

Submitted by: Chairman of the Assembly  
At the request of the Mayor  
Prepared by: Port of Anchorage  
For reading: December 7, 2004

**CLERK'S OFFICE**

**APPROVED**

Date: 12-7-04 ANCHORAGE, ALASKA  
AR NO. 2004- 310

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
A 25 YEAR LEASE OF 11.677 ACRES OF LAND AT MARKET VALUE FROM THE  
SECRETARY OF THE AIR FORCE FOR FOURTEEN THOUSAND SEVEN  
HUNDRED FIFTY DOLLARS (\$14,750).**


WHEREAS, the Port of Anchorage has negotiated with the Secretary of the Air Force for the lease of approximately 11.677 acres, and the Secretary of the Air Force has agreed to lease approximately 11.677 acres of land to the Port of Anchorage at market value for the Port's expansion project development of road and rail access; now therefore,

**THE ANCHORAGE ASSEMBLY RESOLVES:**

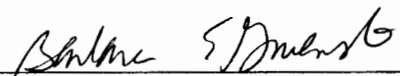
**Section 1.** The Port of Anchorage is authorized to enter into a 25 year lease for 11.677 acres of the Secretary of the Air Force property, based upon the terms set out in the Assembly Memorandum accompanying this resolution.

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

PASSED AND APPROVED by the Anchorage Assembly this 7th day of December, 2004.

  
Chairman

ATTEST:

  
Municipal Clerk

**Utility Appropriation:**

Port of Anchorage: \$14,750 Operating

MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM

No. AM 899 -2004

Meeting Date: December 7, 2004

**From: Mayor**

**Subject: A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A 25 YEAR LEASE OF 11.677 ACRES OF LAND FROM THE SECRETARY OF THE AIR FORCE FOR FOURTEEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$14,750).**

The first phase of the Port of Anchorage's expansion program entails the construction of road and rail access along the Port's East boundary, which is encompassed by Elmendorf Air Force and owned by the Secretary of the Air Force.

The Port of Anchorage obtained an appraisal from Blacksmith & Richards on April 2, 2004, concluding the fair market rental value of the property to be \$0.029 per square foot (for 508,650.1 square feet, or 11.677 acres). Based on the appraisal, the Secretary of the Air Force and the Port agree to lease approximately 11.677 acres for twenty-five (25) years for an annual fee for the first five years of Fourteen Thousand Seven Hundred Fifty Dollars (\$14,750.00). Additional lease terms are as follows:

**Lessor:** Secretary of the Air Force

**Lease**

**Rate:** \$14,750.00 annually, in advance, for the first 5 years, based upon appraised fair market rental value, and subject to annual appropriation. Subsequent annual lease rates to be based on reappraisal of property (at 5 year intervals), and shall exclude Port improvements.

**Legal**

**Description:** 11.677 acres of a tract of land located within U.S. Government property known as Elmendorf Air Force Base, said property is adjoining the Port of Anchorage and is within U.S. Government Lots 3 and 7 of Section 6 and U.S. Government Lot 12 of Section 7, Township 13 North, Range 3 West of the Seward Meridian, Alaska, more particularly described in attached Exhibit A, and illustrated in Exhibit B.

**Term:** Twenty-five (25) years from May 1, 2004 to April 30, 2029.

**Use:** Construction of a portion of the Road and Rail phase, including removal of overburden.

THE ADMINISTRATION RECOMMENDS APPROVAL OF A LEASE OF 11.677 ACRES FROM THE SECRETARY OF THE AIR FORCE FOR FOURTEEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS PER YEAR (\$14,750).

**Fund Certification:** Jeffrey E. Sinz, Chief Financial Officer

570-8970-3701-897000 BP2005 \$14,750 Operating Funds

**Recommended by:** William J. Sheffield, Port Director

**Concurrence:** Mary Jane Michael, Executive Director, Economic & Community Development

**Concurrence :** Denis C. LeBlanc, Municipal Manager

**Respectfully submitted:** Mark Begich, Mayor

**LEGAL DESCRIPTION FOR  
PORT OF ANCHORAGE  
RAILROAD SIDING AND ACCESS EASEMENT  
ELMENDORF AIR FORCE BASE**

The description hereon was prepared by DOWL Engineers on November 14, 2002 at the request of the Municipality of Anchorage, Port of Anchorage for the purpose of describing a RAILROAD SIDING AND ACCESS EASEMENT. The authorized user of this description is the Municipality of Anchorage, Port of Anchorage. Unauthorized use of this description is prohibited.

DOWL Engineers will not be responsible for errors committed by others if this description is not reproduced exactly as written below.

The author of this description is Stanley E. Ponsness.

**Railroad Siding and Access Easement**

A tract of land located within U. S. Government property known as Elmendorf Air Force Base, said property is adjoining the Port of Anchorage and is within U. S. Government Lots 3 and 7 of Section 6 and U.S. Government Lot 12 of Section 7, Township 13 North, Range 3 West of the Seward Meridian, Alaska, and is more particularly described by metes and bounds as follows:

Commencing at a recovered 1-1/4" City of Anchorage Brass Plug on the easterly right-of-way of Terminal Road as shown on the Port of Anchorage Subdivision, according to the official plat thereof filed as Plat 71-32 in the Anchorage Recording District, Third Judicial District, State of Alaska, thence along said right-of-way N30°47'43"E 491.27 feet to the True Point of Beginning of this description, said point being the southwest corner of Government Lot 12, Section 7, and being on the westerly boundary of Elmendorf Air Force Base; thence on said westerly boundary N30°47'43"E 514.22 feet to a hub and tack in a 2-1/2" diameter iron pipe per Plat 71-32; thence continuing on said westerly boundary N00°15'36"W 877.98 feet to a 3-1/4" brass cap monument at the northwest corner of U.S. Government Lot 12, Section 7 and the southwest corner of U.S. Government Lot 7, Section 6; thence continuing on the westerly boundary of Elmendorf Air Force Base the following four courses: N 00°11'50"W 1316.94 feet, N00°25'22"W 79.95 feet, N45°50'31"W 172.20 feet, and N08°00'36"W 1130.03 feet to the northwest corner of U. S. Government Lot 3, Section 6; thence on the north line thereof N89°57'53" E 120.00 feet; thence departing said north line S12°21'17"E 1268.06 feet; thence S00°13'17"E 2305.32 feet; thence S30°47'43"W 479.36 feet to a point on the south line of U.S. Government Lot 7, Section 6; thence on said south line N89°55'40"W 127.96 feet to the True Point of Beginning, embracing an area of 508,636 square feet, being 11.677 acres, more or less.

**EXHIBIT A**

**Lease No.**

**DACA85-1-04-69**





**Content Information****Content ID :** 002404**Type:** AR\_FundsApprop - Funds Approp Resolution**Title:** Air Force/ Port Lease**Author:** scroggsjd**Initiating Dept:** Port**Review Depts:** Legal**Description:** Air Force/ Port of Anchorage Lease 11.6 acres**Keywords:** Air Force / Port Lease**Date Prepared:** 11/22/04 10:49 AM**Director Name:** William Sheffield**Assembly Meeting Date MM/DD/YY:** 12/7/04**Public Hearing Date MM/DD/YY:** 12/14/04

2004 DEC -5 AM 8:55  
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**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
FundsAppropWorkflow	11/22/04 10:54 AM	Checkin	scroggsjd	Public	002404
Port_SubWorkflow	11/22/04 11:13 AM	Approve	sheffieldwj	Public	002404
ECD_SubWorkflow	11/22/04 11:36 AM	Approve	thomasm	Public	002404
Legal_SubWorkflow	11/22/04 11:43 AM	Approve	fehlenrl	Public	002404
OMB_SubWorkflow	11/22/04 2:12 PM	Approve	pearcydl	Public	002404
Finance_SubWorkflow	11/22/04 5:22 PM	Approve	sinzje	Public	002404
MuniManager_SubWorkflow	12/3/04 3:07 PM	Approve	leblancdc	Public	002404
MuniMgrCoord_SubWorkflow	12/3/04 3:13 PM	Approve	katkusja	Public	002404