

Submitted by: Chair of the Assembly At
the Request of the Mayor
Prepared by: Real Estate Services Division, Heritage
Land Bank
For Reading: December 7, 2004

CLERK'S OFFICE

APPROVED

Date:

1-11-05

ANCHORAGE, ALASKA

AO NO. 2004- 170

AN ORDINANCE AUTHORIZING THE MUNICIPALITY TO ENTER INTO A MARKET VALUE
LEASE WITH ALASKA MUNICIPAL LEAGUE/ JOINT INSURANCE ASSOCIATION

WHEREAS, the Alaska Municipal League and Joint Insurance Association are co-owners of real property with office building at 626 F Street, Anchorage, Alaska, legally described as E2 N90' less the E10' of N30', Lot Eleven (11) Portion, Block 69, Original Townsite, East Addition; and

WHEREAS, the Municipality of Anchorage is currently planning to construct a Convention Center on Block 80 in downtown Anchorage; and

WHEREAS, the Municipality of Anchorage has plans for a multi-level walkway between the Convention Center and the Alaska Center for the Performing Arts; and

WHEREAS, the Municipality of Anchorage desires to gain control of a vacant property where the walkway would be constructed, now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

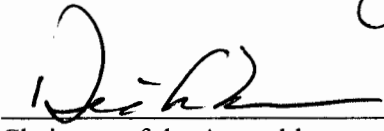
Section 1. The Assembly approves of a lease between the Municipality of Anchorage and the Alaska Municipal League for real property located at 626 F Street, Anchorage, legally described as E2 N90' less the E10' of N30', Lot Eleven (11) Portion, Block 69, Original Townsite, East Addition.

Section 2. The Municipality is authorized to enter into a three-year lease at fair market value with the Alaska Municipal League, with terms and conditions providing for extensions of the lease.

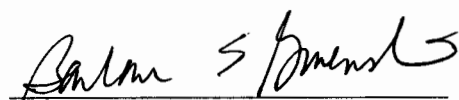
Section 3. The Municipality is authorized to negotiate such other and further business terms as necessary.

Section 4. This ordinance shall take effect immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 11th day of January, 2005.


Chairman of the Assembly

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2004-170 Title: MOA Lease with Alaska Municipal League/Joint Insurance Assoc.
Sponsor: HLB
Preparing Agency: Heritage Land Bank
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY04	FY05	FY06	FY07
Operating Expenditures				
1000 Personal Services				
2000 Supplies				
3000 Other Services		32.7	33.9	35.1
4000 Debt Service				
5000 Capital Outlay				
TOTAL DIRECT COSTS:		32.7	33.9	35.1

6000 IGCs

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

Leasing with possible option to buy the property for construction of convention center and walkway will result in improved tourism and local pedestrian traffic flow, and overall visitation in downtown Anchorage area.

PRIVATE SECTOR ECONOMIC EFFECTS:

Greater economic revenue for downtown Anchorage area.

Prepared by: Robin E. Ward, HLB Director

Telephone: **343-4333**

Validated by OMB: _____

Date: _____

Approved by: _____
(Director, Preparing Agency)

Date: _____



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 902-2004

Meeting Date: December 7, 2004

From: Mayor

Subject: AN ORDINANCE AUTHORIZING THE MUNICIPALITY TO ENTER INTO A MARKET VALUE LEASE WITH ALASKA MUNICIPAL LEAGUE/ JOINT INSURANCE ASSOCIATION

The attached Assembly Ordinance authorizes the Municipality of Anchorage (MOA) to enter into a new lease with the Alaska Municipal League/ Joint Insurance Association on the following terms:

Lessee: Alaska Municipal League/ Joint Insurance Association
Location: 626 F Street, legally described as E2 N90' less the E10' of N30', Lot Eleven (11)
Portion of Block 69, Original Townsite of Anchorage
Area: 1,950 square feet
Zone: B2B
Rent: Year One = 1.40/sq. foot per month = \$2,730.00 per month (\$32,760.00/year)
Year Two = 1.45/sq. foot per month = \$2,827.50 per mo. (\$33,930.00/year)
Year Three = 1.50/sq. ft. per month = \$2,925.00 per month (\$35,100.00/year)
Lease Term: Three years, with two (2) one-year renewal options pursuant to code provisions then in effect.
Lessee
Responsibilities: Any and all repair and maintenance of improvements, premises and grounds, including snow removal and sanding; any and all utility connections and services; any and all federal, state, local or other taxes and assessments

THE ADMINISTRATION RECOMMENDS AUTHORIZATION OF A LEASE BETWEEN THE MUNICIPALITY OF ANCHORAGE AND THE ALASKA MUNICIPAL LEAGUE.

Prepared By: Robin E. Ward, Executive Director, Heritage Land Bank

Concur: Mary Jane Michael, Executive Director,
Economic and Community Development

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 002421**Type:** Ordinance-InvolvingFunds - AO**Title:** MOA Lease with Alaska Municipal League**Author:** katkusja**Initiating Dept:** HLB**Description:** Market Value Lease Between MOA and Ak. Municipal League/Jt. Insurance Assoc.**Keywords:** Lease AML**Date Prepared:** 12/1/04 11:59 AM**Director Name:** Robin E. Ward**Assembly Meeting Date**
MM/DD/YY: 12/7/04**Public Hearing Date**
MM/DD/YY: 1/11/05

2004 DEC -6 AM 8:55
CLERK'S OFFICE

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllFundOrdinanceWorkflow	12/1/04 12:01 PM	Checkin	vanhornlr	Public	002421
HLB_SubWorkflow	12/1/04 12:06 PM	Approve	wardre	Public	002421
ECD_SubWorkflow	12/1/04 1:55 PM	Approve	thomasm	Public	002421
AllFundOrdinanceWorkflow	12/1/04 3:27 PM	Reject	pearcydl	Public	002421
AllFundOrdinanceWorkflow	12/1/04 4:26 PM	Checkin	vanhornlr	Public	002421
HLB_SubWorkflow	12/1/04 4:27 PM	Approve	wardre	Public	002421
ECD_SubWorkflow	12/2/04 9:03 AM	Approve	thomasm	Public	002421
AllFundOrdinanceWorkflow	12/2/04 4:01 PM	Reject	pearcydl	Public	002421
AllFundOrdinanceWorkflow	12/2/04 4:13 PM	Checkin	vanhornlr	Public	002421
HLB_SubWorkflow	12/2/04 4:13 PM	Approve	wardre	Public	002421
ECD_SubWorkflow	12/2/04 4:23 PM	Approve	thomasm	Public	002421
OMB_SubWorkflow	12/3/04 8:56 AM	Approve	pearcydl	Public	002421
CFO_SubWorkflow	12/3/04 11:25 AM	Approve	pearcydl	Public	002421
Legal_SubWorkflow	12/3/04 2:59 PM	Approve	gatesdt	Public	002421

MuniManager_SubWorkflow	12/3/04 3:21 PM	Checkin	katkusja	Public	002421
MuniManager_SubWorkflow	12/3/04 3:38 PM	Approve	leblancdc	Public	002421
MuniMgrCoord_SubWorkflow	12/3/04 3:40 PM	Approve	katkusja	Public	002421