



Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Merrill Field Airport
For reading: APRIL 18, 2000

CLERK'S OFFICE
APPROVED

ANCHORAGE, ALASKA
AO NO. 2000-74

Date: 5-16-00

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AUTHORIZING
2 RENEWAL OF THE LEASE BETWEEN THE MUNICIPALITY OF ANCHORAGE AS
3 LESSOR AND AIRPARTS, INC. AS LESSEE OF LOT 13 AND 14, BLOCK 2, MERRILL
4 FIELD REPLAT, LOCATED BETWEEN RUNWAY 6-24 AND EAST 5TH AVENUE.
5

6
7 WHEREAS, the lease between the Municipality of Anchorage as Lessor and Airparts,
8 Inc. as Lessee of Lot 13 and 14, Block 2, Merrill Field Replat provides for an initial term ending
9 on August 31, 1990 and also provides for two – ten year renewal options of which one option has
10 been exercised by Lessee extending the Lease to August 31, 2000; and
11

12 WHEREAS, Airparts, Inc. as Lessee, has elected to exercise the second option to renew
13 for 10 years commencing on September 1, 2000 and terminating on August 31, 2010; and
14

15 WHEREAS, Airparts, Inc. has operated a very successful business on Merrill Field
16 Airport for over twenty years and has provided superior service to the general aviation
17 community throughout Alaska; and
18

19 WHEREAS, Merrill Field Airport is very supportive of the continued operation of
20 Airparts, Inc. which further reflects a new sense of confidence and revitalization for our locally
21 owned airport thereby having a positive economic benefit to the Municipality; and
22

23 WHEREAS, the current Merrill Field lease rate is consistent for all Merrill Field Airport
24 land leases with like uses and considered to be the market rate for airport properties that are
25 restricted to aeronautical uses; and
26

27 WHEREAS, AMC Chapter 25.30.050 D provides that a renewal or extension of a lease
28 shall be treated as a new lease; and
29

30 WHEREAS, AMC Chapter 25.30.020 states that disposal of Municipal land shall be by
31 ordinance only; now, therefore
32

33 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS
34

35 Section 1. The Municipality of Anchorage is authorized to renew the lease of Lot
36 13 and 14, Block 2, Merrill Field Replat, located within the Anchorage Recording District of the
37 Third Judicial District, composed of approximately 77,823 square feet on Lot 13 and
38 approximately 25,929 square feet on Lot 14 for a total of 103,752 square feet, to Airparts, Inc.
39


upon the terms and conditions summarized in Assembly Memorandum No.
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 day of
_____, 20__.


Chairman

ATTEST:


Municipal Clerk

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
AGENDA DOCUMENT CONTROL SHEET

Ad 2000-4

1	SUBJECT OF AGENDA DOCUMENT An Ordinance Authorizing Renewal of the Lease of Lot 13 and 14 to Airparts, Inc.	DATE PREPARED March 31, 2000		
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM		
2	DEPARTMENT NAME MERRILL FIELD AIRPORT	DIRECTOR'S NAME David A. Lundebly		
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY David A. Lundebly	HIS/HER PHONE NUMBER 343-6303		
4	COORDINATED WITH AND REVIEWED BY	<table style="width: 100%;"> <tr> <th style="width: 40%;">INITIALS</th> <th style="width: 60%;">DATE</th> </tr> </table>	INITIALS	DATE
INITIALS	DATE			
<input checked="" type="checkbox"/>	Mayor			
	Municipal Clerk			
<input checked="" type="checkbox"/>	Municipal Attorney			
	Employee Relations			
<input checked="" type="checkbox"/>	Municipal Manager	4/6/00		
	Cultural & Recreation Services			
	Fire			
	Health & Human Services			
<input checked="" type="checkbox"/>	Merrill Field Airport	3/31/00		
	Municipal Light & Power			
	Office of Emergency Management			
<input checked="" type="checkbox"/>	Office of Management & Budget	4-5-00		
	Police			
	Port of Anchorage			
	Public Works			
	Solid Waste Services			
	Public Transportation			
	Water & Wastewater Utility			
	Executive Manager			
	Community Planning & Development			
	Finance, Chief Fiscal Officer			
<input checked="" type="checkbox"/>	Heritage Land Bank			
	Management Information Services			
	Property & Facility Management			
	Purchasing			
	Other			
5	SPECIAL INSTRUCTIONS/COMMENTS <div style="text-align: center; font-size: 1.2em; margin-top: 20px;">T.B. Introduction</div>			
6	ASSEMBLY HEARING DATE REQUESTED April 18, 2000	7 PUBLIC HEARING DATE REQUESTED May 16, 2000		

RECEIVED
 Office of Municipal Clerk
 APR 10 2000

P.O. Box 196650
 Anchorage, AK 99519-6650