ANCHORAGE, ALASKA
AO No. 2023-59

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 TEN MILLION DOLLARS
($10,000,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF
ANCHORAGE TO PAY THE COSTS OF CHUGACH ACCESS CAPITAL
IMPROVEMENTS IN THE CHUGACH STATE PARK ACCESS SERVICE AREA,
AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP
LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE
COSTS IN THE CHUGACH STATE PARK ACCESS SERVICE AREA, AT THE
ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 2, 2024.

WHEREAS, the best interests of the citizens and property owners in the
Chugach State Park Access Service Area serving the Municipality of Anchorage, Alaska (the “Municipality”) require the Municipality to acquire, construct, renovate, upgrade and undertake certain Chugach State Park access improvements, which may include road and parking improvements, park access, and park-access- 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 TEN MILLION DOLLARS
($10,000,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF
ANCHORAGE TO PAY THE COSTS OF CHUGACH ACCESS CAPITAL
IMPROVEMENTS IN THE CHUGACH STATE PARK ACCESS SERVICE AREA,
AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP
LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE
COSTS IN THE CHUGACH STATE PARK ACCESS SERVICE AREA, AT THE
ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 2, 2024.
supporting amenities, all as more particularly described in the Assembly Memorandum submitted with this ordinance (the “Projects”);

WHEREAS, in order to provide financing for the Projects, it is deemed necessary and advisable that the Municipality issue and sell its general obligation bonds (the “Bonds”); and

WHEREAS, the 2024 General Government Capital Improvement Budget (CIB) shall be revised to include the any changes necessitated by or as reflected in this ordinance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Purpose. The Assembly hereby determines that the Projects are needed throughout the Municipality. The Assembly hereby determines that the best interest of the residents and property owners within the Municipality require the Municipality
to undertake the Projects at the time and in the order and in the manner deemed most necessary and advisable by the Municipality. The estimated cost of the Projects, including incidental costs and costs related to issuing and selling the Bonds as provided in this ordinance, is estimated to be $10,000,000 [or some other amount to be inserted by Assembly amendment].

The Projects are described in more detail in the attachment to the Assembly Memorandum accompanying this ordinance. The cost of all necessary planning, acquisition of property for, site preparation, construction, installing and equipping of the Projects, architectural, engineering, design, and other consulting services, inspection and testing, administrative expenses, costs of issuance of the Bonds and other costs incurred in connection with the Projects shall be deemed to be costs of the approved Projects. The approved Projects may be completed with all necessary equipment and appurtenances.

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

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

If the approved Projects have been completed in whole or in part, or their completion duly provided for, or its completion found to be impractical, the Municipality may apply Bond proceeds or any portion thereof to other Municipality Chugach State Park Access Service Area projects at its sole discretion. Otherwise, the Municipality shall apply such remaining proceeds solely to payment of principal or interest on the Bonds, as provided in the Home Rule Charter. In the event that the proceeds of sale of the Bonds, plus any other monies of the Municipality legally available, are insufficient to accomplish the approved Projects, the Municipality shall use the available funds for paying the cost of those portions of the approved Projects deemed by the Municipality most necessary and in the best interest of the Municipality. No Bond proceeds shall be used by the Municipality for any purpose other than a capital improvement of the Municipality.

For the purpose of providing funds for the undertaking of the Projects, which are hereby found to be a public purpose and in the public interest, the Municipality hereby proposes to issue general obligation bonded indebtedness in an amount not to exceed ten million dollars [or some other amount to be inserted by Assembly amendment] ($10,000,000 [or some other amount to be inserted by Assembly amendment]).
Section 2. Details of Bonds. The Bonds shall be sold in such amounts and at such
time or times as deemed necessary and advisable by the Assembly and as
permitted by law and shall mature over a period of up to 20 years from date of issue.
The Bonds shall be issued in an aggregate principal amount of not to exceed
$10,000,000 [or some other amount to be inserted by Assembly amendment]. The
Bonds shall bear interest to be fixed at the time of sale or sales thereof. The exact
form, terms, conditions, contents, security, options of redemption, and such other
matters relating to the issuance and sale of said Bonds as are deemed necessary
and advisable by the Assembly shall be as hereinafter determined and/or delegated
by ordinance and/or resolution of the Assembly.

The full faith and credit of the Municipality is pledged for the payment of the
principal of and interest on the Bonds, and ad valorem taxes upon all taxable
property in the Municipality shall be levied without limitation as to rate or amount to
pay the principal and interest on the Bonds when due.

Section 3. Ballot Proposition. The Assembly hereby submits to the qualified voters
of the Municipality the proposition of whether or not the Municipality should issue
the Bonds for the purpose of financing the costs of the approved Projects at the
regular municipal election to be held on April 2, 2024.

The Clerk shall prepare the ballot proposition to be submitted to the voters
as provided by this ordinance and the Municipal Code and shall perform all
necessary steps in accordance with law to place this proposition before the voters
at the regular election. The proposition must receive a majority vote of those in the
Municipality voting, both in the Chugach State Park Access Service Area and
areawide, on the question to be approved. The proposition shall be substantially in
the following form:

PROPOSITION NO. ____

CHUGACH STATE PARK ACCESS SERVICE AREA
PARK-ACCESS BONDS

For the purpose of providing improved Chugach State
Park access, including road and parking
improvements, park-access improvements, and park-
access-supporting capital amenities, including those
located near Upper DeArmoun/Canyon Road; Basher
and Campbell Airstrip Road; Honey Bear Lane and
Circle, Snow Bear Drive and Kings Way; and the
Stewart Homestead Trail or otherwise in or near the
South Goldenview Rural Road Service Area; and
related capital improvements in Anchorage as provided
in AO 2023-___, shall Anchorage borrow money and
issue up to $10,000,000 [or some other amount to be
inserted by Assembly amendment] in principal amount
Voter approval of this bond proposition authorizes for each $100,000 of assessed taxable property value (based on the estimated 2023 assessed valuation in the Chugach State Park Access Service Area): (i) an annual increase in taxes of approximately $\text{[to be inserted by Assembly amendment]}$ to retire the proposed bonds, and (ii) an annual increase in the municipal tax cap (Charter 14.03(b)(2)) of approximately $\text{[to be inserted by Assembly amendment]}$ to pay for annual operation and maintenance costs related to the proposed capital improvements.

The debt shall be paid from real and personal property taxes levied and collected areawide within the Chugach State Park Access Service Area. The Municipality will also pledge its full faith and credit for payment of the bonds.

○ YES ○ NO

Section 4. 2023 General Government Capital Improvement Budget (CIB). The 2023 General Government CIB is hereby revised to include any changes identified in the accompanying Assembly Memorandum.

Section 5. Effective Dates. Section 2 of this ordinance shall become effective only if the proposition described in Section 3 is approved by a majority of the qualified voters voting on the proposition at the regular election held on April 2, 2024.

The remaining sections of this ordinance shall become effective upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of ________________, 2023.

________________________________________
Chair

ATTEST:
Municipal Clerk
From: ASSEMBLY CHAIR LAFRANCE

Subject: 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 TEN MILLION DOLLARS ($10,000,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF CHUGACH ACCESS CAPITAL IMPROVEMENTS IN THE CHUGACH STATE PARK ACCESS SERVICE AREA, AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE COSTS IN THE CHUGACH STATE PARK ACCESS SERVICE AREA, AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 2, 2024.

The attached ordinance will place a general obligation bond proposition for the Chugach State Park Access Service Area (CASA) on the ballot for the regular Municipal election to be held on April 2, 2024.

The CASA bond proposal will implement the priorities established in the 2024-2029 Capital Improvement Program, as amended. Please see the attached Project List, attached as Exhibit A.

This item is being introduced early, to ensure that it receives adequate attention in the annual capital-budget and ballot-proposition processes. It is recommended that it be scheduled for a public hearing later this fall.

Early introduction is designed to ensure adequate time for community consideration and consensus, and to allow adequate time for conversation and coordination with affected road service areas.

Because this ordinance is being submitted early, a final project list with refined project-cost estimates is not yet available. It is anticipated that estimates will be developed ahead of assembly action on the ordinance, so that the final list of projects and associated costs can be finalized by Assembly amendment, or by introduction of an s-version of the ordinance.

As a point of reference, a list of projects requiring approximately $10 million in new borrowing would likely require, for each $100,000 of assessed taxable property value in the CASA, an annual increase in taxes of less than $3 per year to retire the proposed bonds.

I request your support of the attached ordinance.

Prepared by: Assembly Counsel's Office
Respectfully submitted: Suzanne LaFrance, Assembly Chair
District 6, South Anchorage, Girdwood & Turnagain Arm
<table>
<thead>
<tr>
<th>Project</th>
<th>Amount</th>
<th>O&amp;M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper DeArmoun/Canyon Road Improvements</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Basher and Campbell Airstrip Road Improvements</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Overflow parking for Basher Trailhead</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Access Improvements at Honey Bear, Snow Bear and Kings Way</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Access Improvements located near Steamboat Drive and the Stewart Homestead Trail (and/or within the South Golden View Rural RSA)</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

[All *s to be replaced by Assembly amendment before final passage of the associated ordinance]