

CLERK'S OFFICE
APPROVED
Date: 5-13-03

Submitted by: Chairman of the Assembly
At the request of the Mayor
Prepared by: Port of Anchorage
For reading: April 15, 2003

ANCHORAGE, ALASKA
AO NO. 2003-69

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY EXTENDING THE TERM OF THE EXISTING LEASE WITH TOTEM OCEAN TRAILER EXPRESS, INC FOR AN AREA IN THE SOUTHERN PORTION OF THE TRANSIT WAREHOUSE BUILDING AT THE PORT OF ANCHORAGE, TOTALING APPROXIMATELY 6,909 SQUARE FEET, PURSUANT TO AN EXERCISED OPTION TO RENEW.

WHEREAS, the Municipality of Anchorage leases an area in the southern portion of the Transit Warehouse Building at the Port of Anchorage, totaling approximately 6,909 square feet, to Totem Ocean Trailer Express, Inc. (TOTE); and,

WHEREAS, TOTE exercised an option to extend the lease terms from August 2003 to July 31, 2005; and,

WHEREAS, AMC 25.30.020 requires disposal of municipal land shall be by ordinance only; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The Municipality of Anchorage is authorized to extend the term of the existing lease between the Municipality of Anchorage and Totem Ocean Trailer Express, Inc. for an area in the Southern portion of the Transit Warehouse Building at the Port of Anchorage, totaling approximately 6,909 square feet, located within the Anchorage Recording District, Third Judicial District, State of Alaska, upon the terms and conditions summarized in Assembly Memorandum submitted concurrently to the Assembly with this ordinance.

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

PASSED AND APPROVED by the Anchorage Assembly this 13th day of May, 2003.


Chairman

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- Utilities

AO Number: 2003-69

Title: A Two-Year Renewal of the Lease of an Area in the Southern Portion of the Port of Anchorage Warehouse Bldg. to Totem Ocean Trailer Express, Inc.

Sponsor: William J. Sheffield
Preparing Agency: Port of Anchorage
Others Impacted: None

CHANGES IN REVENUES AND EXPENSES:		(In Thousands of Dollars)				
	FY03	FY04	FY05	FY06	FY07	
Operating Revenues:						
9555 Terminal Lease/Rentals	\$ 33.5	\$ 80.4	\$ 46.9			
TOTAL OPERATING REVENUES	\$ 33.5	\$ 80.4	\$ 46.9	\$ -	\$ -	
Operating Expenses:						
3801-Boards & Commissions						
TOTAL OPERATING EXPENSES	\$	\$	\$	\$	\$	
Non-Operating Revenues:						
TOTAL NON-OPERATING REVENUES	\$	\$	\$	\$	\$	
Non-Operating Expenses:						
TOTAL NON-OPERATING EXPENSES	\$	\$	\$	\$	\$	
NET INCOME (REGULATED)						
POSITIONS: FT/PT and Temp						
PUBLIC SECTOR ECONOMIC EFFECTS:						

This contractual lease renewal option for an area in the southern portion of the Port of Anchorage Transit Warehouse Building, totaling approximately 6,909 square feet, will provide the Port of Anchorage with continued Terminal Lease/ Rental revenue of \$80,421 per year for the two (2) year period beginning August 1, 2003 and ending July 31, 2005.

PRIVATE SECTOR ECONOMIC EFFECTS:

None

Prepared by: Harry Finch
Port Manager of Finance & Administration

Validated by OMB: _____

Approved by: William J. Sheffield

Concurred by: _____
(Director, Impacted Agency)

Approved by: _____
(Municipal Manager)

Telephone: 343-6204

Date: _____

Date: _____

Date: _____

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 332 -2003

Meeting Date: April 15, 2003

FROM: Mayor

SUBJECT: A Two-Year Renewal of the Lease of an Area in the Southern Portion of the Port of Anchorage Transit Warehouse Building to Totem Ocean Trailer Express, Inc.

Totem Ocean Trailer Express, Inc. (TOTE) has rented and/or leased areas in the southern portion of the Port of Anchorage Transit Warehouse Building since 1993. In 2001, the Municipal Assembly approved Anchorage Ordinance (AO) 2001-133 authorizing the Municipality to lease a 6,909 square foot portion of the Port of Anchorage Transit Warehouse Building to TOTE for an initial two-year term. The lease provides for two (2) additional two-year option periods upon mutual agreement by the parties.

TOTE has requested to exercise the first two-year renewal option period commencing August 1, 2003 and ending July 31, 2005. The Municipality, subject to approval by the Anchorage Assembly, concurs with TOTE's request to exercise this two-year renewal option. TOTE's use of the premises will be restricted to the inspection and inventory of marine cargo and a marshalling area for perishable marine cargo. This use is consistent with other leases at the Port of Anchorage. The following provisions are pertinent to the lease and/or the first two-year renewal option period.

Lessee: Totem Ocean Trailer Express, Inc.

Location: A 6,909 square foot area in the southern portion of the Port of Anchorage Transit Warehouse Building, located within the Anchorage Recording District of the Third Judicial District, State of Alaska.

Rent: Rental rate is \$80,420.76 per year or \$6,701.73 per month which equals \$0.97 per sq.ft./month.

Lease Term: This is a two-year renewal option beginning August 1, 2003 and ending July 31, 2005. There is one additional two-year renewal option period remaining.

Services: Port pays regular utilities; TOTE pays maintenance other than reasonable wear.

Special Provisions: Lessee pays for a security fence, if required, and relocation is at lessee's expense.

1 The Administration requests authority to execute this lease amendment renewal containing the above
2 business terms and conditions, and authority to negotiate other terms and conditions as reasonably
3 necessary, pursuant to Assembly Ordinance.
4

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6 Prepared by: William J. Sheffield, Port Director
7 Concur: Harry J. Kieling, Municipal Manager
8 Respectfully submitted: George P. Wuerch, Mayor

Content Information

AR 2003-69

Content ID : 000680

A Two-Year Renewal of the Lease of an Area in the Southern Portion of the
Title: Port of Anchorage Transit Warehouse Bldg. to Totem Ocean Trailer
Express, Inc.

Author: finchhp

Initiating Port
Dept:

Keywords: TOTE,warehouse,lease,renewal

Date 3/6/03 3:38 PM
Prepared:

Director William Sheffield
Name:

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>	<u>Revision</u>
AllOrdinanceWorkflow	3/6/03 3:59 PM	Checkin	finchhp	Public	000680	0
Port_SubWorkflow	3/7/03 11:06 AM	Approve	sheffieldwj	Public	000680	0
OMB_SubWorkflow	3/25/03 3:27 PM	Approve	leblancdc	Public	000680	0
Legal_SubWorkflow	4/2/03 3:06 PM	Approve	wheelerda	Public	000680	0
MuniManager_SubWorkflow	4/4/03 2:06 PM	Approve	kielinghj	Public	000680	0
MuniMgrCoord_SubWorkflow	4/4/03 2:41 PM	Approve	bealejl	Public	000680	0

INTRODUCTION

2003 APR 7 AM 9:40
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