

Municipal Clerk's Office
Approved
Date: January 27, 2026

(S) Requested by: Chair of the Assembly at the
Request of the Mayor
(S) Prepared by: Cynthia M. Weed, Bond
Counsel
K&L GATES LLP
(S) For Reading: January 27, 2026

MUNICIPALITY OF ANCHORAGE
AO No. 2026-3(S)

1 **AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED**
2 **VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION**
3 **OF THE ISSUANCE OF NOT TO EXCEED SIX MILLION FIFTY THOUSAND**
4 **DOLLARS (\$6,050,000) OF GENERAL OBLIGATION BONDS OF THE**
5 **MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF CONSTRUCTING,**
6 **RENOVATING AND EQUIPPING PARK, TRAIL AND RECREATIONAL**
7 **FACILITIES CAPITAL IMPROVEMENTS IN THE ANCHORAGE PARKS AND**
8 **RECREATION SERVICE AREA, AND THE QUESTION OF AN INCREASE IN**
9 **THE MUNICIPAL TAX CAP LIMITATION TO PAY ASSOCIATED OPERATIONS**
10 **AND MAINTENANCE COSTS IN THE ANCHORAGE PARKS AND**
11 **RECREATION SERVICE AREA, WITHOUT COST TO CHUGIAK, EAGLE RIVER,**
12 **GIRDWOOD AND OTHER TAXPAYERS OUTSIDE THE SERVICE AREA, AT**
13 **THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 7, 2026.**

14
15 **WHEREAS**, the best interest of the citizens and property owners in the Anchorage
16 Parks and Recreation Service Area serving the Municipality of Anchorage, Alaska
17 (the "Municipality") require the Municipality to construct, renovate and equip various
18 park, trail, and facilities improvements (the "Projects"); and

19
20 **WHEREAS**, in order to provide financing for the Projects, it is deemed necessary
21 and advisable that the Municipality issue and sell its general obligation bonds in the
22 principal amount of not to exceed \$6,050,000 (the "Bonds"); now, therefore,

23
24 **THE ANCHORAGE ASSEMBLY ORDAINS:**

25
26 **Section 1. Purpose.** The Assembly hereby determines that Anchorage Parks
27 and Recreation Service Area parks, trails, and facilities are in need of construction,
28 renovation and equipping of the Projects. The Assembly of the Municipality hereby
29 determines that the best interest of the residents and property owners within the
30 Anchorage Parks and Recreation Service Area require the Municipality to undertake
31 the Projects at the time and in the order and in the manner deemed most necessary
32 and advisable by the Municipality. The estimated cost of the Projects, including
33 incidental costs and costs related to issuing and selling the Bonds as provided in
34 this ordinance, is estimated to be \$6,050,000.

35
36 The Projects are described in more detail in the attachment to the Assembly
37 Memorandum accompanying this ordinance. The cost of all necessary planning,
38 acquisition of property, site preparation, construction, installing and equipping of the
39 Projects, architectural, engineering, design, and other consulting services,

1 inspection and testing, administrative expenses, costs of issuance of the Bonds and
2 other costs incurred in connection with the Projects shall be deemed to be costs of
3 the approved Projects. The approved Projects may be completed with all necessary
4 equipment and appurtenances.

5
6 The Municipality shall determine the application of available moneys between
7 the various Projects so as to accomplish, as nearly as may be, all of the Projects
8 described or provided for in this section.

9
10 If the Municipality shall determine that it has become impractical to accomplish
11 any portion of the approved Projects by reason of changed conditions or needs,
12 incompatible development or costs substantially in excess of those estimated, the
13 Municipality shall not be required to accomplish such portions and shall apply Bond
14 proceeds as set forth in this section.

15
16 If the approved Projects have been completed in whole or in part, or their
17 completion duly provided for, or their completion found to be impractical, the
18 Municipality may apply Bond proceeds or any portion thereof to other Municipality
19 capital improvements within the Anchorage Parks and Recreation Service Area at
20 its sole discretion. Otherwise, the Municipality shall apply such remaining proceeds
21 solely to payment of principal or interest on the Bonds, as provided in the Home
22 Rule Charter. In the event that the proceeds of sale of the Bonds, plus any other
23 monies of the Municipality legally available, are insufficient to accomplish the
24 approved Projects, the Municipality shall use the available funds for paying the cost
25 of those portions of the approved Projects deemed by the Municipality most
26 necessary and in the best interest of the Municipality. No Bond proceeds shall be
27 used by the Municipality for any purpose other than a capital improvement of the
28 Municipality.

29
30 For the purpose of providing funds for the undertaking of the Projects, which
31 are hereby found to be a public purpose and in the public interest, the Municipality
32 hereby proposes to issue general obligation bonded indebtedness in an amount not
33 to exceed Six Million Fifty Thousand Dollars (\$6,050,000).

34
35 **Section 2. Details of Bonds.** The Bonds shall be sold in such amounts and at
36 such time or times as deemed necessary and advisable by the Assembly and as
37 permitted by law and shall mature over a period of up to 20 years from date of issue.
38 The Bonds shall be issued in an aggregate principal amount of not to exceed
39 \$6,050,000. The Bonds shall bear interest to be fixed at the time of sale or sales
40 thereof. The exact form, terms, conditions, contents, security, options of
41 redemption, and such other matters relating to the issuance and sale of said Bonds
42 as are deemed necessary and advisable by the Assembly shall be as hereinafter
43 determined and/or delegated by ordinance and/or resolution of the Assembly.

44
45 The full faith and credit of the Municipality is pledged for the payment of the
46 principal of and interest on the Bonds, and ad valorem taxes upon all taxable

1 property in the Municipality shall be levied without limitation as to rate or amount to
2 pay the principal and interest on the Bonds when due. The principal of and interest
3 on the Bonds are to be paid first from ad valorem taxes levied and collected within
4 the Anchorage Parks and Recreation Service Area.

5
6 **Section 3. Ballot Proposition.** The Assembly hereby submits to the qualified
7 voters of the Municipality the proposition of whether the Municipality should issue
8 the Bonds for the purpose of financing the costs of the approved Projects at the
9 regular municipal election to be held on April 7, 2026.

10
11 The Clerk shall prepare the ballot proposition to be submitted to the voters
12 as provided by this ordinance and the Municipal Code and shall perform all
13 necessary steps in accordance with law to place this proposition before the voters
14 at the regular election. The proposition must receive a majority vote of those in the
15 Municipality voting, both in the Anchorage Parks and Recreation Service Area and
16 areawide, on the question to be approved. The proposition shall be substantially in
17 the following form:

18
19 PROPOSITION NO. __

20
21 **ANCHORAGE PARKS AND RECREATION**
22 **SERVICE AREA CAPITAL IMPROVEMENT BONDS**

23
24 For the purpose of renovating and rehabilitating trails
25 and parks, and making improvements at various parks
26 and recreational facilities in the Anchorage Parks and
27 Recreation Service Area, **including Campbell Creek**
28 **Trail, the Chester Creek Sports Complex, East**
29 **Delaney Park, Eastchester Park, Far North**
30 **Bicentennial Park, Fish Creek Trail, Forsythe Park,**
31 **Hamilton Park, the Mountain View Community**
32 **Center, Nunaka Valley Park, Spenard Recreation**
33 **Center, and Town Square Park,** as provided in
34 AO 2026-3(S), shall Anchorage borrow money and
35 issue up to \$6,050,000 in principal amount of general
36 obligation bonds and increase the municipal tax cap by
37 an annual amount not to exceed **\$4[3]15,000** to pay for
38 associated annual operations and maintenance costs?

39
40 Voter approval of this bond proposition authorizes for
41 each \$100,000 of assessed taxable property value
42 (based on the estimated 2026 assessed valuation in the
43 Anchorage Parks and Recreation Service Area): (i) an
44 annual increase in taxes of approximately \$1.22 to retire
45 the proposed bonds, and (ii) an annual increase in the
46 municipal tax cap (Charter 14.03(b)(2)) of approximately

1 **\$1.13[0.86]** to pay for annual operation and
2 maintenance costs related to the proposed capital
3 improvements.

4
5 The debt shall be paid from real and personal property
6 taxes levied and collected within the Anchorage Parks
7 and Recreation Service Area, without cost to properties
8 in Chugiak, Eagle River, Girdwood, and other areas
9 outside the Service Area. The Municipality will also
10 pledge its full faith and credit for payment of the bonds.

11 YES NO

12
13
14 **Section 4. Effective Dates.** Section 2 of this ordinance shall become effective
15 only if the proposition described in Section 3 is approved by a majority of the
16 qualified voters voting on the proposition at the regular election held on April 7, 2026.
17 The remaining sections of this ordinance shall become effective upon passage and
18 approval by the Assembly.

19
20 PASSED AND APPROVED by the Assembly of the Municipality of Anchorage, this
21 27th day of January, 2026.

22
23
24 ATTEST:

25 *Christopher Constant*
26

27 Chair

28
29
30 *Janice Stump*
31

32 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 49-2026

Meeting Date: January 27, 2026

1 **From:** Mayor

2
3 **Subject:** AO 2026-3(S): AN ORDINANCE PROVIDING FOR THE
4 SUBMISSION TO THE QUALIFIED VOTERS OF THE
5 MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF
6 THE ISSUANCE OF NOT TO EXCEED SIX MILLION FIFTY
7 THOUSAND DOLLARS (\$6,050,000) OF GENERAL OBLIGATION
8 BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE
9 COSTS OF CONSTRUCTING, RENOVATING AND EQUIPPING
10 PARK, TRAIL AND RECREATIONAL FACILITIES CAPITAL
11 IMPROVEMENTS IN THE ANCHORAGE PARKS AND
12 RECREATION SERVICE AREA, AND THE QUESTION OF AN
13 INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY
14 ASSOCIATED OPERATIONS AND MAINTENANCE COSTS IN THE
15 ANCHORAGE PARKS AND RECREATION SERVICE AREA,
16 WITHOUT COST TO CHUGIAK, EAGLE RIVER, GIRDWOOD AND
17 OTHER TAXPAYERS OUTSIDE THE SERVICE AREA, AT THE
18 ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 7, 2026.
19

20 The attached (S) version of the ordinance is introduced to increase the Operations
21 & Maintenance amount for the Town Square Park Development from \$50,000 to
22 \$150,000. The (S) version also amends the language of the ballot proposition to
23 include a sampling of the Parks & Recreation parks and facilities that could be
24 improved with bond funds.
25

26 Please see the attached updated Project List, attached as Exhibit A.
27

28 **THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE.** 29

30 Prepared by: Ross Risvold, Public Finance Manager
31 Approved: Philippe D. Brice, CFO
32 Approved: William D. Falsey, Chief Administrative Officer
33 Concur: Eva R. Gardner, Municipal Attorney
34 Concur: Ona R. Brause, OMB Director
35 Concur: Rebecca A. Windt Pearson, Municipal Manager
36 Respectfully submitted: Suzanne LaFrance, Mayor

EXHIBIT A
(for AO 2026-3(S))

Anchorage Parks and Recreation Service Area
2026 Bond Project List
(000)'s

<u>Project</u>	<u>Amount</u>	<u>O&M</u>
Athletic Field Safety Improvements	\$ 200	\$ 10
Campbell Creek Trail Rehabilitation and Wayfinding	300	15
Centennial Campground Improvements	500	25
Chester Creek Sports Complex Park	200	10
East Delaney Park and Facility Improvements	700	35
Eastchester Park	800	40
Facility Safety Upgrades Annual Program	100	5
Far North Bicentennial Park	250	12
Fish Creek Trail to the Ocean	600	30
Forsythe Park	500	25
Hamilton Park Trail and Playground Renovation	150	8
Mountain View Community Center	200	10
Multi-Use Trails and Access Annual Program	400	20
Nunaka Valley Park Improvements	200	10
Spennard Recreation Center Improvements	200	10
Town Square Park Development	750	<u>150[50]</u>
Total	\$6,050	\$4[3]15

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2026-3(S) Title: AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED SIX MILLION FIFTY THOUSAND DOLLARS (\$6,050,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF CONSTRUCTING, RENOVATING AND EQUIPPING PARK, TRAIL AND RECREATIONAL FACILITIES CAPITAL IMPROVEMENTS IN THE ANCHORAGE PARKS AND RECREATION SERVICE AREA, AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE COSTS IN THE ANCHORAGE PARKS AND RECREATION SERVICE AREA, WITHOUT COST TO CHUGIAK, EAGLE RIVER, GIRDWOOD AND OTHER TAXPAYERS OUTSIDE THE SERVICE AREA, AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 7, 2026.

Sponsor: Mayor

Preparing Agency: Public Finance Division

Others Impacted: Parks & Recreation Department

CHANGES IN EXPENDITURES AND REVENUES:		(Thousands of Dollars)			
		FY26	FY27	FY28	FY29
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services	--	<u>4[3]15</u>	<u>4[3]15</u>	<u>4[3]15</u>	<u>4[3]15</u>
4000 Debt Service	--	446	446	446	446
5000 Capital Outlay					
TOTAL DIRECT COSTS:	--	<u>8[7]61</u>	<u>8[7]61</u>	<u>8[7]61</u>	<u>8[7]61</u>
ADD: 6000 Charge from Others					
FUNCTION COST:	--	<u>8[7]61</u>	<u>8[7]61</u>	<u>8[7]61</u>	<u>8[7]61</u>
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp.					

PUBLIC SECTOR ECONOMIC EFFECTS:

Estimated annual debt service of \$445,840 assumes bonds are sold as a single bond issue with an interest rate of 4.017% with bond repayments corresponding to the expected life of the assets financed up to 20 years.

When projects are completed and fully functioning, increased annual operations and maintenance costs are estimated at \$4[3]15,000.

PRIVATE SECTOR ECONOMIC EFFECTS:

Estimated annual debt service payments of approximately \$445,840 equate to an estimated property tax increase of 0.0122 mills or \$1.22 per year on \$100,000 of assessed valuation in the Anchorage Parks and Recreation Service Area.

When fully operational, increased annual operations and maintenance costs are estimated at \$4[3]15,000 and equate to an estimated property tax increase of 0.0113[0.0086] mills or \$1.13[0.86] per year on \$100,000 of assessed valuation in the Anchorage Parks and Recreation Service Area and an increase in the Municipal tax cap limitation.

The total private sector economic effect would therefore be a total of \$2.35[2.08] per \$100,000 of assessed valuation in the Anchorage Parks and Recreation Service Area.