



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 421-2026

Meeting Date: June 23, 2026

1 **From:** MAYOR

2
3 **Subject:** RECOMMENDATION OF AWARD OF CONTRACT WITH ANCHORAGE
4 COMMUNITY ICE MANAGEMENT (ACIM) TO PROVIDE OPERATION
5 MANAGEMENT SERVICES FOR THE BEN BOEKE AND DEMPSEY
6 ANDERSON ICE ARENAS, MUNICIPALITY OF ANCHORAGE (MOA), OFFICE
7 OF THE CHIEF ADMINISTRATIVE OFFICER, VENUES (VENUES) (RFP
8 2026P010), \$450,010.
9

10 Request for Proposals (RFP) 2026P011 was issued by the Purchasing Department on
11 February 20, 2026, to solicit operation and management services for the Ben Boeke and
12 Dempsey Anderson Ice Arenas. Proposals were due on March 24, 2026, and three responsive
13 and responsible proposals were received.
14

15 The 2026P011 Evaluation Committee convened and, following oral interviews with the two top-
16 ranked proposers, evaluation, and discussion of the proposals, entered into negotiations with
17 Anchorage Community Ice Management, LLC ("ACIM") on April 30, 2026. ACIM is a newly
18 formed subsidiary entity established by the non-profit Anchorage Hockey Association, which
19 was founded by Dempsey Anderson in 1961. Negotiations have concluded, and the Office of
20 the Chief Administrative Officer, Venues, recommends award of an operating agreement to
21 ACIM for management and operation of the Ben Boeke and Dempsey Anderson Ice Arenas.
22

23 The scope of services includes comprehensive management and operation of both Ice Arenas,
24 including event scheduling and ice allocation, marketing and promotion, concession
25 operations, ice making and maintenance, janitorial services, security, facility maintenance,
26 financial management, and administration of user agreements. ACIM will be responsible for
27 operating the facilities in accordance with the Municipality's Ice Time Allocation Policy,
28 approved annual operating plans and budgets, including contractual and reporting
29 requirements intended to ensure transparency and protection of public assets. ACIM will not
30 materially modify approved ice-time schedules without prior written approval from the
31 municipality.
32

33 ACIM is a community-based organization established to operate the facilities for the benefit of
34 Anchorage's ice sports community and general public. ACIM's operating model emphasizes
35 reinvestment into the facilities, operational transparency, and long-term sustainability. As a
36 nonprofit-affiliated entity, ACIM has committed to directing available resources toward facility
37 improvements, community programming, and responsible stewardship of these public assets.
38

39 The Contract provides for nominal annual compensation of \$10 and authorizes a one-time
40 transition grant of \$450,000. The transition advance may be used only for Operating Costs
41 identified in the Annual Operating Plan and Operating Budget approved by the Administrator,
42 and is designed to account for the fact that ACIM will begin incurring operational expense

1 ahead of the facilities' higher revenue winter-time months. The Contract term is five (5) years,
 2 unless sooner terminated on six months' notice, with five (5) additional one-year renewal
 3 options upon mutual agreement of the parties. In the event that the contract is terminated and
 4 ACIM ceases to operate the facilities, ACIM has agreed to transfer its entire
 5 remaining Operating Account to the municipality, such that the one-time start-up grant may
 6 operate in the nature of an advance.
 7

8 The Ben Boeke and Dempsey Anderson Ice Arenas have experienced significant deferred
 9 maintenance. During negotiations, ACIM presented an operating approach focused on
 10 addressing facility deficiencies, improving preventative maintenance practices, and reinvesting
 11 revenues into the long-term sustainability of the facilities. To facilitate these efforts, and to allow
 12 ACIM time to pay off a loan that it intends to incur to finance start-up costs, the Agreement
 13 temporarily suspends the requirement that five percent (5%) of gross revenues be deposited
 14 into the Capital Reserve Fund through January 1, 2029. This temporary suspension allows
 15 revenues that would otherwise be deposited into the reserve to be directed toward immediate
 16 maintenance needs, operational improvements, and facility rehabilitation projects, as approved
 17 by Venues. (At present, the capital reserve for the facility holds a balance of approximately
 18 \$1.3 million, and recent year deposits to the reserve were \$172,054 in 2024 and \$124,334 in
 19 2025.)
 20

21 In addition to assuming responsibility for day-to-day operations, ACIM has committed to
 22 pursuing community partnerships, sponsorship opportunities, fundraising initiatives, and other
 23 revenue-generating activities intended to reduce operational costs and improve Arena
 24 conditions. The organization has represented that all net revenues generated through
 25 operation of the facilities will be reinvested into the Arenas for the benefit of facility users and
 26 the broader community. (This is in contrast to the municipality's prior agreement with a for-
 27 profit entity, which required the municipality to pay an annual combined management fee of
 28 \$30,000/year plus 50% of gross profits, resulting in annual payments to the operator of:
 29 \$101,482 in 2023; \$108,663 in 2024; and \$99,611 in 2025.)
 30

31 Based upon the above information and the attached department memorandum, it is
 32 recommended that the Assembly approve an operating agreement with ACIM for management
 33 and operation of the Ben Boeke and Dempsey Anderson Ice Arenas, and authorize a one-time
 34 transition grant of \$450,010.
 35

36 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

37
 38 Prepared By: Taylor S. Tracy, Principal Administrative Officer, Venues
 39 Reviewed By: Kim Ovsepyan, RFP Buyer, Purchasing
 40 Recommended By: William D. Falsey, Chief Administrative Officer
 41 Approved By: Chris Hunter, Purchasing Officer
 42 Fund Concurrence: Lance R. Wilber, CFO
 43 161000-550300-530380 FY2026 \$450,010
 44 (Operating Budget, Subject to Appropriation)
 45 Concur: Rebecca A. Windt Pearson, Municipal Manager
 46 Respectfully submitted: Suzanne LaFrance, Mayor



MUNICIPALITY OF ANCHORAGE

Office of the Chief Administrative Officer

MEMO

DATE: June 10, 2026

TO: Chris Hunter, Purchasing Director

THRU: Kim Ovsepyan, RFP Buyer

THRU: William D. Falsey, Chief Administrative Officer

FROM: Taylor S. Tracy, Principal Administrative Officer, Office of Venues

SUBJECT: Recommendation of Award for Operation of the Ben Boeke and Dempsey Anderson Ice Arenas (RFP 2026P011)

Request for Proposals 2026P011 was issued by the Purchasing Department on February 20, 2026 to solicit proposals to Provide Operation Management of the Ben Boeke and Dempsey Anderson Ice Arenas. Proposals were due on March 24, 2026, and three responsive and responsible proposals were received.

The 2026P011 Evaluation Committee convened and, following oral interviews with the top two proposers, evaluation, and discussion, requested to enter into negotiations with Anchorage Community Ice Management (ACIM), which was authorized by the Purchasing Department on April 30, 2026. Negotiations have concluded, and the Office of the Chief Administrative Officer, Venues, recommends an award of a professional services contract to ACIM for operation management of the Ben Boeke and Dempsey Anderson Ice Arenas.

Under the Contract, the Office of the Chief Administrative Officer, Venues, will provide compensation of \$10, and will grant a one-time advance not to exceed \$450,000, which may be used only for payment of Operating Costs set forth in the Annual Operating Plan and Operating Budget approved by Administrator. The term of this contract is five (5) years with five (5) one-year option period(s) upon mutual consent of both parties.

Please contact Taylor S. Tracy with any questions x4481.