



CLERK'S OFFICE
APPROVED

Date: 7-18-00

Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Merrill Field Airport
For reading: JUNE 27, 2000

ANCHORAGE, ALASKA
AO NO. 2000-117

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AUTHORIZING
2 THE LONG TERM LEASE BETWEEN THE MUNICIPALITY OF ANCHORAGE AS
3 LESSOR AND CHUGACH HANGARS OWNERS ASSOCIATION, AN ALASKA NON-
4 PROFIT CORPORATION, AS LESSEE OF LOT 13 BLOCK 2, MERRILL FIELD
5 REPLAT, LOCATED BETWEEN RUNWAY 6-24 AND EAST 5TH AVENUE.

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8 WHEREAS, Chugach Hangars Owners Association, an Alaska non-profit
9 corporation, has entered into a purchase agreement with the existing leaseholder of Lot
10 13, Block 2, Merrill Field Replat; and

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12 WHEREAS, Chugach Hangars Owners Association has requested to make
13 considerable improvements to the leasehold which includes construction of two new
14 aircraft hangar buildings totaling approximately 20,000 square feet; and

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16 WHEREAS, Chugach Hangars Owners Association requires additional lease
17 term to make the proposed improvements economically feasible, the existing lease
18 term expires August 31, 2010 (10 years); and

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20 WHEREAS, Merrill Field Airport is very supportive of new aircraft hangar
21 development and recommends entering into a new Lease as opposed to an extension
22 to the existing Lease for the additional lease term; and

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24 WHEREAS, disposal by lease of the real property described will permit
25 development of Lot 13 by Chugach Hangars Owners Association at its own cost and
26 expense which further reflects a new sense of confidence and revitalization for our
27 locally owned airport thereby having a positive economic benefit to the Municipality; and

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

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

1 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

2
3 Section 1. The Municipality of Anchorage is authorized to lease Lot 13,
4 Block 2, Merrill Field Replat, located within the Anchorage Recording District of the
5 Third Judicial District, composed of approximately 77,823 square feet, to Chugach
6 Hangars Owners Association, an Alaska non-profit corporation, upon the terms and
7 conditions summarized in Assembly Memorandum No. 661-2000 submitted to the
8 Assembly in conjunction with this ordinance and attached hereto.

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

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13 PASSED AND APPROVED by the Anchorage Municipal Assembly this 18th day of
14 July, 2000.

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17 Ray Van Hemmingen
18 Chairman
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20 ATTEST:

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23 Leyana Longman
24 Municipal Clerk
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Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
AGENDA DOCUMENT CONTROL SHEET

Ad 2000-117

1	SUBJECT OF AGENDA DOCUMENT An Ordinance Authorizing the Long Term Lease of Lot 13, Block 2 to Chugach Hangars Owners Association, an Alaska non-profit corporation	DATE PREPARED June 7, 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. Lundebby	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY David A. Lundebby	HIS/HER PHONE NUMBER 343-6303	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
X	Mayor		
	Municipal Clerk		
X	Municipal Attorney		
	Employee Relations		
X	Municipal Manager		
	Cultural & Recreation Services		
	Fire		
	Health & Human Services		
X	Merrill Field Airport		
	Municipal Light & Power		
	Office of Emergency Management		
X	Office of Management & Budget		
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Public Transportation		
	Water & Wastewater Utility		
	Executive Manager		
	Community Planning & Development		
	Finance, Chief Fiscal Officer		
	Heritage Land Bank		
	Management Information Services		
	Property & Facility Management		
	Purchasing		
	Other		
			RECEIVED Office of Municipal Clerk JUN 22 2000
5	SPECIAL INSTRUCTIONS/COMMENTS <div style="text-align: center; margin-top: 20px;"> 7.B.10. Introduction </div>		
6	ASSEMBLY HEARING DATE REQUESTED June 27, 2000	7	PUBLIC HEARING DATE REQUESTED July 18, 2000

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