

1 **CLERK'S OFFICE**
2 **AMENDED AND APPROVED**
3 Date: 5-21-02

Submitted By: Chairman of the Assembly
At the Request of the Mayor
Prepared By: Department of Law
For reading: April 23, 2002

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5
6
7 ANCHORAGE, ALASKA
8 AO NO. 2002-73
9

10 AN ORDINANCE AUTHORIZING THE EXPANSION OF THE "PERMIT AND
11 DEVELOPMENT CENTER" LOCATED SOUTH OF TUDOR AND BRAGAW AND
12 THE AMENDMENT OF THE TERMS OF THE EXISTING LAND AND BUILDING
13 LEASES TO PROVIDE FOR THE BUILDING EXPANSION
14

15
16 WHEREAS, the Municipality is the Landlord under a Land Lease and the Tenant
17 under a Building Lease for the Municipal Permit and Development Center (with
18 Anchorage Permit and Development Center, LLC, an affiliate of JL Properties, Inc.); and
19

20 WHEREAS, to provide to the public in one place all development regulation,
21 permit issuance and enforcement, and related services, the Permit and Development
22 Center facilities need to be expanded for office and public areas to provide these services;
23 and
24

25 WHEREAS, the Municipal Office of Planning, Development and Public Works
26 and Anchorage Permit and Development Center, LLC have negotiated amendments to the
27 Land Lease and the Building Lease to expand the facilities an additional 20,272 square
28 feet with no change in the remaining term of the Land Lease or the Building Lease, all as
29 set forth in the proposed Amendment #1 To Ground Lease and Amendment #4 Of
30 Building Lease; now therefore,
31

32 THE ANCHORAGE ASSEMBLY ORDAINS:
33

34 **Section 1.** The Municipality of Anchorage, by and through its Administration, is
35 hereby authorized, subject to the other provisions of this ordinance, to amend the existing
36 Ground Lease by execution of Amendment #1 To Ground Lease pertaining to the
37 following described property:
38

39 TRACT A-1C, Borough Public Works Tudor Road Tract,
40 Anchorage Recording District, Third Judicial District State of
41 Alaska, located approximately at the corner of Bragaw Street
42 and East 46th Avenue, Anchorage.
43

44 to allow for construction on the Ground Lease property of an additional 20,272 square
45 feet of office facilities attached to the existing Permit and Development Center.

Section 2. The Municipality of Anchorage, by and through its Administration, is hereby authorized, subject to the other provisions of this ordinance, to amend the existing Building Lease by execution of Amendment #4 Of Building Lease to provide for expansion of an additional office facility attached to the existing Permit and Development Center on the Ground Lease property with a monthly rent of \$~~0.998~~ per square foot for the entire building, plus operations and maintenance costs of \$~~0.836~~ per square foot for the entire building, and to provide for construction of a parking lot for the building.

Section 3. The Mayor or his designee is hereby authorized to take such actions and execute such documents, conveyances and agreements as are necessary and appropriate to effectuate the purposes and objects of Amendment #1 To Ground Lease and Amendment #4 To Building Lease upon such terms and conditions as the Mayor may determine appropriate and in accordance with applicable laws and regulations.

Section 4. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 21st day of May, 2002.


Chair of the Assembly

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2002-73 Title: Expansion of the Permit and Development Center Located South of Tudor and Bragaw and the Amendment of the Terms of the Existing Land and Building Leases
Sponsor: Chair of the Assembly at the Request of the Mayor
Preparing Agency: Department of Law
Others Impacted: Planning Department

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY02	FY03	FY04	FY05	FY06
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services	0	[29]	[29]	[29]	[29]
4000 Debt Service					
5000 Capital Outlay					
TOTAL DIRECT COSTS:	0	[29]	[29]	[29]	[29]
ADD: 6000 Charge from Others					
LESS: 7000 Charge to Others					
FUNCTION COST:	0	[29]	[29]	[29]	[29]

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS: Assumptions: (1) Cost savings are likely to be greater given the fact that the Prosecutor's current rental is below market value; (2) Lease rate for expansion is based on current Permit Center rate of \$1.56/s.f.; (3) Lease starts January 1, 2003.

PRIVATE SECTOR ECONOMIC EFFECTS: None

Prepared by: Robert J. Moore

Telephone: x8180

Validated by OMB:

Date:

Approved by:

Date:

Concurred by:

Date:

Approved by:

Date:



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 398-2002

Meeting Date: April 23, 2002

1 **FROM:** Mayor

2
3 **SUBJECT:** An Ordinance Authorizing the Expansion of the "Permit and Development
4 Center" Located South of Tudor and Bragaw, and the Amendment of the
5 Terms of the Existing Land and Building Leases to Provide for the Building
6 Expansion
7

8 The Administration proposes to expand the Permit and Development Center building on
9 South Bragaw Street and relocate the Planning Department and Fire Department
10 Inspection functions to the expanded facility. Collocation of the Planning Department
11 and Fire Inspection with the Development Services Department will further the goal of
12 providing improved customer services to Anchorage builders, developers and private
13 citizens who need building, land use and related permits from the Municipality.
14

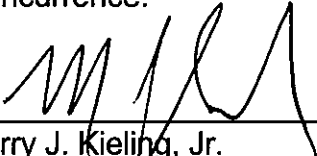
15 The Permit and Development Center was constructed in 2000 to replace the 3500 Tudor
16 Road Public Works Department structure, which was beyond its useful life. The new
17 facility allows citizens to obtain many necessary reviews and obtain building and land
18 use permits in a centralized location. This has resulted in reduced travel time and
19 associated costs for citizens who must go through the permitting process. However, in
20 many cases permit customers still have to make a separate trip to the Planning
21 Department in City Hall to obtain information, reviews and approvals during the process.
22 Collocation of Planning Department and Development Services Department functions in
23 the expanded Permit and Development Center will eliminate these trips downtown and
24 will truly achieve the goal of "one-stop permitting" requested by Anchorage developers,
25 home builders, professional architects and engineers, and commercial construction
26 contractors.
27

28 The Permit and Development Center will also improve internal coordination between the
29 Planning and Development Services Departments. With staff located in close proximity
30 to one another, customer inquiries can be handled with less risk of conflicting information
31 or decisions given to customers in two different locations on the same issue. With the
32 staff housed together in the new Center, they can just "walk down the Hall" to resolve an
33 issue. In addition, fire prevention inspectors now located in another building at the 3500
34 Tudor site will also be relocated into the Permit and Development Center. This
35 collocation will allow improved coordination between the fire inspectors and fire plan
36 reviewers already located in the Center. Good communication between fire plan
37 reviewers and inspectors is critical to minimizing lost time and additional costs to
38 contractors and developers during building construction inspection.

AO 2002-73

1 THE ADMINISTRATION RECOMMENDS APPROVAL OF ORDINANCE NO./_____,
2 AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED FOR THIS
3 ORDINANCE.

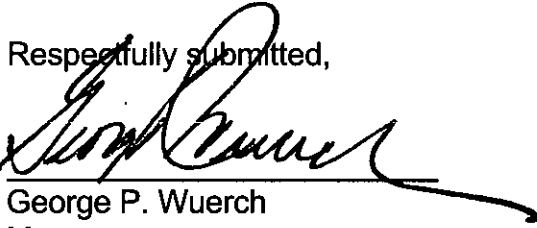
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5 Concurrence:

6 
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9 Harry J. Kieling, Jr.
10 Municipal Manager

Concurrence:

11 
12 *per* Craig E. Campbell, Executive Director
13 Office of Planning, Development, and Public Works

14 Respectfully submitted,

15 
16 George P. Wuerch
17 Mayor

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

AD 2002-73

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED	
	EXPANSION OF THE PERMIT AND DEVELOPMENT CENTER		4/17/02	
	LOCATED SOUTH OF TUDOR AND BRAGAW AND THE			
	AMENDMENT OF THE TERMS OF THE EXISTING LAND		Indicate Documents Attached	
	AND BUILDING LEASES		<input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
2	DEPARTMENT NAME		DIRECTOR'S NAME	
	Municipal Attorney		William A. Greene	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER	
	Peter Bartlett		343-4545	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE	
	Mayor			
	Heritage Land Bank			
	Merrill Field Airport			
	Municipal Light & Power			
	Port of Anchorage			
	Solid Waste Services			
	Water & Wastewater Utility			
<input checked="" type="checkbox"/>	Municipal Manager	<i>M</i>	4/19	
	Cultural & Recreational Services			
	Employee Relations			
	Finance, Chief Fiscal Officer			
	Fire			
	Health & Human Services			
<input checked="" type="checkbox"/>	Office of Management and Budget	<i>CF</i>	4/18/02	
	Management Information Services			
	Police			
<input checked="" type="checkbox"/>	Planning, Development & Public Works	<i>A. Hansen</i>	4/17/02	
	Development Services			
	Facility Management			
<input checked="" type="checkbox"/>	Planning	<i>J.W.L.</i>	4-18-02	
	Project Management & Engineering			
	Street Maintenance			
	Traffic			
	Public Transportation Department			
	Purchasing			
<input checked="" type="checkbox"/>	Municipal Attorney	<i>[Signature]</i>	4/17/02	
	Municipal Clerk			
	Other			
5	Special Instructions/Comments			
	<i>P.F.S. Unto desktop</i>			
6	ASSEMBLY HEARING DATE REQUESTED		PUBLIC HEARING DATE REQUESTED	
	4/23/02		5/14/02	

2002 APR 19 PM 2:05
 CLERK'S OFFICE
 M.O.A.