

CLERK'S OFFICE

APPROVED

Date: 11-20-01

Submitted by: Chairman of the Assembly at the
Request of the Mayor

Prepared by: Department of Law

For reading: November 13, 2001

ANCHORAGE, ALASKA

AO NO. 2001-183

1 AN ORDINANCE AMENDING ANCHORAGE ORDINANCE NO. 2000-132(S) (AS AMENDED) TO
2 AUTHORIZE THE LEASE OF ADDITIONAL SPACE IN THE CITY HALL BUILDING AND
3 APPROVE THE NEGOTIATED TERMS
4

5
6 WHEREAS, Anchorage Ordinance No. 2000-132(S) (As Amended) authorized the consolidation of the
7 existing leases of City Hall into one lease and approved the terms and conditions of a new 25 year lease
8 with an option to purchase; and
9

10 WHEREAS, it is advantageous to the Municipality to lease the remaining 3,200 square feet, more or less,
11 located on the first floor, some of which is currently occupied by other tenants; now therefore,
12

13 THE ANCHORAGE ASSEMBLY ORDAINS:
14

15 Section 1. Anchorage Ordinance No. 2000-132(S) (As Amended) is hereby amended as follows:
16

- 17 A. The square footage covered by the City Hall lease is increased an additional 3,200 square
18 feet, more or less, from 106,244 to 109,417 square feet.
19
20 B. The Annual Rent for 1,600 square feet of the additional space shall be at the lease rate
21 authorized by AO 2000-132(S) (As Amended).
22
23 C. For the remaining 1,600 square feet of additional space in the building (now occupied by two
24 other tenants), the Municipality will pay a specified market rate at the termination of the
25 existing tenancies.
26

27 Section 2. Anchorage Ordinance No. 2000-132(S) (As Amended), and as amended by this Ordinance,
28 is hereby ratified and confirmed.
29

30 Section 3. This ordinance shall become effective immediately upon its passage and approval by the
31 Assembly.
32

33 PASSED AND APPROVED by the Anchorage Assembly this 20th day of November, 2001
34
35

36 
37 Chair of the Assembly
38

39 ATTEST:
40

41 
42 Municipal Clerk

G:\MAYOR\OPEN MATTERS\City Hall Ext Lease - PFM\Ordinance amending 2000-132S.DOC

AM 923-2001

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2001-183 Title: City Hall Lease.

Sponsor:

Preparing Agency: Department of Law

Others Affected: All agencies and departments operating within City Hall

CHANGES IN EXPENDITURES AND REVENUES

Operating Expenditures	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006
1000 Personal Services					
2000 Supplies					
3000 Other Services	\$2,199,160*	\$2,199,160*	\$2,199,160*	\$2,199,160*	\$2,199,160*
4000 Debt Service					
5000 Capital Outlay					
TOTAL DIRECT COSTS:	\$2,199,160	\$2,199,160	\$2,199,160	\$2,199,160	\$2,199,160
ADD: 6000 Charge from Others					
LESS: 7000 Charge to Others					
FUNCTION COST:	\$2,199,160	\$2,199,160	\$2,199,160	\$2,199,160	\$2,199,160
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp.					

* Indicates full year cost *OE*

SUMMARY OF ECONOMIC EFFECTS

Page 2

Public Sector Economic Effects:

Costs of occupancy of City Hall is \$2,199,160 per annum for the first five years.

If further explanation is necessary, a separate page may be attached.

Private Sector Economic Effects:

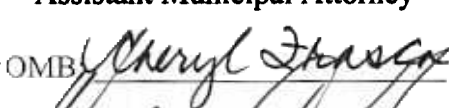
This lease will now be held by a local Alaskan company, once it is executed.

If further explanation is necessary, a separate page may be attached.

Prepared by: Rhonda L. Fehlen
Assistant Municipal Attorney

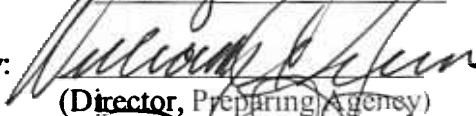
Telephone: 343-4532

Validated by OMB



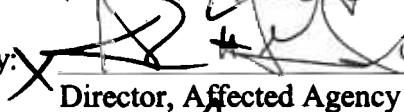
Date: 11/9/01

Approved by:


(Director, Preparing Agency)

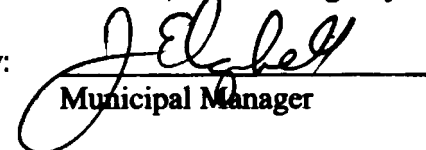
Date: 11/09/01

Concurred by:


Director, Affected Agency

Date: 11/9/01

Approved by:


Municipal Manager

Date: 11/9/01