

APPROVED

Date: 9-24-02Submitted by: Assembly Chair at the request of
the Mayor

Prepared by: Real Estate Services

For Reading: June 25, 2002

ANCHORAGE, ALASKA

AO NO. 2002- 105

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING THE LEASE OF THE MUNICIPALITY'S INTEREST IN LOT 1A, BLOCK 12, GRANDVIEW SUBDIVISION (1325 PRIMROSE STREET IN ANCHORAGE) TO GRANDVIEW CENTER ASSOCIATION AT LESS THAN MARKET VALUE.

WHEREAS, Grandview Center Association has renovated and occupied this site since August, 1991 for the purposes of providing cultural and recreational services to the community ; and

WHEREAS, Grandview Center Association wishes to continue providing these services to the community; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The Municipality of Anchorage is authorized to enter into a five-year lease with Grandview Center Association at less than market value with one five-year option renegotiated to a mutually acceptable rate.

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

PASSED AND APPROVED by the Anchorage Assembly this 24th day of September, 2002.

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Chairman of the Assembly

ATTEST:

Larry Meyer
Municipal Clerk

AM612-2002

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2002- 105 Title: AO for lease of Municipal property at 1325 Primrose Street
Sponsor: Real Estate Services
Preparing Agency: Real Estate Services
Others Impacted: Facility Maintenance

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY02	FY03	FY04	FY05	FY06-----
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					

TOTAL DIRECT COSTS:

ADD: 6000 Charge from Others
LESS: 7000 Charge to Others

FUNCTION COST:

REVENUES:	4	10	10	10	10
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CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS: The annual rent will help offset some of the major expenses associated with a building of this age.

PRIVATE SECTOR ECONOMIC EFFECTS: None

Prepared by:	Gladys M. Wilson <i>G. Wilson</i>	Telephone:	4396
Validated by OMB:	<i>Cheryl Frasca</i>	Date:	<i>6/25/02</i>
Approved by:	<i>Benjamin</i> (Director, Preparing Agency) Real Estate	Date:	<i>6/22/02</i>
Concurred by:	<i>Steve Mee</i> (Director, Impacted Agency) Facility Maintenance	Date:	<i>6/20/02</i>
Approved by:	<i>J. E. Chad</i> Municipal Manager	Date:	<i>6/25/02</i>



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 612-2002

FROM: Mayor

MEETING DATE:
June 25, 2002

SUBJECT: Lease of Municipally Owned Real Property to Grandview Center Association

The Grandview Center Association, a nonprofit organization, has occupied the former Grandview Gardens Library Building since August, 1991. The Center completely renovated the building and continues to provide a variety of cultural services to the community. The Center's original lease was at \$12 for the entire 5-year term. The lease was extended for an additional 5 years at \$5 per year under essentially the same terms.

The Grandview Center Association is now in a position to make a larger contribution in rent and wishes to enter into a new 5-year lease at \$10,000 per year with an option to extend for an additional 5-year period at a mutually acceptable renegotiated rate.

A summary of the new proposed lease follows:

Tenant:	Grandview Center Association
Location:	1325 Primrose Street
Term:	August 1, 2002 through July 31, 2007
Rent:	\$10,000 annually
Utilities & Minor Maintenance	Tenant
Major Maintenance	Municipality of Anchorage

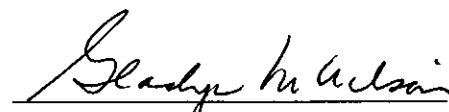
THE ADMINISTRATION RECOMMENDS APPROVAL OF THE LEASE AMENDMENT WITH GRANDVIEW CENTER ASSOCIATION UNDER THE TERMS AND CONDITIONS DESCRIBED HEREIN.

Concur:

Prepared by:



George Cannelos
Director, Real Estate Department



Gladys M. Wilson
Manager, Real Estate Services

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3 Page 2

4 AM 612-2002

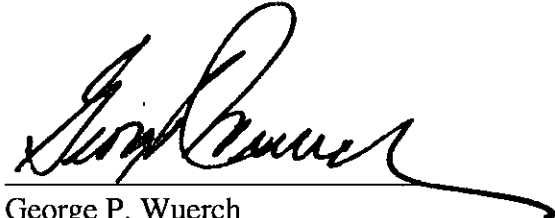
5 Grandview Center Lease
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8 Concur:
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13 Harry J. Kieling, Jr.
14 Municipal Manager
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18 Respectfully Submitted:
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24 George P. Wuerch
25 Mayor
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Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AP 2002-105

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT AO Authorizing Lease of MOA property to Grandview Center Association at less than market value	DATE PREPARED 5-21-02
	DEPARTMENT NAME Real Estate	Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM DIRECTOR'S NAME George Cannelos
2	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY GLADYS WILSON	HIS/HER PHONE NUMBER 4396
4	COORDINATED WITH AND REVIEWED BY	INITIALS DATE
X	Mayor	JL 5/22/02
1	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
X	Municipal Manager	
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
4	Office of Management and Budget	CF 6/25/02
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
3	Facility Management VINCE MEE	VM 6/20/02
	Planning	
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
2	Municipal Attorney 1270	MA 6/18/02
	Municipal Clerk	
	Other	
5	Special Instructions/Comments Ad. den. den P.F. introduction	
6	ASSEMBLY HEARING DATE REQUESTED JUNE 25	7 PUBLIC HEARING DATE REQUESTED + 2 wks 7/6/02

MOA
 2002 JUN 25 AM 11:56
 CLERK'S OFFICE