

Postponed indefinitely
2-22-00
SEE AO 2000-43

Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Department of Law
For reading: JANUARY 11, 2000

ANCHORAGE, ALASKA
AO NO. 2000-22

1 AN ORDINANCE APPROVING THE LONG-TERM LEASE OF THE HILLTOP SKI AREA OF
2 THE MUNICIPALITY'S FAR NORTH BICENTENNIAL PARK TO YOUTH EXPLORING
3 ADVENTURE, INC., A NON-PROFIT CORPORATION DOING BUSINESS AS HILLTOP SKI
4 AREA TO CONTINUE THE USE, MANAGEMENT AND DEVELOPMENT OF THE HILLTOP
5 SKI AREA BY YOUTH EXPLORING ADVENTURE, INC. AS A PUBLIC RECREATION
6 AREA AND SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY AT THE
7 REGULAR MUNICIPAL ELECTION APRIL 4, 2000 A BALLOT PROPOSITION TO APPROVE
8 SAID LONG-TERM LEASE.

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10
11 WHEREAS, Youth Exploring Adventure, Inc. d/b/a Hilltop Ski Area is a non-profit
12 corporation (herein also the "Corporation") which has used, managed and developed the Hilltop Ski
13 Area of the Far North Bicentennial Park of the Municipality as a public winter recreational site since
14 March 23, 1983; and

15
16 WHEREAS, Youth Exploring Adventure, Inc. desires to further develop the Hilltop Ski Area
17 by construction of permanent improvements of substantial dollar value to be paid for by the
18 Corporation from grants, loans and donations to the Corporation and other sources; and

19
20 WHEREAS, the further development and improvement of the Hilltop Ski Area by the
21 Corporation for use of the public is in the best interests of and for the benefit of the Municipality
22 and its citizens; and

23
24 WHEREAS, the Hilltop Ski Area consists of approximately 200 acres of land located in the
25 Far North Bicentennial Park of Anchorage, Alaska described as:

26
27 The Southwest (SW) one-quarter (1/4) of Section 12, Township 12 North,
28 Range 3 West, Seward Meridian and the Southeast one-quarter (1/4) of the
29 Southeast one-quarter (1/4) of Section 11, Township 12 North, Range 3 West,
30 Seward Meridian, Alaska containing 200 acres more or less;

31 and

32
33 WHEREAS, pursuant to Anchorage Ordinance No. 84-199 the Hilltop Ski Area is dedicated
34 to park and recreational uses, the lease of which must be approved by the voters of the Municipality
35 pursuant to Anchorage Municipal Charter §10.02(8); now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: Subject to the provisions of Charter §10.02(8) and the public vote required therein, the Assembly hereby approves and authorizes the long-term lease of the Hilltop Ski Area of the Municipality's Far North Bicentennial Park described as:

The Southwest (SW) one-quarter (1/4) of Section 12, Township 12 North, Range 3 West, Seward Meridian and the Southeast one-quarter (1/4) of the Southeast one-quarter (1/4) of Section 11, Township 12 North, Range 3 West, Seward Meridian, Alaska containing 200 acres more or less;

to Youth Exploring Adventure, Inc. d/b/a Hilltop Ski Area, a non-profit corporation for a term of 20 years at a lease rate of 2% of gross revenues adjustable every two years by up to an additional ¼% with an option to extend for an additional ten years, to be used by the general public as a recreation site for skiing and other primarily outdoor recreational activities and upon such other additional terms and conditions as the Mayor may deem necessary and advisable in the interests of the Municipality.

Section 2: That, pursuant to Charter §10.02(8), a ballot proposition in substantially the following form shall be submitted to the qualified voters of the Municipality at the regular municipal election to be held April 4, 2000:

Proposition _____

**APPROVAL OF ANCHORAGE ORDINANCE No. 2000 22 AUTHORIZING
A LONG-TERM LEASE OF THE HILLTOP SKI AREA FOR ITS CONTINUED
USE, MANAGEMENT, IMPROVEMENT AND DEVELOPMENT BY YOUTH
EXPLORING ADVENTURE, INC. D/B/A HILLTOP SKI AREA**

Shall Anchorage Ordinance 2000-22 authorizing the Municipality of Anchorage to enter into a long-term lease of the Hilltop Ski Area for its continued use, management, improvement and development as a public recreation facility by Youth Exploring Adventure, Inc. doing business as Hilltop Ski Area be approved?

Yes []

No []

Hilltop Ski Area consists of approximately 200 acres within the Far North Bicentennial Park of Anchorage and is described as the Southwest (SW) one-quarter (1/4) of Section 12, Township 12 North, Range 3 West, Seward Meridian and the Southeast one-quarter (1/4) of the Southeast one-quarter (1/4) of Section 11, Township 12 North, Range 3 West, Seward Meridian, Alaska containing 200 acres more or less.

Section 3: The Proposition set forth in Section 1. of this ordinance shall become effective upon certification of the election at which presented, only if said Proposition is approved by a majority of the qualified voters voting on the Proposition. All other Sections of this ordinance shall become effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2000.

Chair of the Assembly

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2000-22 Title: AN ORDINANCE APPROVING A LONG-TERM LEASE OF THE HILLTOP SKI AREA OF THE MUNICIPALITY'S FAR NORTH BICENTENNIAL PARK TO YOUTH EXPLORING ADVENTURE, INC., A NON-PROFIT CORPORATION DOING BUSINESS AS HILLTOP SKI AREA TO CONTINUE THE USE, MANAGEMENT AND DEVELOPMENT OF THE HILLTOP SKI AREA BY YOUTH EXPLORING ADVENTURE, INC., AS A PUBLIC RECREATION AREA AND SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY AT THE REGULAR MUNICIPAL ELECTION APRIL 4, 2000 A BALLOT PROPOSITION TO APPROVE SAID LONG-TERM LEASE.

Sponsor:

Preparing Agency: Cultural & Recreational Services

Others Impacted: None identified.

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY00	FY01	FY02	FY03	FY04
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services	NONE				
4000 Debt Service					
5000 Capital Outlay					
TOTAL DIRECT COSTS:	N/A	N/A	N/A	N/A	N/A
6000 IGCs	N/A	N/A	N/A	N/A	N/A
FUNCTION COST:	N/A	N/A	N/A	N/A	N/A
REVENUES: (estimated in thousands)	\$24	\$24	\$24	\$24	\$24
CAPITAL:	N/A	N/A	N/A	N/A	N/A
POSITIONS: FT/PT and Temp.	N/A	N/A	N/A	N/A	N/A

PUBLIC SECTOR ECONOMIC EFFECTS:

Enhancement of local ski attraction would bring more international competitive events to Anchorage thereby increasing tourist revenues during a traditionally slow economic period.

Improvements to ski facility are financed by non-profit organization revenues, loans, donations, grants, and other income. MOA realizes gain to park of a community center/chalet, improved road and parking, additional downhill trail, and improved cross country ski trails.

Revenues are realized in the form of improvements to the municipality owned facility per the new long-term Lease.

PRIVATE SECTOR ECONOMIC EFFECTS:

Recreationists gain additional downhill trails and improved cross country ski trails.

Local business gain from additional sales of recreational equipment.

Local property values could increase due to proximity to ski facility

Local sports groups gain a community center/chalet for meetings and or special events

Prepared by: Marianne Beckham

MB

Telephone: 343-4481

Validated by OMB:

[Signature]

Date: 1-7-00

Approved by:

[Signature]
(Director Preparing Agency)

Date: 1/7/00