



MUNICIPALITY OF

ANCHORAGE

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JUN 18
3:15 PM
2026**

Worksession re Proposed Management Contracts for the Sullivan, Boeke and Dempsey Ice Arenas

City Hall Conference Room
#155 632 West 6th Avenue
Anchorage, AK 99501



The Background Context

INTERNAL AUDIT REPORT

2026-01

Sullivan, Boeke, Dempsey Contract Compliance

Office of the Chief Administrative Officer

February 10, 2026



The Background Context

The Contractor has indicated to the Administration,
among other things, that it cannot and will not comply with the obligation in the contract to assume
responsibility for paying utility costs at the Sullivan Arena and has expressed interest in renegotiation.
Mindful that immediate termination of the Contractor would also affect all users of the facilities, the
Administration has issued the Contractor a formal notice of default and intends to launch a new request
for proposals (RFP) process for management of the arenas.





Mayor Suzanne LaFrance
Municipality of Anchorage
-- Purchasing Department --

February 20, 2026
REQUEST FOR PROPOSAL
RFP 2026P010

Office of Venues

Provide Operation Management of the Goerge M. Sullivan Arena

The Municipality of Anchorage is an equal opportunity employer.

Enclosed is pertinent information for use in preparing your proposal.

Pre-Proposal Conference: 4PM Local Time, March 4, 2026
Site Visit: N/A
Questions Due: 12PM Local Time, March 5, 2026
Proposals Due: 12PM Local Time, March 23, 2026



Mayor Suzanne LaFrance
Municipality of Anchorage
-- Purchasing Department --

February 17, 2026
REQUEST FOR PROPOSAL
RFP 2026P011

Office of Venues

Provide Operation Management of the Ben Boeke & Dempsey Anderson Arenas

The Municipality of Anchorage is an equal opportunity employer.

Enclosed is pertinent information for use in preparing your proposal.

Pre-Proposal Conference: 4PM Local Time, March 4, 2026
Site Visit: N/A
Questions Due: 12PM Local Time, March 5, 2026
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MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. ____-2026

Meeting Date: _____, 2026

1 From: MAYOR

2

3 Subject: RECOMMENDATION OF AWARD OF CONTRACT WITH ALL IN 49, LLC TO
4 PROVIDE OPERATION MANAGEMENT SERVICES FOR THE GEORGE M.
5 SULLIVAN (SULLIVAN) ARENA, MUNICIPALITY OF ANCHORAGE (MOA),
6 OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER, VENUES (VENUES)
7 (RFP 2026P010), NOT TO EXCEED (NTE) \$2,885,928.



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. ____-2026

Meeting Date: _____, 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.





MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. ____-2026

Meeting Date: _____, 2026

1 | **From:** MAYOR

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Subject: RECOMMENDATION OF AWARD OF CONTRACT WITH ALL IN 49. LLC TO PROVIDE OPERATION MANAGEMENT SERVICES FOR THE GEORGE M. SULLIVAN (SULLIVAN) ARENA, MUNICIPALITY OF ANCHORAGE (MOA), OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER, VENUES (VENUES) (RFP 2026P010), NOT TO EXCEED (NTE) \$2,885,928.



14 The 2026P010 Evaluation Committee convened and, following evaluation and discussion of
15 the proposals, entered into negotiations with All In 49, LLC on April 23, 2026. All In 49 is a
16 newly established entity formed by the ownership and management team of the Anchorage
17 Wolverines. Negotiations have concluded, and the Office of the Chief Administrative Officer,
18 Venues, recommends an award of a professional services operating agreement to All In 49,
19 LLC for operation management of the Sullivan Arena.

33 Under this Contract, Venues will advance the Operator for an estimated annual Net Operating
34 Deficit (NOD) NTE \$613,500 during the initial Fiscal Year, prorated on a monthly basis to reflect
35 any partial-year term. This amount is similar in magnitude to the annual utility costs for the
36 facility, which the operator will pay directly (and which the Municipality is presently incurring).
37 The NOD amount shall increase by two percent (2%) each Fiscal Year commencing Fiscal
38 Year 2027. The contract term is five (5) years, unless sooner terminated on six months' notice,
39 with five (5) additional one-year renewal options upon mutual agreement of the parties.



21 The scope of services includes comprehensive management and operation of the Sullivan
22 Arena, including event scheduling and bookings, marketing and promotion, ticket sales,
23 concession operations, ice making and maintenance, janitorial services, security, facility
24 maintenance, financial management, and administration of user agreements. The Operator will
25 be responsible for operating the Arena in a professional, cost-effective manner and in
26 accordance with the Municipality's Ice Time Allocation Policy and approved annual operating
27 plans and budgets. The Contract also establishes requirements for financial reporting, annual
28 independent audits, capital reserve contributions in the amount of 5% of gross revenues
29 (moving to 6% of gross revenues, if the per-ticket surcharge mechanism of AMC 10.45.050 is
30 repealed), and operational transparency. The Contract also newly establishes clearer
31 preventative maintenance and preventative-maintenance reporting requirements.



ANCHORAGE, ALASKA
AO No. 2026-_____

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY REPEALING
2 ANCHORAGE MUNICIPAL CODE 10.45.050 SURCHARGE ON ADMISSION
3 CHARGES TO EVENTS HELD IN GEORGE M. SULLIVAN SPORTS ARENA.
4

5
6 **WHEREAS,** in 1983, AMC 10.45.050A. was adopted to impose a per-ticket
7 surcharge on paid admissions to events at the George M. Sullivan Sports Arena;
8 and,
9

10 **WHEREAS,** at the time, the surcharge was intended to offset the cost of traffic
11 control and other services provided by the municipality in support of events at the
12 Sullivan Arena;
13

14 **WHEREAS,** in recent years, the municipality has directly billed for traffic-control and
15 other services it provides in support of events held at the Sullivan, and has deposited
16 revenue from the ticket surcharges into the capital-reserve account for the facility;
17

18 **WHEREAS,** the surcharge mechanism has proved administratively complex, and
19 the current operator has proposed to increase gross-revenue deposits into the
20 capital reserve from 5% to 6% if the surcharge is repealed;





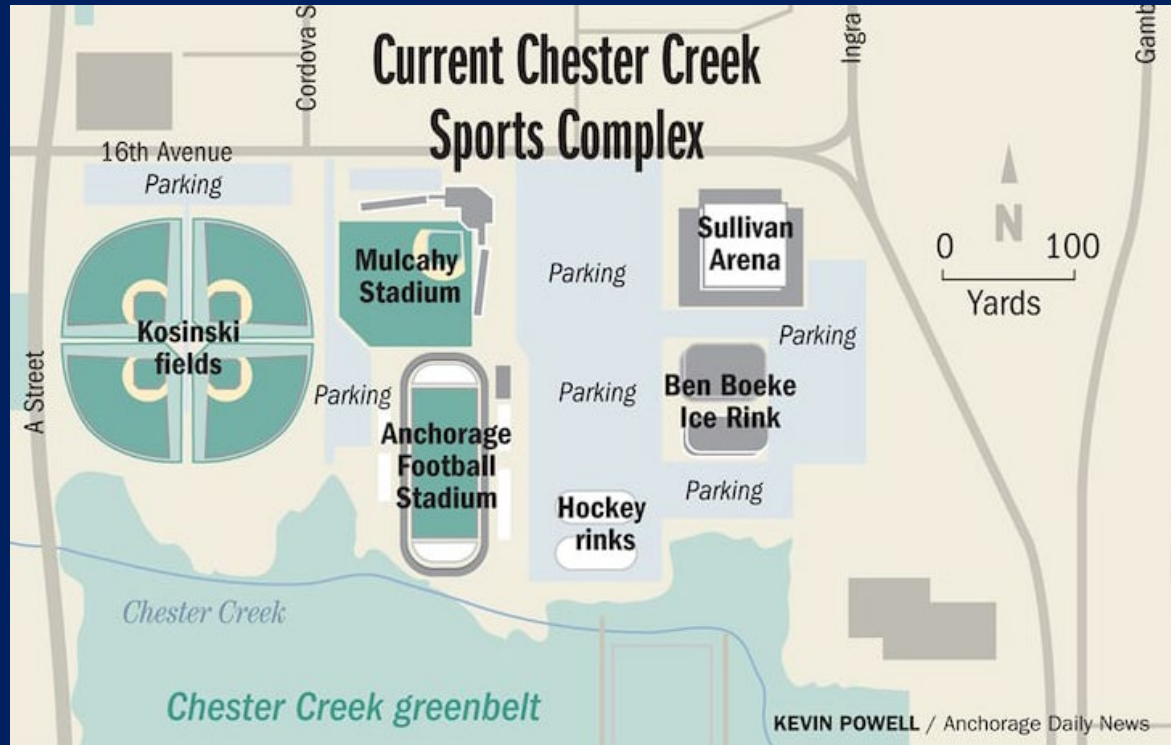
41 The Contract requires agreements with major users to be at market rates, and to be disclosed
42 to the municipality. It will also require an annual independent financial audit and a year-end
43 reconciliation to determine the Operator's true NOD. If the quarterly NOD installments made

1 by the MOA exceed the audited NOD, the Operator is required to reimburse the MOA for the
2 overpayment within thirty (30) days. Additionally, one-half of any reimbursed funds will be
3 deposited into the Sullivan Arena Capital Reserve to support future capital repairs and
4 improvements, helping ensure the long-term sustainability of the facility while protecting public
5 funds.



ALLIN 49 LLC





UAA hockey backing new campus athletic complex

The new facility could come with a price tag of \$50-\$75 million





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Meeting Date: _____, 2026

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From: MAYOR

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



Anchorage Community Ice Management, LLC

in partnership with the Anchorage Hockey Association (AHA)





Anchorage Community Ice Management, LLC

in partnership with the Anchorage Hockey Association (AHA)



*Articles of Incorporation and by-laws for AHA were filed on June 6, 1961. . . The principal founder of AHA was **Dempsey Anderson** who coached for AHA for several years . . .*



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.

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 remaining
5 Operations Account to the municipality, such that the one-time start-up grant may operate in
6 the nature of an advance.



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.)





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.)



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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.

ALASKA FIREBIRDS GIRLS' COMP)
HOCKEY TEAMS, STACEY MILLER,)
GENEVIEVE ALLEGREZZA, and)
BRENNA POULSON,)

Plaintiffs,

vs.

OGDEN ALLIED ENTERTAINMENT
SERVICES, and MUNICIPALITY OF
ANCHORAGE,

Defendants.

STIPULATION TO ACCEPT ICE TIME ALLOCATION POLICY

On May 22, 1997, the Court first ordered the Defendants to submit an Ice Time

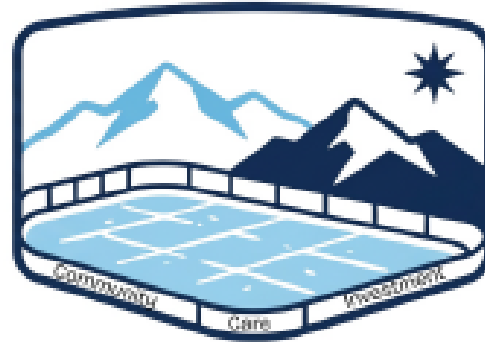
Allocation Policy. The Parties have negotiated and hereby stipulate to the following Ice

Time Allocation Policy:

Case No. 3AN-96-9163 CIVIL



**Anchorage Community
Ice Management, LLC**



Ice for All | Excellence for Generations

Anchorage Community Ice Management, LLC

in partnership with the Anchorage Hockey Association (AHA)





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