

Submitted by: Assembly Chair at the Request of  
the Mayor

Prepared by: Real Estate Services

For Reading: May 13, 2003

CLERK'S OFFICE

APPROVED

Date: 6-10-03

as amended MC

ANCHORAGE, ALASKA

AO NO. 2003-84

**AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING THE  
LEASE OF THE MUNICIPALITY'S INTEREST IN PORTIONS OF CITY HALL TO  
DENALI ALASKAN FEDERAL CREDIT UNION AND TO ALEJANDRO VARGAS, DBA  
KIMBERLY'S CAFÉ AT MARKET VALUE.**

**WHEREAS,** The Municipality of Anchorage is leasing the entire City Hall Building until 2026, and

**WHEREAS,** Denali Alaskan Federal Credit Union has occupied space in the City Hall Building for  
the past nine years; and

**WHEREAS,** Alejandro Vargas, dba Kimberly's Café, has occupied space in the City Hall Building for  
approximately the past six years; and


**WHEREAS,** both the Credit Union and the Café wish to continue occupying their respective spaces;  
now therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The Municipality of Anchorage is authorized to enter into three-year leases with three-year  
options to extend, all at market value, with the Denali Alaskan Federal Credit Union and Alejandro  
Vargas, dba Kimberly's Café.

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

**PASSED AND APPROVED** by the Anchorage Assembly this 10<sup>th</sup> day of June, 2003.

  
Chairman of the Assembly

ATTEST:

  
Municipal Clerk

AM 445-2003



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 445-2003

MEETING DATE: May 13, 2003

FROM: Mayor

SUBJECT: Sub-lease of Municipally Leased Real Property to Denali Alaskan Federal Credit Union and to Alejandro Vargas, dba Kimberly's Cafe

The Municipality is leasing the entire City Hall Building until the year 2026, and has obtained permission from the Lessor to sub-lease space to the subject businesses. Both entities have been at City Hall for many years and their continued presence is a mutually beneficial situation. The sub-leases are to run from June 1, 2003 through May 31, 2006, each with a three-year option to extend at market rates.

Denali Alaskan Federal Credit Union leases approximately 1,265 square feet and annual rents will be \$31,119 during year one; \$33,396 during year two, and \$35,673 during year three.

**\$8585.40**

Kimberly's Café leases approximately 349 square feet and annual rents will be ~~[\$8,858.40]~~ during year one; \$8,794.80 during year two, and \$9,004.20 during year three.

THE ADMINISTRATION RECOMMENDS APPROVAL OF SUB-LEASES WITH DENALI ALASKAN FEDERAL CREDIT UNION AND ALEJANDRO VARGAS DBA KIMBERLY'S CAFÉ UNDER THE TERMS AND CONDITIONS DESCRIBED HEREIN.

Prepared by: Gladys M. Wilson, Manager, Real Estate Services  
Concur: George Cannelos, Director, Real Estate Department  
Concur: Harry J. Kieling, Jr., Municipal Manager  
Respectfully Submitted, George Wuerch, Mayor

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number 2003- 84 Title: AO for the sub-lease of portions of City Hall

Sponsor: Real Estate Services

Preparing Agency: Real Estate Services

Others Impacted: None

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**CHANGES IN EXPENDITURES AND REVENUES:** (Thousands of Dollars)

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	FY03	FY04	FY05	FY06	FY07
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
5000 Capital Outlay					

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**TOTAL DIRECT COSTS:**

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6000 IGCs

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**FUNCTION COST:**

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**REVENUES:**

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	23	41	44	18
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**CAPITAL:**

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**POSITIONS:**

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**PUBLIC SECTOR ECONOMIC EFFECTS:**

Income to offset expenses at City Hall

**PRIVATE SECTOR ECONOMIC EFFECTS:**

None

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Prepared by: Gladys M. Wilson, Manager, Real Estate Services

## Content Information

Content ID : 000791

Type: Ordinance - AO

Title: Denali Federal Credit Union Lease, City Hall

Author: mooredy

Initiating Dept: HLB

Review Depts:

Description: Sub-lease City Hall to Denali Alaskan Federal Credit Union and to Alejandro Vargas.

Date Prepared: 4/22/03 8:38 AM

Requested Assembly Meeting Date MM/DD/YY: 5/13/03 12:00 AM

Requested Public Hearing Date MM/DD/YY: 6/10/03 12:00 AM

AO 2003-84

## Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID	Revision
AllOrdinanceWorkflow	4/22/03 8:43 AM	Checkin	mooredy	Public	000791	0
HLB_SubWorkflow	4/24/03 2:24 PM	Approve	canelosgj	Public	000791	0
OMB_SubWorkflow	4/29/03 1:24 PM	Approve	leblancdc	Public	000791	0
Legal_SubWorkflow	5/5/03 5:24 PM	Approve	wheelerda	Public	000791	0
MuniManager_SubWorkflow	5/6/03 8:21 AM	Approve	kielinghj	Public	000791	0
MuniMgrCoord_SubWorkflow	5/6/03 8:24 AM	Approve	katkusja	Public	000791	0

## INTRODUCTION

2003 MAY - 6 AM 10:55

M.O.A