

A0 99-121



Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Merrill Field Airport
For reading: August 17, 1999

CLERK'S OFFICE

APPROVED

Date: 9-14-99

ANCHORAGE, ALASKA

AO NO. 99-121

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AUTHORIZING
RENEWAL OF THE LEASE BETWEEN THE MUNICIPALITY OF ANCHORAGE AS
LESSOR AND MICHAEL B. SPERNAK AND MARITA C. CROSBY AS LESSEE OF LOT
3A, BLOCK 3, MERRILL FIELD REPLAT ADDITION NO. 2, LOCATED BETWEEN
RUNWAY 6-24 AND MERRILL FIELD DRIVE.

WHEREAS, the lease between the Municipality of Anchorage as Lessor and Michael B. Spernak and Marita C. Crosby as Lessee of Lot 3A, Block 3, Merrill Field Replat Addition No. 2 provides for an initial term ending on June 30, 1969 and also provides for five – ten year renewal options of which three options have been exercised by Lessee extending the Lease to June 30, 1999; and

WHEREAS, Michael B. Spernak and Marita C. Crosby, d.b.a. Spernak Airways as Lessee, has elected to exercise the fourth option to renew for 10 years commencing on July 1, 1999 and terminating on June 30, 2009; and

WHEREAS, Spernak Airways has operated a very successful business on Merrill Field Airport for over forty years and has provided superior service to the general aviation community throughout Alaska; and

WHEREAS, Merrill Field Airport is very supportive of the continued operation of Spernak Airways which further reflects a new sense of confidence and revitalization for our locally owned airport thereby having a positive economic benefit to the Municipality; and

WHEREAS, the current Merrill Field lease rate is consistent for all Merrill Field Airport land leases with like uses and considered to be the market rate for airport properties that are restricted to aeronautical uses; and

WHEREAS, AMC Chapter 25.30.050 D provides that a renewal or extension of a lease shall be treated as a new lease; and

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

1 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

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3 Section 1. The Municipality of Anchorage is authorized to renew the lease of Lot
4 3A, Block 3, Merrill Field Replat Addition No. 2, located within the Anchorage Recording
5 District of the Third Judicial District, composed of approximately 102,469 square feet, to
6 Michael B. Spernak and Marita C. Crosby upon the terms and conditions summarized in
7 Assembly Memorandum No. 761-99 submitted to the Assembly in conjunction with this
8 ordinance and attached hereto.

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

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13 PASSED AND APPROVED by the Anchorage Municipal Assembly this 14th day of
14 September, 1999.

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19 Chairman

20 ATTEST:

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25 Municipal Clerk
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