IN THE SENATE

2 SENATE BILL NO. 89

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FOURTEENTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to the Alaska State Housing Author-  
7 ity; and providing for an effective date."

8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

9 \* Section 1. AS 18.55 is amended by adding a new section to read:

10 Sec. 18.55.107. LEASE OF PUBLIC BUILDINGS. (a) A state agen-  
11 cy's obligation to pay rent under a lease of a public building to the  
12 state is subject to annual appropriation.

13 (b) If the authority terminates a lease of a public building to  
14 the state, for failure or inability of the state to meet its obliga-  
15 tion to pay rent, the authority, in its best interests, may lease,  
16 sell, or otherwise arrange for disposition of the building to any  
17 party.

18 \* Sec. 2. AS 18.55.255 is amended to read:

19 Sec. 18.55.255. PROCEDURE FOR SALE OF LAND. (a) Except as  
20 provided in (b) of this section, sale [SALE] of land or a public  
21 building must [SHALL] be by public auction or by sealed bids at a  
22 price not lower than the fair market value determined by an appraisal  
23 made within 180 days before [OF] the sale by a qualified appraiser,  
24 Public notice must [SHALL] be given by publishing notice of the sale  
25 at least once a week for two consecutive weeks in a newspaper of  
26 general circulation within the area in which the property to be sold  
27 is located, and by posting notice of sale in at least two public  
28 places in the area. In no event may [SHALL] the auction be held less  
29 than 30 days after the last day of publication. If no acceptable bids

1 are received, the authority may sell the property at negotiated  
2 sale[,] within six months after [OF] the date of the auction. No  
3 negotiated sale may be made on an appraisal made more than nine months  
4 before the date of sale. The price at a negotiated sale may [SHALL]  
5 not be less than the appraised value.

6 (b) Land or a public building may be sold to a state or federal  
7 agency, or political subdivision, for less than the appraised value  
8 without competitive bidding, upon terms that the board determines to  
9 be fair and proper and in the best interests of the public. The board  
10 shall consider both the nature of the agency's or political subdi-  
11 vision's public services or functions and the terms under which the  
12 land or public building was acquired by the authority.

13 \* Sec. 3. This Act takes effect immediately in accordance with AS 01.-  
14 10.070(c).