

Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Merrill Field Airport
For reading: May 19, 1998

CLERK'S OFFICE
APPROVED

Date: 6-2-98

ANCHORAGE, ALASKA
AO NO. 98-87

V

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AUTHORIZING
2 LONG TERM LEASES BETWEEN THE MUNICIPALITY OF ANCHORAGE AS LESSOR
3 AND THE T-HANGAR OWNERS AS LESSEES OF LOT 1C, BLOCK 5, MERRILL FIELD
4 REPLAT ADDITION NO. 5, LOCATED SOUTH OF RUNWAY 6-24 AND EAST OF
5 RUNWAY 15-33.

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8 WHEREAS, the Assembly, under AO 95-143, provided guidance to the Administration
9 and the T-Hangar Owners to work together to provide an alternate site for the T-Hangars on
10 Merrill Field, develop a new section of the building code addressing the uniqueness of the T-
11 Hangars and provide for a long term lease agreement; and

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13 WHEREAS, the Assembly approved AO 96-148 which amended the Anchorage
14 Municipal Code allowing the relocation of the existing T-Hangars to an alternate site on Merrill
15 Field; and

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17 WHEREAS, Merrill Field Replat Addition No. 5 was recorded on January 23, 1998
18 which created Lot 1C, the new site for the T-Hangars; and

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20 WHEREAS, disposal by lease of the real property herein described includes the
21 provisions necessary for the relocation of the T-Hangars to the new site on Merrill Field; and

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23 WHEREAS, the Municipality, as a sponsor of Federal grant agreements for airport
24 development, assumes certain obligations which require it to maintain and operate its airport
25 facilities safely and efficiently and in accordance with these obligations, airport property shall be
26 restricted to aeronautical uses unless a determination is made by the Federal Aviation
27 Administration that it is in surplus of that need. These grant obligations have a considerable
28 impact on property values at Merrill Field Airport; and

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30 WHEREAS, the current Merrill Field lease rate is consistent for all Merrill Field Airport
31 land leases and considered to be the market rate for airport properties that are restricted to
32 aeronautical uses. Current Merrill Field lease rates are considerably higher than other non-
33 municipal owned airports within the local area; and

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35 WHEREAS, AMC Chapter 25.30.020 states that disposal of Municipal land shall be by
36 ordinance only; now, therefore

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

Section 1. The Municipality of Anchorage is authorized to lease Lot 1C, Block 5, Merrill Field Replat Addition No. 5, located within the Anchorage Recording District of the Third Judicial District, composed of approximately 75,396 square feet, to the T-Hangar Owners upon the terms and conditions summarized in Assembly Memorandum No. 482-98 submitted to the Assembly in conjunction with this ordinance and attached hereto.

Section 2. This ordinance shall take effect immediately upon passage and approval by the Anchorage Municipal Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 2nd day of June, 1998.


Chairman

ATTEST:


Municipal Clerk