

Submitted by: Chairman of the Assembly
At the request of the Mayor
Prepared by: Port of Anchorage
For reading: April 13, 2004

CLERK'S OFFICE

APPROVED

Date: 4-27-04 ANCHORAGE, ALASKA
AO NO. 2004- 82

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY
2 AUTHORIZING THE LEASE OF THE SOUTH TRANSIT SHED BUILDING AT
3 THE PORT OF ANCHORAGE TO THE UNITED STATES COAST GUARD.
4

5
6 WHEREAS, the Municipality of Anchorage (Port of Anchorage) has negotiated terms with
7 the United States Coast Guard for lease of the South Transit Shed Building, Port of
8 Anchorage Subdivision, totaling approximately 15,375 square feet; and
9

10 WHEREAS, Anchorage Municipal Code Section 25.30.020 requires that disposal of
11 municipal land shall be by ordinance only; now therefore,
12

13 THE ANCHORAGE ASSEMBLY ORDAINS:
14

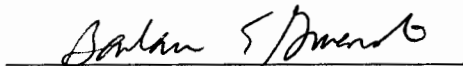
15 Section 1. The Municipality of Anchorage is authorized to lease the South Transit Shed
16 Building located at the Port of Anchorage to the United States Coast Guard upon the terms
17 and conditions summarized in Assembly Memorandum submitted concurrently with this
18 ordinance.
19

20 Section 2. This ordinance shall take effect immediately upon passage and approval.
21

22 PASSED AND APPROVED by the Anchorage Assembly this 27th day of
23 April, 2004.
24

25
26 
27 Chairman
28

29 ATTEST:
30

31
32 
33 Municipal Clerk
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MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- Utilities

AO Number: 2004 - 82

Title: Lease the Southern Portion of the Transit Shed to the Coast Guard. 20 year Lease will allow Coast Guard to expend their funds to renovate the 15,500 square feet to meet their office space needs for approximately 100 personnel.

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

CHANGES IN REVENUES AND EXPENSES:		(In Thousands of Dollars)				
	FY04	FY05	FY06	FY07	FY08	
Operating Revenues:						
9571 Industrial Park Leases	\$ 32.0	\$ 192.0	\$ 192.0	\$ 192.0	\$ 192.0	
TOTAL OPERATING REVENUES	\$ 32.0	\$ 192.0	\$ 192.0	\$ 192.0	\$ 192.0	
Operating Expenses:						
Utilities	\$ 4.9	\$ 29.5	\$ 29.5	\$ 29.5	\$ 29.5	
Janitorial	\$ 1.8	\$ 10.5	\$ 10.5	\$ 10.5	\$ 10.5	
TOTAL OPERATING EXPENSES	\$ 6.7	\$ 40.0	\$ 40.0	\$ 40.0	\$ 40.0	
Non-Operating Revenues:						
None	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL NON-OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Operating Expenses:						
Insurance - Gov't is Self-Insured	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL NON-OPERATING EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	
NET INCOME (REGULATED)	\$ 25.4	\$ 152.0	\$ 152.0	\$ 152.0	\$ 152.0	
POSITIONS: FT/PT and Temp	0	0	0	0	0	

PUBLIC SECTOR ECONOMIC EFFECTS:

This lease provides a vehicle for the Coast Guard to establish a permanent Maritime Security Safety Team (MSST) location at the Port of Anchorage. The renovation design and cost will be at Coast Guard expense. The 20 year Lease terms call for annual lease payments of \$192,000.

PRIVATE SECTOR ECONOMIC EFFECTS:

None

Prepared by: Port of Anchorage

Telephone: 343-6200

Validated by OMB: _____

Date: _____

Approved by: William J. Sheffield
Port Director

Date: _____

Concurred by: _____
(Director, Impacted Agency)

Date: _____

Approved by: _____
(Municipal Manager)

Date: _____

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

AM No. 335 -2004

Meeting Date: April 13, 2004

From: Mayor

Subject: Ordinance Authorizing Lease of the South Transit Shed Building at the Port of Anchorage to the United States Coast Guard.

The United States Coast Guard wishes to establish a Marine Safety and Security Team on Port property in order to fulfill its mission in the State of Alaska. The United States Coast Guard intends to renovate the South Transit Shed Building at its own expense to ensure the building meets their requirements. The following provisions are pertinent to the United States Coast Guard lease of the South Transit Shed Building:

Lessee: United States Coast Guard

Area: 15,375 sq. ft of warehouse and office space, including 21 parking spaces.

Ground Rent: Annual rental rate of \$ 192,000.00; \$ 16,000.00 per month.

Rent Adjustment: The lease shall be adjusted every five years to fair market rental value by appraisal; all other terms and conditions of this Lease shall remain the same during the term of the Lease.

Lease Term: The lease term shall begin on June 1, 2004 and continue through September 30, 2004. Thereafter, it shall run for nineteen (19) successive fiscal years commencing on October 1 through September 30. The Lease shall, in no event, extend past September 30, 2023. [This lease is intended by the parties to be short-term, but for federal funding purposes, must contain a 20-year term. This Lease shall expire upon completion of a new building constructed by the Port for the United States Coast Guard in the South Transit Area, Port of Anchorage Subdivision, and execution of a new long-term Lease.]

Services provided By Lessee: Lessee is solely responsible for all costs connected with the installation, operation, maintenance, and replacement of all Government-owned equipment located on the leased premises.

The Administration requests authority to execute this lease containing the negotiated business terms and conditions described above, and authority to negotiate other terms and conditions as reasonably necessary for the protection and benefit of the Municipality, pursuant to Assembly Ordinance.

Prepared by: William J. Sheffield, Port Director

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 001735**Type:** Ordinance - AO**Title:** U.S. Coast Guard Lease**Author:** kostersa**Initiating Dept:** Port**Review Depts:** Legal, MuniManager, OMB, RiskMgmt, Purchasing**Description:** U.S. Coast Guard Port of Anchorage South Transit Shed lease.**Keywords:** Coast Guard lease**Date Prepared:** 4/8/04 4:07 PM**Director Name:** William Sheffield**Assembly Meeting Date**
MM/DD/YY: 04/13/04**Public Hearing Date**
MM/DD/YY: ~~05/11/04~~ 4/20/04M.O.D.
2004 APR 12 AM 10:17
CLERK OF COUR**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	4/8/04 4:11 PM	Checkin	kostersa	Public	001735
Port_SubWorkflow	4/8/04 4:40 PM	Approve	sheffieldwj	Public	001735
ECD_SubWorkflow	4/9/04 10:16 AM	Approve	thomasm	Public	001735
RiskMgmt_SubWorkflow	4/9/04 11:04 AM	Approve	smithgc	Public	001735
Purchasing_SubWorkflow	4/9/04 12:28 PM	Approve	mauldinbr	Public	001735
OMB_SubWorkflow	4/9/04 2:45 PM	Approve	pearcydl	Public	001735
Legal_SubWorkflow	4/12/04 7:51 AM	Approve	bonessfh	Public	001735
MuniManager_SubWorkflow	4/12/04 9:45 AM	Approve	katkusja	Public	001735
MuniMgrCoord_SubWorkflow	4/12/04 9:52 AM	Approve	katkusja	Public	001735

ADDENDUM – CONSENT AGENDA-INTRODUCTION