

AR 99-319

CLERK'S OFFICE
APPROVED
Date: 10-26-99

Submitted by: Chairman of the Assembly at the
Request of the Mayor
Prepared by: Department of Law
For reading: October 19, 1999

ANCHORAGE, ALASKA
AR No. 99-319

A RESOLUTION APPROVING THE MUNICIPALITY'S ACQUISITION OF A GROUND LEASE OF A PORTION OF THE CITY BLOCK IN DOWNTOWN ANCHORAGE BOUNDED BY "A" AND BARROW STREETS AND FOURTH AND FIFTH AVENUES FROM ALASKA FACILITY DEVELOPERS, WITH AN OPTION TO PURCHASE, FOR THE CONSTRUCTION OF A FIRE STATION IN DOWNTOWN ANCHORAGE.

WHEREAS, the Municipality has negotiated a contract with Alaska Facility Developers for a turnkey development of Fire Station No. 1. in downtown Anchorage; and

WHEREAS, the development contemplates a ground lease of land in downtown Anchorage by the Municipality; and

WHEREAS, Alaska Facility Developers or its affiliate JPK, LLC or their assignees as owner will grant the ground lease to the Municipality; now therefore,

THE ANCHORAGE ASSEMBLY RESOLVES

Section 1. The Municipality of Anchorage by the Administration is hereby authorized to enter into and acquire a ground lease of real property, to be described in a re-plat, but consisting of:

Approximately three-quarters (3/4), more or less, of the full city block in downtown Anchorage, Alaska bounded by "A" and Barrow Streets and Fourth and Fifth avenues

upon the following terms and conditions and upon such other and additional terms and conditions as the Mayor or his designee shall deem reasonably necessary, appropriate or in the best interests of the Municipality

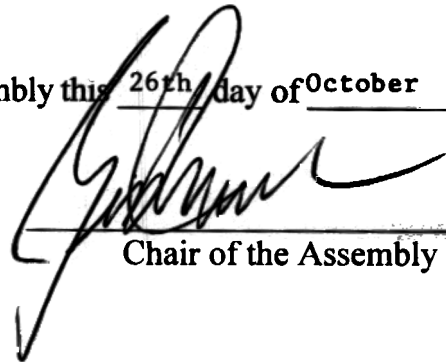
Term of ground lease:	30 years with options to extend for two successive ten year periods.
-----------------------	--

Annual Lease Payment	Rent free until 2001 and \$254,938 commencing in 2001 with a 1.5% annual escalator commencing in year eleven of the lease term, subject to appropriations.
----------------------	--


Option to Purchase:	During first ten years at the 1999 purchase price, including closing costs, paid by Alaska Facility Developers or its affiliate JPK, LLC to the current unaffiliated landowners.
---------------------	--

Section 2. This resolution shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 26th day of October, 1999.


Chair of the Assembly

ATTEST:


Clerk

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

A199-319

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT Downtown Fire Station Ground Lease	DATE PREPARED 10/15/99	
		Indicate Documents Attached <input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
2	DEPARTMENT NAME Legal/Property & Facility Management	DIRECTOR'S NAME Joe Beauchamp	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Bill Greene	HIS/HER PHONE NUMBER 343-4545	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
<input checked="" type="checkbox"/>	Mayor		
	Municipal Clerk		
<input checked="" type="checkbox"/>	Municipal Attorney	see document	
	Employee Relations		
<input checked="" type="checkbox"/>	Municipal Manager	<i>W</i>	10/15/99
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
	Municipal Light & Power		
<input checked="" type="checkbox"/>	Office of Management and Budget	<i>EG</i>	10-15-99
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Transit		
	Water & Wastewater Utility		
<input checked="" type="checkbox"/>	Executive Manager	<i>EC</i>	10/15/99
	Community Planning & Development		
<input checked="" type="checkbox"/>	Finance, Chief Fiscal Officer	<i>SD</i>	10/15/99
	Heritage Land Bank		
	Management Information Services		
<input checked="" type="checkbox"/>	Property & Facility Management	see document	
	Purchasing		
	Other		
5	Special Instructions/Comments 7. C. 9. <i>ACTOR</i>		
6	ASSEMBLY HEARING DATE REQUESTED 10/19/99		
7	PUBLIC HEARING DATE REQUESTED N/A		

RECEIVED

Office of Municipal Clerk

OCT 15 1999

P.O. Box 136650
Anchorage, AK 99513-6650